



GLEN EIRA CITY COUNCIL

ORDINARY COUNCIL MEETING

MINUTES

28 APRIL 2015

INDEX

- 1. ACKNOWLEDGEMENT**
- 2. APOLOGIES**
- 3. OATH OF OFFICE AND DISCLOSURE OF INTERESTS**
- 4. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETINGS**
- 5. RECEPTION AND READING OF PETITIONS**
- 6. DOCUMENTS FOR SEALING**
- 7. REPORTS BY DELEGATES APPOINTED BY COUNCIL TO VARIOUS ORGANISATIONS**
- 8. REPORTS FROM COMMITTEES**
 - a. Advisory Committees**
 - i. Environment Advisory Committee, 12 March 2015
 - ii. Arts and Culture Advisory Committee, 13 April 2015
 - iii. Community Grants Committee, 21 April 2015
- 9. PRESENTATION OF OFFICER REPORTS**
 - 9.1 Planning Application Fees
 - 9.2 247-251 Neerim Road Carnegie
 - 9.3 253-255 Neerim Road Carnegie
 - 9.4 127-131 Gardenvale Road Gardenvale
 - 9.5 294 Glen Huntly Road Elsternwick
 - 9.6 Caulfield Village
 - 9.7 VCAT Watch
 - 9.8 Victoria's Development Boom and Its Effect on New Dwelling Approvals
 - 9.9 Open Space – Possible Private Donations for Private Memorials on Public Land
 - 9.10 Council Community Leasing Policy
 - 9.11 Lease and Licence Agreements – 965 Glen Huntly Road, Caulfield
 - 9.12 Deed of Renewal of Lease – Armadale Bowls Club Deed of Renewal
 - 9.13 Procurement Policy Review
 - 9.14 Financial Report for the period ending 31 March 2015

INDEX (cont'd)**10. URGENT BUSINESS****11. ORDINARY BUSINESS****11.1 Requests for reports from Officers****11.2 Right of reply****11.3 Councillor questions****11.4 Public questions to Council****12. CONSIDERATION OF IN CAMERA ITEMS**

- 12.1 under s89 (2)(d) “contractual” which relates to the awarding of Broking and Risk Management Services Tender.

Number of tenders received	
Number of evaluation criteria tenders assessed against	
Estimated contract value	

- 12.2 under s89 (2)(d) “contractual” which relates the appointment of a contractor for the supply of fuel for Council’s vehicle fleet.

- 12.3 under s89 (2)(d) “contractual” which relates to the awarding of the contract for Tender number 2015.019 “Supply of Signage and Street Furniture Supplies and Consumables”

Number of tenders received	Five (5)
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	\$1M

- 12.4 under s89(2)(a) “personnel”, minutes of Environment Advisory Committee, 12 March 2015 relating to the appointment of an environmental professional to the Environment Advisory Committee

- 12.5 under s89(2)(e) “proposed developments” which relates to additional open space.

13. CLOSURE OF MEETING



**MINUTES of the ORDINARY MEETING OF THE
GLEN EIRA CITY COUNCIL held on TUESDAY, 28 APRIL 2015**

The meeting opened at 7.30 pm in the presence of:

**His Worship the Mayor, Councillor Jim Magee
Councillor Mary Delahunty
Councillor Margaret Esakoff
Councillor Jamie Hyams
Councillor Michael Lipshutz
Councillor Oscar Lobo
Councillor Karina Okotel
Councillor Neil Pilling
Councillor Thomas Sounness**

1. ACKNOWLEDGEMENT

On behalf of Council the Mayor read the following acknowledgement.

In the spirit of respect Council acknowledges the people and elders of the Kulin Nation who have traditional connections and responsibilities for the land on which Council meets.

2. APOLOGIES - Nil

3. OATH OF OFFICE AND DISCLOSURES OF INTERESTS

The Chairperson reminded Councillors that we remain bound by their Oath of Office to undertake the duties of the office of Councillor in the best interests of the people of the municipal district of Glen Eira and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act or any other Act, to the best of their skill and judgement.

The Chairperson also reminded Councillors of the requirement for disclosure of conflicts of interest in relation to items listed for consideration on the Agenda, or which are considered at this meeting, in accordance with Sections 77 to 79 of the Local Government Act.

No Councillor disclosed any interest in any of the agenda items.

4. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETINGS

Copies of Minutes previously circulated.

Crs Lipshutz/Sounness

That the minutes of the Ordinary Council Meeting held on Tuesday, 8 April 2015 be confirmed.

The MOTION was put and CARRIED unanimously.

5. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS – Nil

6. DOCUMENTS FOR SEALING – Nil

7. REPORTS BY DELEGATES APPOINTED BY COUNCIL TO VARIOUS ORGANISATIONS - Nil

8. REPORTS FROM COMMITTEES

a. Advisory Committees

- i. Environment Advisory Committee, 12 March 2015
- ii. Arts and Culture Advisory Committee, 13 April 2015
- iii. Community Grants Committee, 21 April 2015

Crs Okotel/Sounness

That the minutes of the above Committees be received and noted.

That the recommendations of the Committees be adopted.

The MOTION was put and CARRIED unanimously.

ENVIRONMENT ADVISORY COMMITTEE



Minutes

12 March 2015, 7.00pm

Ogaki Room, Glen Eira Town Hall

Invitees	<p>Councillors Cr Thomas Sounness (TS) Cr Karina Okotel (KO)</p> <p>Council Staff Peter Waite, Director Assets and Facilities (DAF) Rachel Ollivier, Group Manager Environmental Strategy and Services (GMESS)</p> <p>Community Representatives Kathryn Hannan (KH) Julian Donlen (JD) Shane Genziuk (SG)</p> <p>Apologies Cr Neil Pilling (Chair) (NP)</p>
-----------------	---

1.1. Declaration of Conflict of Interests – none declared

2. Presentations – Eastern Alliance for Greenhouse Action (EAGA) Scott McKenry, coordinator of the Eastern Alliance for Greenhouse Action (EAGA), presented an overview of the alliance including what it does and its governance arrangements.

2.2. Discussion points included:

2.2.1. Whether joining an alliance like EAGA is the best way to achieve Council's goals, or whether Council is better to form alliances around specific issues/projects (eg. the recent joint submission with the inner southeast Melbourne councils on the draft Electric Line Regulations.

2.2.2. It may be best to wait until Council's new Environmental Sustainability Strategy (ESS) is finalised and future actions are known to ascertain whether EAGA's proposed sustainability related works align with Council's

2.2.3. Action: If available, Officers to circulate EAGA' proposed projects for the 2015/16 financial year

2.2.4. Action: Committee to consider matter again when Council's ESS is finalised.

3. Confirmation of minutes Minutes confirmed (Moved TS, Seconded KO) **Reports on previous actions and recommendations**

Action or recommendation	Report and discussion	Further Action
<p><u>CASBE:</u></p> <p>Recommendation to Council to consider a report on joining CASBE at a future Council Ordinary meeting. (September item 3.1.4).</p>	<p>Council endorsed this recommendation and is likely to consider in May 2015.</p>	
<p><u>Vision Super Ethical investment:</u></p>	<p>Response received. See</p>	<p><u>Recommendation:</u></p>

Action or recommendation	Report and discussion	Further Action
Action for Officers to draft follow up letter [to Vision Super regarding their ethical investment policy] for NP to consider (September item 3.4.1)	attachment A.	That Council support the Committee Chair sending a further letter to Vision Super asking whether Vision Super would develop a transparent ethical investment policy and/or an option for members (Moved KO, Seconded TS)
<u>Tree Strategy</u> : the committee recommended at its last meeting that Council's new Tree Strategy incorporate the Urban Forest concept and explore means of measuring tree canopy cover, and that Council's new Tree Strategy align with Council's updated Environmental Sustainability Strategy (September 5.4.2).	Council endorsed this recommendation Work on the Tree Strategy is due to commence in 2015. JD forwarded MAV information to GMESS.	
<u>Flood information request from Ogaki</u> : NP to find out what information Ogaki has about flood emergency management that maybe relevant to Glen Eira. (March; Item 6.2.4; carried over).		To be carried over
<u>Environmental Professional vacancy</u> . KO, NP and TS to review previous evaluation and applicants consider contacting them to find out if they are still interested. (MS to provide evaluation and application records) (December, Item 1.3.1)	GMESS reported that there was a clear second identified in the previous selection process and that they were still interested. Referee checks still to be complete.	<u>Recommendation:</u> That Council consider a report on appointing a new Community Representative to the Committee at a future Council meeting (Moved TS, Seconded KO)
<u>Presentation from greenhouse alliance coordinators</u> – officers to request	Complete	
<u>Write to the Minister for Environment and Climate Change</u> , to express Council's support for: <ul style="list-style-type: none"> Reduction of waste and increasing recycling, particularly green waste; Reducing greenhouse gas emissions and responding to the risks associated with climate change 	Council endorsed this recommendation (2 February 2015). Letter drafted and in process of finalisation.	Letter to be sent and circulated next meeting

Action or recommendation	Report and discussion	Further Action
<ul style="list-style-type: none"> Efforts to reduce demand for energy by households, businesses and Government departments, such as the Victorian Energy Efficiency Target. Better bike and public transport infrastructure 		
<u>Write to the new Minister for Planning</u> with a similar letter to that previously sent to the Minister supporting Environmentally Sustainable Design	Council endorsed this recommendation (2 February 2015) Letter drafted and in process of finalisation.	Letter to be sent and circulated next meeting
<u>EAC dinner</u> Cr Sounness to suggest dates	TS proposed 17 April 2015 at meeting	Action: All members to RSVP for 17 April 2015 to GMESS

4. Regular reports

4.1. ESS Action Plan – progress

4.1.1. The progress report to end December 2014 was circulated in advance of the meeting.

4.1.2. KO noted progress and congratulated the staff team.

4.1.3. KH acknowledged the work being done by Council.

4.2. Sustainability Indicators

4.2.1. Second quarter report 2014-15 was circulated prior to the meeting.

4.2.2. GMESS commented that trends were broadly similar to the previous quarter.

4.2.3. TS noted increased recycling of waste at Town Hall and congratulated the teams involved.

TS asked about water trends and if use was decreasing. GMESS commented that it is hard to tell until after next quarter, which is the highest use quarter. Although a more efficient irrigation control is in place, there are also new garden beds.

4.3. Community Education

4.3.1. An update on events and participation is included in appendix A.

KH suggested additional promotion through libraries including the energy monitors. She noted that she had borrowed one recently.

5. Other business

5.1. JD raised Ethical Procurement or Divestment and whether GECC has a policy

5.1.1. GMESS noted that Council doesn't invest; rather it holds money as cash or bonds.

5.1.2.GMESS noted that the recent review of the procurement policy includes social and environmental sections.

5.1.3.Discussion points included:

5.1.3.1. Some councils select banking services by included ethical investment criteria in their tender process for financial services.

5.1.3.2. Council will next consider tenders for financial services around 2021.

5.2. JD requested information on the new Sustainable Transport Plan and provisions for safer Bike and Walk Planning in the 2015-16 year?

5.2.1.GMESS explained that the Sustainable Transport Strategy is being reviewed this year and will go to consultation around mid-year; the Bicycle Strategy is indicatively planned for review during 2016-17 (subject to normal budget and planning processes); the Walking Strategy was finalised recently and although it arose from the Sustainable Transport Strategy, it does not overlap with it much.

5.3. JD provided information about the 'WellWaters' program which households and schools within Elster Creek catchment can participate in.

6. Next Meeting (Chair)

6.1. Dinner 17 April 2015 (confirm RSVP to GMESS)

6.2. 10 June 2015 (Thurs)

6.3. Future meetings: Pencil in the second Thursday of every March, June, September and December.

Attachment A

SUSTAINABILITY EVENTS - DECEMBER 2014

4.1.1 Community presentations and events since the last meeting included:

- Where Does My Waste Go? 11 September 2014
- Bees in the City 19 September 2014
- Gardening on a Shoe String Budget 13 October 2014
- Solar Power 11 November 2014
- At libraries: Butterfly World 22 September 2014
- At libraries: Butterfly Magic 25 September 2014
- At Libraries: Reptile Encounter 28 September 2014
- Greeniology 19 November 2014
- Permaculture Gardening 3 December 2014
- Composting and Bokashi Bins 18 February 2015
- Ethical Investments 19 February 2015
- Sustainable House Case Studies 24 February 2015

- Party in the Parks at Princes Park 15 February 2015 -sustainability theme as well as stalls and activities:
 - Council sustainability programs
 - Wildlife education programs
 - Solar energy display
 - Roving educational waste promotion
 - Recycling integrated into the event
 - Composting toilets
 - Display of mural showing Glen Eira City decorated with “upcycled” materials by local schools.

4.1.2 Upcoming presentations and events include:

- What is green cleaning? 4 March 2015
- Party in the Parks at Allnutt Park 15 March 2015 – stall and activities including
 - Council sustainability programs
 - Composting/worm farm/chickens display
 - Recycling Truck on display
 - Roving educational ecologists
 - Recycling integrated into the event
 - Composting toilets
- Raising chooks in a small backyard 18 March 2015
- Transforming your garden with indigenous plants 2015

4.2 As of end February 2015, 570 households were registered for the Neighbourhood Sustainable Gardening Program.

4.3 From August 2013 to the end of January 2015, 435, households have participated in the Glen Eira Energy Saving Program. Collectively there were 3,012 energy saving products supplied and installed in homes at no cost.



**ARTS AND CULTURE ADVISORY COMMITTEE MEETING
Minutes**

**6.00pm – 7.00pm
13 April 2015
Ogaki Room**

Purpose:

The role and function of the Advisory Committee is to act as a steering Committee to assist Council by providing recommendations in relation to reviewing and improving arts and culture programs provided by Council to ensure maximum benefit, participation and value to the community.

Assembly of Councillors Record

Present

Cr Margaret Esakoff (Chairperson)
Cr Jamie Hyams (member)
Peter Jones – Director Community Services
Lauren Bialkower – Manager Arts and Culture

Apologies

Cr Oscar Lobo (member)

Matters considered

1. Election of Chair
2. Carols in the Park – event proposal
3. Springtime Music – event proposal
4. Party in the Park series - post event report
5. Event update

The meeting commenced at 6.05pm

1. Election of Chair

Nominations were called for Chair. One nomination was received and as such, Cr Esakoff was appointed Chair of the Arts and Culture Advisory Committee.

2. Carols in the Park – event proposal

Officers tabled the event proposal for 2015's Carols in the Park event.

Carols in the Park will be held between 5.30 and 8.30pm on Saturday 12 December 2015 at Bentleigh Hodgson Reserve in Bentleigh.

The first hour will comprise Community choirs, schools and performers and the final two hours will comprise professional entertainers including Kate Ceberano and the Peppa Pig Christmas Show.

Recommendation: The Committee recommends to Council that the following performers/acts be endorsed for Carols in the Park 2015:

Spencer McLaren
Kate Ceberano (with Trio)
Peppa Pig's Christmas Show
The Australian Girl's Choir
Candy Canes

Moved: Cr Esakoff, Seconded: Cr Hyams
The MOTION was put and CARRIED unanimously.

3. Springtime Music – event proposal

Officers tabled the event proposal for 2015's Springtime Music series.

2015's series will again comprise eight Sunday afternoon concerts in October and November featuring a variety of musical styles with two performances targeted at young children. As per previous years, efforts have been made to use a variety of parks and priority has been given to those with toilet facilities.

Recommendation: The Committee recommends to Council that it endorse the following performers and parks for the 2015 Springtime Music series:

Michael McManus	Halley Park
Stoneflower	Gardenvale Park
Harambee	Joyce Park
The Kujo Kings	Murrumbeena Reserve
Matthew Fagan	Caulfield Park Bandstand
Gee Whiz Kids	Carnegie Library Playspace
Wadaiko Rindo	Marlborough Street Reserve
Nostalgique	Harleston Park

Moved: Cr Hyams, Seconded: Cr Esakoff
The MOTION was put and CARRIED unanimously.

4. Party in the Park series – post event report

The three Party in the Park events held in January, February and March were Council's most successful yet with a record 22,000 people in attendance.

Feedback was overwhelmingly positive after the event with people emailing to congratulate Council on three great events.

Several recommendations for improvement were discussed by the Committee.

It was agreed that a higher profile act may be considered for Allnutt Park as the Pet Expo stage area has a gradient that would accommodate greater numbers of children.

The appropriateness of Princes Park and Packer Park as Party in the Park venues were discussed – Princes due to its layout and Packer due to its capacity being tested by the large numbers in attendance. It was agreed that Officers would report back to the June meeting with alternative venue and/or layout options.

Cr Esakoff raised that the layout of Allnutt Park made it difficult to know where things were happening and that better directional signage would be beneficial.

ACTION: Officers to present different venue and/or layout options for the Princes and Packer Park Party in the Park events at the June Committee meeting.

5. Event update

Since previous meetings, there have been developments with both November's A Cultural Bazaar and June's Storytelling Festival.

It was noted that A Cultural Bazaar will now take place at Hopetoun Gardens, Elsternwick.

All additional items for the Storytelling Festival were sighted and the full program will be released to the public in May.

6. Other Business

Cr Hyams requested that Officers investigate ways to celebrate Cultural Diversity Week in 2016.

ACTION: Officers to present options for Cultural Diversity Week at the June Committee meeting.

7. Next Meeting

Monday 29 June, 6pm, Ogaki Room

Meeting closed at 6.45pm



Community Grants Committee Meeting Minutes

Tuesday 21 April 2015

Purpose:

To support and assist not-for-profit community-based groups to meet identified community priorities and strengthen the Glen Eira community.

Aims:

- Strengthen community connections.
 - Encourage new initiatives that respond to community needs
 - Build a community that is inclusive of all people
 - Support the community in the planning and delivering of services.
-

Assembly of Councillors Record

Meeting commenced at 5:30pm.

1. Present

Cr Jim Magee (chairperson)
Cr Thomas Sounness
Cr Margaret Esakoff
Peter Jones Director Community Services

2. Matters considered

- i. Community Service Grants Applications for facility hire
 - a. Glenhuntly Athletics Club
 - b. B'nai B'rith Shalom Unit
- ii. 2014-2015 Community Services Grants – request for extension
 - a. Australian Youth Climate Coalition

**COMMUNITY GRANTS COMMITTEE MEETING
SUMMARY OF ITEMS TO BE DISCUSSED**

2. Community Service Grants Applications for facility hire

▪ *Glenhuntly Athletics Club*

Glenhuntly Athletics Club has applied for a facility hire grant of \$252 to use the Duncan Mackinnon Reserve on 19 June 2015 to run a day for students from developmental schools to try athletics.

Recommendation: The Committee recommend a facility hire grant of \$252 for Glenhuntly Athletics Club to use the Duncan Mackinnon Reserve on 19 June 2015.

**Moved Cr Thomas Sounness
Seconded Cr Esakoff
Motion carried unanimously**

▪ *B'nai B'rith Shalom Unit*

B'nai B'rith Shalom Unit has applied for a facility hire grant of \$2835 to use the Art Gallery from 3 August to 24 August 2015 to hold the annual art eisteddfod for Jewish Youth aged 11-18 years.

Recommendation: The Committee recommend a facility hire grant of \$2,835 for B'nai B'rith Shalom Unit to use the Art Gallery from 3 August to 24 August 2015.

**Moved Cr Esakoff
Seconded Cr Thomas Sounness
Motion carried unanimously**

3. 2014-2015 Community Service Grants – request for extension

▪ *Australian Youth Climate Coalition*

Australian Youth Climate Coalition has requested an extension of their 2014-15 Community Services Grant to run the peer to peer education model program called Start the Switch.

Recommendation: The Committee recommend extending the 2014-2015 Grant for Australian Youth Climate Coalition until 26 September 2015.

**Moved Cr Thomas Sounness
Seconded Cr Esakoff
Motion carried unanimously**

Next meeting – Friday 26 June 2015 – 10am to 3pm

Meeting closed at 5:41pm

9. PRESENTATION OF OFFICERS REPORTS

- 9.1 Planning Application Fees
- 9.2 247-251 Neerim Road Carnegie
- 9.3 253-255 Neerim Road Carnegie
- 9.4 127-131 Gardenvale Road Gardenvale
- 9.5 294 Glen Huntly Road Elsternwick
- 9.6 Caulfield Village
- 9.7 VCAT Watch
- 9.8 Victoria's Development Boom and Its Effect on New Dwelling Approvals
- 9.9 Open Space – Possible Private Donations for Private Memorials on Public Land
- 9.10 Council Community Leasing Policy
- 9.11 Lease and Licence Agreements – 965 Glen Huntly Road, Caulfield
- 9.12 Deed of Renewal of Lease – Armadale Bowls Club Deed of Renewal
- 9.13 Procurement Policy Review
- 9.14 Financial Report for the period ending 31 March 2015

Item 9.1**PLANNING APPLICATION FEES****1. Purpose**

At the 8 April 2015 Ordinary Council Meeting, Council resolved:

“That a report be prepared showing the actual costs to council of the administration of town planning applications and the gap between these costs and the revenue generated in fees. That the report show how the lack of indexation has grown the real cost to rate-payers since 2009 and compare fee increases to cover councils' costs with fee increases to cover VCAT costs. That the report indicate a preferred path forward for the State Government to consider.”

2. Community Plan

Theme 4, Governance: *To deliver strong local leadership and governance in an open and responsible manner in the best interests of the community.*

3. Summary

Glen Eira ratepayers are subsidising multi-unit property developers by more than a million dollars each year.

Planning application fees do not cover the cost of processing developers' applications. The fees are set by State government and have not been increased at all in the last six years.

By contrast, VCAT is funded by State government. To offset government costs, appeal fees have been increased markedly over the same period. Developers are covering a higher proportion of State costs but a lower proportion of local costs.

This is another example of action being taken to protect the financial interests of State agencies but not rate payers.

4. Discussion

Town planning application fees are paid to Councils by developers and other applicants to cover the cost of processing an application or an amendment for a planning permit or subdivision or to rezone land. The levels of the fees are set by the State Government.

It would be reasonable for fees to cover slightly less than the full cost of processing a town planning application because part of the process concerns the amenity of existing residents i.e. the interests of existing ratepayers. That could legitimately be a claim on rates. Most of the cost arises from the proposed new development and should be borne by the applicant.

Between 2000 and 2013 successive State governments have increased fees by less than half the CPI. The fees are currently not indexed. They are only increased by specific decision of the Minister. In the absence of any increase, less and less of the costs are met by the applicant. More and more of the costs fall back on Rates.

Item 9.1 (cont'd)

Application fees have not increased at all since 2009. The current Schedule from 18 August 2009 is attached.

For example, an application fee for a development of between \$1m and \$7m is a Class 8 application under s47 of the Planning and Environment Act. In 2000 the fee was \$1,010. If it had been increased, for example by CPI, in 2013 it would have been \$1,480. In fact it was \$1,153. This is a reduction in real terms of 22%. That cost has been shifted from developers on to ratepayers. This council processes approximately 1,200 applications per year or about 18,000 applications over 15 years. The total costs shifted from the development industry to ratepayers over the thirteen years are large.

Ratepayers would be alarmed to know that their rates are now paying more than half the costs of processing the applications for multi-million dollar property developments.

Processing applications is costly.

- Seeking further information
- Referring the matter for analysis for traffic management, parking, urban design, flood management, vegetation, heritage, neighbourhood character etc
- Considering objections
- Conducting Planning Conferences (out of business hours) or meetings of the Delegated Planning Committee or submitting applications to a Council Meeting
- Enforcing conditions of permits
- Taking part in VCAT appeals or mediations (for which Council receives no fee)
- And so on.

It appears that there is no State agency which assesses the impact of shifting costs from developers to ratepayers.

By contrast, VCAT is funded by State government. To offset government costs, appeal fees have been increased markedly over the same time. The Section 80 fee for a developer to challenge planning permit conditions at VCAT (development under \$5m) rose from \$250 in 2002 to \$1553.60 today (development of between \$1m and \$10m), an increase of 621%.

Developers are covering a higher proportion of State costs but a lower proportion of local costs. This is another example of action being taken to protect the financial interests of State agencies but not rate payers.

In this Council significantly more than \$1m pa of rates goes to administering planning applications not funded by planning application fees.

A reform would be to maintain low fees for domestic projects (such as a second storey addition, an extension or a renovation) up to, say, \$500,000 but increase planning application fees on commercial projects to close to cost recovery.

Item 9.1 (cont'd)**5. Case study**

Council recently received and processed a planning permit application for a six storey, shop-apartment development. The developer's estimated cost of development was \$10M.

Council refused the application. VCAT overruled Council and directed that a permit be granted. Details of the work involved in both cases is set out in Attachment 1. Far more work was involved in the primary assessment of the application by Council than in the subsequent review by VCAT.

The developer's application fees to Council were \$4,939.00.

The developer's fees at VCAT were \$10,261.00 .

Both levels of fees are prescribed by State government.

VCAT's developer appeal fees were more than double that of Council's fee for processing the developer's application. However, Council's administration of the permit application process was more than three times that of VCAT.

Furthermore, Council receives no fee for participating in a developer's VCAT appeal, yet:

- Council is required to perform an administrative role for VCAT by compiling full details of the application – copies of notices, copies of referral authority letters, zone maps, lists of names and addresses etc.
- Council is required to prepare and circulate draft permit conditions for VCAT's use.
- At the hearing, Council (not the developer) is required to present comprehensive details of the subject site, the locality, the proposal, the permit application process, and the planning scheme, all before Council talks about its own decision.

If \$10,261 was a reasonable fee for VCAT, \$4,939 was a grossly unreasonable fee for Council. The true cost of processing was much higher and most of the cost was paid for from rates (ie by rate payers).

Council's permit administration does not end once a decision is made. Permits contain requirements for additional plans and documents to be assessed and approved by Council, and possibly enforced. This involves further assessment by other Council areas. No fees apply for these post- decision processes.

6. The cost of processing a developer's application

The cost of administering all planning applications in this Council is anticipated to be \$3.3M. This amount covers staff costs, legal, and specialist consultants (landscape, heritage, VCAT representation) etc. Additional to this cost is the involvement of other departments of Council in the assessment process.

It is anticipated that this Council will receive \$885K in planning permit application fees, and \$70K in subdivision fees. These fees are set by the State Government.

Item 9.1 (cont'd)

Rates are higher than they would otherwise be because application fees are not covering anywhere near the cost of processing.

The fault does not lie with individual developers. They pay the fee which the State government has set.

Responsibility lies with State governments which set much higher fees for State agencies (VCAT) than for ratepayer-funded agencies such as Councils.

7. Previous advocacy

Council has previously written to the former Minister for Planning and the current Minister for Local Government. A copy of their replies is attached.

8. Recommendation

- a. That Council note the case study in which Government set a fee of \$10,261 for a hearing at VCAT but only \$4,939 for much more work undertaken by Council.
- b. That Council note that rates are higher than they would otherwise be because application fees, set by State governments, are not covering anywhere near the cost of processing.
- c. That Council write to the Minister for Planning, enclosing this Item, and requesting him to increase planning application fees for developments over \$500,000 to cover the cost of administering applications (including the costs of taking part in VCAT proceedings and administering conditions of permits) or to the levels set for VCAT, whichever is the higher. The correspondence should also be copied to the Minister for Finance and the Chair of the Essential Services Commission.

Item 9.1 (cont'd)**Crs Delahunty/Lobo**

- a. That Council note the enclosed case study in which Government set a fee of \$10,261 to cover State government costs for VCAT but only \$4,939 for much more work undertaken at the expense of Council (ie ratepayers).
- b. That Council note that ratepayers are subsidising property developers by more than \$1m each year because State Governments have not increased planning application fees at all since 2009.
- c. That Council notes that all rates are higher than they would otherwise be in order to cover the cost of processing developers' applications.
- d. That Council write to the Minister for Planning, enclosing this Item, and requesting him to increase the planning application fees for developments over \$500,000
 - o to cover the full cost of administering applications (including the costs of taking part in VCAT proceedings and administering conditions of permits)
 - o or to the levels already set by the State government for VCAT, whichever is higher.
- e. That, if the Minister implements part (d) of this resolution, Council undertakes to pass on the full effect of the savings (estimated at around \$1m pa) to ratepayers in the first available rates year to the satisfaction of the Auditor General and/or Essential Services Commission.
- f. That Council copies this correspondence to the Premier of Victoria and the Minister for Local Government and also to the relevant state representatives of the Southern Metropolitan Region, Caulfield, Bentleigh and Oakleigh and also to the Chair of the Essential Services Commission for their information.
- g. That Council also forward a copy of this report and motion to the Municipal Association of Victoria and the Victorian Local Governance Association to assist in their efforts to save the rate-payers of Victoria subsidising the costs of developers.

AMENDMENT**Crs Lipshutz/Okotel**

That paragraph e be excised from the Motion.

The AMENDMENT was put and CARRIED and on becoming the SUBSTANTIVE MOTION was again put and CARRIED unanimously.

Appendix 1 – Case Study (shop / apartment building)

	Council Permit Application Process	VCAT Permit Application Process
1.	2 x Pre-lodgement meetings with senior planning staff	<i>no involvement</i>
2.	Planning Application lodged and registered by Records Department and Planning Department	
3.	Letter sent to Applicant acknowledging receipt of application	
4.	Application amended and re-submitted to address pre-lodgement concerns raised by Asset Engineering.	
5.	Initial assessment to determine if further information is required – Senior Planner	
6.	Determine public notice required – Senior Planner	
7.	Prepare advertising including public notice to be erected on the land and send public notice to all affected parties	
8.	Refer application to external Referral Authority (VicRoads)	
9.	Refer application to internal Council departments (Four separate departments conduct assessments)	
10.	Receipt and review of objections and acknowledgement letter sent (15)	
11.	Receipt and review of external VicRoads referral advice – Senior Planner	
12.	Receipt and review of internal referral advice – Senior Planner	
13.	Assess planning application taking into consideration relevant State and Local planning policy, objectors' concerns and internal and external referral advice – Senior Planner	
14.	Organise and invite all parties to planning conference	
15.	Prepare planning conference report for Councillors – Senior Planner	
16.	Attend and present at planning conference meeting (after hours) – Senior Planner and Councillor (2 hours)	
17.	Prepare report for Council meeting with recommendation – Senior Planner	
18.	Review of Council report by Manager and Director	
19.	Prepare and send Council meeting invites to all parties	
20.	Ordinary Council meeting (after hours)	
21.	Confirmation of meeting minutes received prior to decision is sent	
22.	Issue Notice of Refusal and send to all parties (17)	
	\$4,837.00 (application fee) \$102.00 (fee to lodge amended plans)	

Council (VCAT appeal) steps		VCAT – appeal steps
1.	Prepare and submit documentation to VCAT about planning application	Appeal lodged
2.	Attend Practice Day Hearing at VCAT – Senior Planner	Letter sent to all relevant parties advising that appeal has been lodged
3.	Assess amended plans lodged by applicant (applicant would have sent plans to all parties including VicRoads)	Receipt of Council's information providing full background and associated documentation relevant to appeal
4.	Refer amended plans to internal departments of Council. Two separate departments review plans.	Organise dates for Practice Day hearing, mediation and full hearing
5.	Receipt and consideration of referral advice – Senior Planner	Advise parties of hearing dates
6.	Prepare brief for Planning Consultant representing Council at VCAT	Appoint Tribunal members to hear appeal
7.	Planning Consultant inspects site and prepares written submission	Tribunal member attends Practice Day hearing (Deputy President)
8.	Planning Consultant attends 2 day hearing at VCAT	Two Tribunal members attend two day hearing (Senior Tribunal members)
9.	Receipt of VCAT decision	Tribunal members decide on appeal and issue their written decision
10.	Prepare Planning Permit documentation as directed by VCAT	Decision sent to all relevant parties (2)
11.	Send Planning Permit to all relevant parties including external referral authority (2)	
12.	Council required to administer and enforce permit from VCAT process	
Fee received by Council for participating in the developer's appeal = \$0		Fee received by VCAT = \$10,261.00 \$3,442.40 (application fee) \$6,818.60 (hearing fee for 2 day hearing in Major Cases List)

Council process (post VCAT decision)		VCAT process (post VCAT decision)
1.	Plans lodged to comply with conditions imposed by VCAT	no involvement
2.	Plans registered by Records Department and Planning Department	
3.	Assess plans to ensure they comply with Planning Permit conditions – Senior Planner	
4.	Refer plans to relevant departments of Council for assessment	
5.	Receipt and consideration of referral advice – Senior Planner	
6.	Prepare approval documentation and endorse plans	
7.	Send approved plans to applicant	
Fee received by Council = \$0		



**Minister for Planning
Minister for Multicultural Affairs and Citizenship**

1 Spring Street
Melbourne Victoria 3000 Australia
Telephone: 03 8392 6075
www.vic.gov.au
DX 210292

Ref: CMIN054127

Cr Neil Pilling
Mayor
Glen Eira City Council
PO Box 42
CAULFIELD SOUTH VIC 3162

Dear Cr Pilling

Thank you for your letter of 12 June 2014 requesting that planning fees be increased.

Regulated fees can only be changed following a Regulatory Impact Assessment process. A review of planning and subdivision fees was commenced in 2009. However, I am not satisfied with the options that review has produced and I have not approved its release for public consultation.

Since 2010 the Victorian State Government has delivered a wide-ranging reform program to improve the efficiency and certainty of Victoria's planning system and plan for Victoria's future growth and prosperity. Key recent reforms include the release of regional growth plans and *Plan Melbourne*, establishment of the Metropolitan Planning Authority, introduction of reformed residential, commercial, industrial and rural zones, introduction of the new VicSmart permit process, and significant progress towards a new Planning Policy Framework and a standard approach to development contributions.

Given the delay in finalising the review of fees, it is now necessary to also review whether the council cost data (up to five years old) should continue to form the basis of the review and the impact the recent planning system reforms may have on the cost of carrying out affected statutory functions. I expect the review of fees, including consultation with local government, to proceed after the State government election in November 2014.

If you have any further queries in relation to this matter please contact Joel Twining, Senior Policy Officer, Department of Transport, Planning and Local Infrastructure on (03) 9947 1212.

Yours sincerely


MATTHEW GUY MLC
Minister for Planning

4.9.14

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Information Privacy Act 2000. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Manager Privacy, Department of Transport, Planning and Local Infrastructure, GPO Box 2392, Melbourne, 3001





The Hon Natalie Hutchins MP

Minister for Local Government
Minister for Aboriginal Affairs
Minister for Industrial Relations

1 Spring Street
Melbourne Victoria 3000
Telephone: 03 9208 3333
DX210292

Ref: CMIN150324R
TRIM Ref: 14/002844-01

Cr Jim Magee
Mayor
Glen Eira City Council
PO Box 42
CAULFIELD SOUTH VIC 3162

COPY

Dear Cr Magee

MUNICIPAL RATES

Thank you for your letters of 24 December 2014 regarding your views on rates subsidising property developers and pressure on council rates from state charges. I apologise for the delay in responding.

Council rates and property development

I have noted your views regarding planning application fees and the need for a greater portion of costs to met by property development applicants.

The *Planning and Environment Act 1987* sets out the fees that planning and responsible authorities may charge for planning applications. Planning application fees are based on the costs of processing applications and there will be a formal process to consult with the community when a review of planning application fees is undertaken. If you require further information on these processes, you may wish to contact Mr Joel Twining, Senior Planner, Planning Systems at the Department of Environment, Land, Water and Planning on (03) 9947 1212.

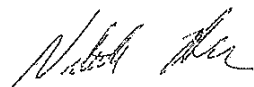
State charges

I note your views about upward pressure on council rates imposed by state charges, particularly the land fill levy. My Department advises that monies generated from the landfill levy, for example, have significantly contributed to improved waste management throughout Victoria. A variety of initiatives have been undertaken including substantial upgrading of kerbside recycling systems, major studies into waste minimisation and community support projects.

My Department has worked with over 31 councils on joint procurement and shared services projects in pursuit of better practice and cost saving to reduce costs and provide better services in local government. As you would be aware, Glen Eira City Council participated in a joint review of major parks services.

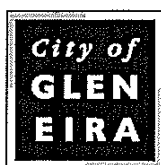
Thank you for taking the time to write on these important local government matters. I trust this information is of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Natalie Hutchins', written in a cursive style.

Hon Natalie Hutchins MP
Minister for Local Government

10 / 3 / 2015



Application for Planning Permits and Planning Scheme Amendments Fee Schedule

Summary of fees prescribed in the Planning and Environment (Fees) Amendment Regulations 2009 effective as of 18 August 2009. (These fees do not attract GST)

Reference should always be made to the Regulations to obtain the complete wording of individual fee regulations and other regulations (which include waiving and rebating provisions). The Regulations are available at <http://www.dms.dpc.vic.gov.au>

APPLICATIONS FOR PERMITS UNDER SECTION 47 (REGULATION 7)

Class	Type of Permit Application	Fee
1	Use Only	\$502
2	To develop land or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of development included in the application is:	\$239
3	> \$10 000 - \$100 000 > \$100 000	\$490
4	To develop land (other than for a single dwelling per lot) if the estimated cost of development included in the application is: ≤ \$10 000	\$102
5	\$10 001 - \$250 000	\$604
6	\$250 001 - \$500 000	\$707
7	\$500 001 - \$1 000 000	\$815
8	\$1 000 001 - \$7 000 000	\$1,153
9	\$7 000 001 - \$10 000 000	\$4,837
10	\$10 000 001 - \$50 000 000	\$8,064
11	> \$50 000 000	\$16,130
12	To subdivide an existing building.	\$386
13	To subdivide land into two lots.	\$386
14	To effect a realignment of a common boundary between lots or to consolidate two or more lots.	\$386
15	To subdivide land.	\$781
16	To remove a restriction (within the meaning of the <i>Subdivision Act 1988</i>) over land if the land has been used or developed for more than 2 years before the date of the applications in a manner which would have been lawful under the <i>Planning and Environment Act 1987</i> but for the existence of the restriction.	\$249
17	To create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; or To create or remove a right of way.	\$541
18	To create, vary or remove an easement other than a right of way; or To vary or remove a condition in the nature of an easement other than a right of way in a Crown grant.	\$404

COMBINED PERMIT APPLICATIONS (REGULATION 8)

The fee for an application for any combination of use, development other than subdivision, subdivision and any matter referred to in classes of application 16, 17 or 18 set out in the table in regulation 7 is the sum arrived at by adding the highest of the fees which would have applied if separate applications had been made plus 50% of each of the other fees which would have applied if separate applications had been made.

FEES TO AMEND APPLICATIONS AFTER NOTICE HAS BEEN GIVEN (REGULATION 8A)

Request to amend an applications for a permit after notice of the application has been given under section 52 for every class of application set out in the table in regulation 7	\$102
---	--------------

APPLICATIONS FOR AMENDMENTS TO PERMITS UNDER SECTION 72 (REGULATION 8B)

Class	Type of Permit Application	Fee
1	Use only	\$502
	To amend a permit to use land if that amendment is to change the use for which the land may be used:	
2	To amend a permit: To change a statement of what the permit allows; or To change any or all of the conditions which apply to the permit; or To in any way not otherwise provided for in this regulation.	\$502
3	To amend a permit to: Develop land for a single dwelling per lot; or Use and develop land for a single dwelling per lot; or Undertake development ancillary to use of land for a single dwelling per lot; if the estimated cost of development included in the application is:	
	\$10 001 - \$100 000	\$239
4	> \$100 000	\$490
5	To amend a permit to develop land, other than A permit to undertake development ancillary to the use of the land for a single dwelling per lot where the total estimated cost of the development originally permitted by the amendment is more than \$10 000. A permit to subdivide land if the estimated cost of any additional development to be permitted by the amendment is \$10 000 or less.	\$102
6	To amend a permit (other than Class 3 or Class 4 application) if the estimated cost of any additional development to be permitted by the amendment is \$10 001 - \$250 000	\$604
7	\$250 001 - \$ 500 000	\$707
8	> \$500 000	\$815
9	To amend a permit to Subdivide an existing building; or Subdivide land into two lots; or Effect a realignment of a common boundary between lots or to consolidate two or more lots.	\$386

AMENDMENTS TO PLANNING SCHEMES (REGULATION 6)

Stage		Fee
Stage 1	<ul style="list-style-type: none"> ▪ Considering a request to amend a planning scheme; and ▪ Taking action required by Division 1 of Part 3 of the Planning and Environment Act 1987; and ▪ Considering any submissions which do not seek a change to the amendment; and ▪ If applicable, abandoning the amendment s in accordance with section 28. 	\$798
Stage 2	<ul style="list-style-type: none"> ▪ Considering submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and ▪ Providing assistance to a panel in accordance with section 158; and ▪ Making a submission in accordance with section 24(b); and ▪ Considering the report in accordance with section 27; and ▪ After considering submissions and the report in accordance with section 27, if applicable, abandoning the amendment in accordance with section 28. 	\$798
Stage 3	<ul style="list-style-type: none"> ▪ Adopting an amendment or a part of an amendment in accordance with section 29; and ▪ Submitting the amendment for approval in accordance with section 31. 	\$524

Stage 4	<ul style="list-style-type: none"> ▪ Considering a request to approve an amendment in accordance with section 35; and ▪ Giving notice of approval of an amendment in accordance with section 36. 	\$798
---------	--	-------

The fees for stages 1, 2 and 3 are paid to the planning authority by the person who requested the amendment. The fee for stage 4 is paid to the Minister by the person who requested the amendment.

COMBINED PERMIT APPLICATIONS (REGULATION 9)

The fee for an application for a planning permit combined with a request for amendment of a planning scheme, made in accordance with section 96A, is the sum arrived at by adding the higher of the fees plus 50% of the lower of the fees which would have applied if separate applications had been made.

If the application for a planning permit referred to in sub-regulation (1) is for any combination of use, development other than subdivision, subdivision and any matter referred to in classes of application 16, 17 or 18 set out in the table in regulation 7, the fee for the planning permit for the purposes of the calculation under sub-regulation (1) is the higher of the fees which would have applied if separate applications for planning permits had been made.

CERTIFICATES OF COMPLIANCE (REGULATION 10)

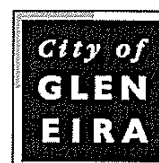
The fee for an application for a certificate of compliance under section 97N is \$147.

PLANNING CERTIFICATES (REGULATION 11)

The fee for an application for a planning certificate under section 198 is \$18.20.

SATISFACTION MATTERS (REGULATION 12)

The fee for determining a matter where a planning scheme specifies that the matter must be done to the satisfaction of a responsible authority or a referral authority (i.e. car parking consent) is \$102.



SUBDIVISION FEE SCHEDULE (as of 3 November 2008)

This page is a summary of the fees prescribed under the Planning and Environment (Fees) Regulations 2000, and The Subdivision (Permit and Certification Fees) Regulations 2000, and is not a complete representation of these Regulations. Reference should be made to the Regulations to obtain the complete wording of individual fee regulations and other regulations (which include waiving and rebating provisions).

APPLICATIONS FOR PLANNING PERMITS

APPLICATION TYPE

To subdivide an existing building	\$386
To subdivide the land into two (2) lots	\$386
To effect a realignment of a common boundary between lots or to consolidate two (2) or more lots	\$386
To subdivide the land (3 lots or more)	\$781
To remove a restriction (within the meaning of the Subdivision Act 1988) over land if the land has been used or developed for more than two (2) years before the date of the applications in a manner which would have been lawful under the Planning and Environment Act 1987 but for the existence of a restriction	\$249
To create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or To create or remove a right of way	\$541
To create, vary or remove an easement other than a right of way; Or To vary or remove a condition in the nature of an easement other than a right of way in a Crown Grant	\$404

APPLICATIONS FOR CERTIFICATION

For processing an application to certify a plan of subdivision under The Subdivision Act 1988	\$100 plus \$20 per lot
For processing any other application for certification under The Subdivision Act 1988	\$100

SUBDIVISION AMENDMENTS

An application to amend a permit to –	
(a) subdivide an existing building; or	
(b) subdivide land into two lots; or	
(c) effect a realignment of common boundary between lots	\$386

Item 9.2

247-251 Neerim Road CARNEGIE
APPLICATION NO. GE/PP-27552/2014

File No: GE/PP-27552/2014
Enquiries: Karoline Ware
Manager Statutory Planning



APPLICATION SUMMARY

PROPOSAL	A four (4) storey building comprising 48 dwellings
RECOMMENDATION	Notice of Decision to Grant a Permit subject to conditions requiring increased setbacks to Truganini Road and from 245 Neerim Road to the West.
KEY ISSUES	<ul style="list-style-type: none"> • Neighbourhood character • Compliance with Rescode
MUNICIPAL STRATEGIC STATEMENT	Urban Villages Policy
APPLICANT	Wyndham Ace Pty Ltd
PLANNING SCHEME CONTROLS	<ul style="list-style-type: none"> • Residential Growth Zone • Special Building Overlay
EXISTING LAND USE	Residential
PUBLIC NOTICE	<ul style="list-style-type: none"> • 18 properties notified • 57 notices sent (owners and occupiers) • 4 signs erected on site • 10 objections received
Application fee payable (fee increased by the State Government in 2009)	\$8166

Item 9.2 (cont'd)**1. Community Plan**

Town Planning and Development: to manage the rate and extent of change to the built environment consistent with State and Local Planning Policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.

2. Recommendation

That Council:

- Issues a Notice of Decision to Grant a Permit for *Construction of a four (4) storey building comprising up to 48 dwellings above 2 levels of basement car parking, and alteration of access to a Road Zone Category 1 on land affected by the Special Building Overlay* for Application No. GE/PP-27552/2014 in accordance with the conditions contained in the Appendix.

3. Applicable Policies and CodesState Government

- Plan Melbourne
- Rescode

Glen Eira City Council

- Municipal Strategic Statement – Adopted by Council on 17th May 1999 and approved by the Minister on 5th August 1999.
- Urban Villages Policy

4. Reasons For Recommendation

In recommending that Council determines to approve the proposal, consideration has been given to:

- All written objections and matters raised at the Planning Conference
- State and Local Planning policies including Council's MSS
- ResCode

The key issues influencing the recommendation are as follows:

Urban Villages Policy and Zoning

The subject site is located within the Residential Growth Zone. The area to the east surrounding Koornang Road is the Carnegie Urban Village and is within a Commercial 1 Zone.

Consistent with the Residential Growth Zone, the site is well located to transport, services and infrastructure provided around the commercial area surrounding Koornang Road.

Item 9.2 (cont'd)

Accordingly a 4 storey development of this nature is considered an acceptable response to policy, zoning, the site context and emerging neighbourhood character.

The subject land comprises 3 lots. Consolidation of these lots offers the opportunity for more efficient development in terms of car parking, setbacks and landscaping opportunities.

Design

The proposed building height of 12.3m (14.1m including lift overrun) satisfies the mandatory height limit of 13.5m.

The building will be prominent in its existing context (due to the relative scale to neighbouring single storey dwellings) and will be visible from various vantage points due to its corner location. However, the design of the building through its use of alternate materials and treatments, breaks in the building length, side/rear setbacks and graduation of height is considered acceptable.

The development essentially incorporates a three storey podium presenting to Neerim Road. The massing of the top level has been centralised and is recessive with a setback of 14.4m at third floor to reduce its visibility for pedestrians at street level along Neerim Road.

Rescode

The setbacks of the building comply with the prescriptive Rescode requirements. However, due to the scale of the building in the context of relatively low scale (single storey) dwellings it is considered a more thoughtful design response is required.

The proposed development sits forward of the single storey units at 32-34 Truganini Road which have a greater front setback of 7.5m. As a consequence of the reduced setbacks the building will be highly prominent within the streetscape of Truganini Road and does not provide a suitable transition.

In order to achieve a better transition in setbacks between the four storey built form of the proposed development and existing single storey dwellings (particularly to the south along Truganini Road), it is considered that the building should be setback in the south-east corner a minimum of 7.5m, consistent with the existing front setback of the lower scale dwellings at 32-34 Truganini Road.

It is also recommended that the third floor (top level) be further setback from Truganini Road, so that it appears recessive and the building reads more as a three storey form when viewed at street level and from surrounding vantage points.

The second and third floor setback must be increased to improve the outlook when viewed from the rear yard of 245 Neerim Road to the west. This will ensure that the upper floors are visually recessive and only partially visible from adjoining areas of private open space in order to achieve the balance sought by policy between existing amenity and providing an increased density of housing.

Item 9.2 (cont'd)

The recommended increases to setbacks may require a reduction in number of dwellings or the consolidation of apartments, therefore the recommendation is for '...up to forty-eight (48) dwellings...'

The development has been designed to prevent unreasonable overlooking of neighbouring private open space. West facing windows and balconies at first and second floor have obscure glass up to 1.7m above floor level in accordance with Rescode. South facing windows and balconies are also treated with obscure glass screens, except where they are setback greater than 9.0m from the private open space areas of the dwellings at 32-34 Neerim Road.

The third floor is provided with planter boxes along the perimeter of the west facing balconies to restrict views.

The submitted shadow diagrams demonstrate that the building has been designed with adequate setbacks to ensure there is no additional shadows cast to the south (34 Truganini Road). The impacts are further reduced due to the separation provided by a laneway.

The submitted shadow diagrams show that the development will cast shadow across the backyard to the west (245 Neerim Road) in the early morning which would then reduce throughout the day. This meets the relevant Rescode Standard.

Basement and landscape opportunities

The basement footprint combined with the generous ground floor setbacks of 5.7m – 7.3m from Neerim Road, 5.3m from Truganini Road and 2.6m – 3.1m from the side boundaries will allow for mature canopy tree planting to assist with softening the visual impacts of the four storey built form (spread across 3 lots) within the streetscape.

The two existing street trees (Queensland Brush Box on Neerim Road and Callery Pear on Truganini Road) will be retained and protected during construction.

The arborist report submitted by the applicant identifies a significant tree (Camphor Laurel) located in the north-east corner of the site to be retained and protected and incorporated into the development.

The location of the substation adjacent to the front (north) boundary is not supported as it detracts from the streetscape. A condition of approval will require its relocation away from the Neerim Road frontage.

Internal amenity

The number of apartments with south facing balconies has been minimised (8 of 48 dwellings have south facing private open space). This is considered reasonable given the orientation and constraints of the site.

Conditions will require each balcony to achieve a minimum dimension of 1.6m.

Item 9.2 (cont'd)Car Parking and Traffic

The development provides resident car parking in accordance with State Government parking supply guidelines. The development seeks a reduction of visitor car parking spaces.

Having regard to recent developments in the immediate area and the limited on street parking available for visitors, it is considered reasonable to require 9 visitor spaces be provided by the development. If the number of dwellings is further reduced, the rate of 1 visitor space per 5 dwellings must be maintained.

VicRoads did not object to the proposal and support vehicle access from Truganini Road.

Transport Planning has recommended minor modifications to the proposed accessway and basement layout to ensure vehicle access is safe and practical while maintaining pedestrian safety along Truganini Road.

Bicycle parking is provided in accordance with the planning scheme guidelines.

A note on the permit will also highlight that residents of this development will be ineligible for resident parking permits.

Management Plan Requirements

A Construction Management Plan (CMP) and a Waste Management Plan (WMP) is required. A condition has been included in the Appendix outlining the requirements of the CMP and WMP.

Item 9.2 (cont'd)**APPENDIX**

ADDRESS: 247-251 NEERIM ROAD, CARNEGIE
APPLICATION NO: GE/PP-27552/2014

1. Proposal

The features of the proposal can be summarised as follows:

- Removal of all existing vegetation on site (excluding the mature Callery Pear)
- Construction of a four storey building comprising forty-eight (48) residential apartments (3 x three B/R dwellings, 41 x two B/R dwellings, 4 x one B/R dwellings). The area of apartments ranges from 47.9m² - 99.7m².
- Two levels of basement car parking providing a total of 58 car spaces.
- Bicycle parking (15 spaces) provided at the upper basement level.
- Vehicle access from Truganini Road (existing crossovers to be reinstated).
- Private open space for each dwelling in the form of ground floor courtyards and balconies at the upper levels.
- Proposed maximum building height is 12.63m (14.1m including roof plant equipment).

2. Public Notice

- 18 properties notified
- 57 notices sent (owners and occupiers)
- 4 signs erected on site
- 10 objections received

The objectors' concerns are summarised as follows:

- Reduction of visitor parking
- Height, scale and massing of building is excessive
- Traffic congestion
- Density is increasing too rapidly
- Impacts during construction
- Noise and environment
- Access location and pedestrian safety
- Overlooking
- Loss of neighbourhood character and amenity

3. Referrals

The application has been referred to various departments and individuals within Council for advice on particular issues. The following is a summary of relevant advice:

Item 9.2 (cont'd)Transport Planning

- The provision of car parking for residents meets planning scheme requirements.
- There is a shortfall of visitor car parking (5 proposed, 9 required).
- The requirement for bicycle spaces has been satisfied.
- Traffic generated by the development would not have a major impact on the operation and function of Truganini, Neerim Road and the surrounding road network.
- Residents of this development would be ineligible for parking permits.

Parks Services

- The existing street trees (Queensland Brush Box on Neerim Road and Callery Pear on Truganini Road) must be retained and protected during construction.

Landscape Assessment Officer

- No high value trees on the site, other than the mature Camphor Laurel which should be retained / protected and incorporated into the development.
- No concerns with basement footprint.
- Mature tree planting to be carried out in the open areas of the site.

Building Technical Officer

- Construction Management Plan required.

Waste Services

- Developer proposes private collection. Waste Management Plan approved.

4. Planning Conference

The Conference, chaired by Cr Delahunty, provided a forum where all interested parties could elaborate on their respective views. Objectors mainly emphasised their original reasons for objection. It is considered that the main issues arising from the discussions were:

- The proposal is not in keeping with the character of the existing streetscape.
- Neighbourhood character
- Traffic congestion
- Visual bulk
- Inadequate setback
- Visitor parking
- Pedestrian safety
- Location of vehicular access

Undertakings by the Applicant

- The applicant is open to using different screening treatment materials to satisfy the adjoining neighbour's concern

Item 9.2 (cont'd)**5. Conditions**

1. Before the commencement of the development, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as TP08 – TP14, TP20 – TP25 (Rev. B) dated February 2015 prepared by Conrad Architects) but modified to show:
 - (a) Apartments G.12 & G.13 at ground floor, Apartments 1.12 & 1.13 at first floor and Apartments 2.12 & 2.13 at second floor setback a minimum of 7.5m from the Truganini Road boundary. Balconies may encroach a maximum of 1.6m into this setback. Any consequential changes must be to the satisfaction of the Responsible Authority.
 - (b) The third floor inclusive of balconies setback a minimum of 11.0m from the Truganini Road boundary with any consequential changes to the satisfaction of the Responsible Authority.
 - (c) Apartments 2.04 & 2.05 at second floor inclusive of balconies setback a minimum of 8.0m from the west boundary with any consequential changes to the satisfaction of the Responsible Authority.
 - (d) Apartment 3.08 at third floor inclusive of balcony setback a minimum of 8.0m from the west boundary with any consequential changes to the satisfaction of the Responsible Authority.
 - (e) The location of any substation/services/metres to be clearly shown on the plans (the substation is to be relocated from the Neerim Road frontage to have limited visibility from the streetscape) and in a location to the satisfaction of the Responsible Authority. Any on-site substation must not be located in the front setbacks and must not reduce any open space for each apartment;
 - (f) Notations stating that all screening measures will be fixed and no more than 25% transparent.
 - (g) All balconies with a minimum dimension of 1.6m and area of 8m² with dimensions shown.
 - (h) Car parking for the development must be provided at the following rates:
 - Not less than one (1) car space for each 1 or 2 bedroom dwelling;
 - Not less than two (2) car spaces for each 3 bedroom dwelling.
 - Not less than one (1) visitor space per 5 dwellings.
 - (i) A minimum 1.2m wide pedestrian refuge provided between the proposed crossover and the Right of Way.
 - (j) A 3.0m x 3.0m ground level splay provided on the north-eastern corner of the site to be provided at the same grade as the footpath with dimensions shown.
 - (k) An intercom system including video with remote access to allow visitors to enter the basement car park. The intercom must be setback a minimum of 3.0m from the eastern boundary.
 - (l) The columns within the basement car park located no less than 250mm and extending no more than 1.0m from the car park aisle in accordance with Diagram 1 of Clause 52.06 of the Planning Scheme and dimensioned accordingly.
 - (m) The over bonnet storage cages provided with a minimum clearance of 1.35m above ground level and extending not more than 900mm into the car space. No vertical supports should be provided within the car spaces.

Item 9.2 (cont'd)

- (n) A ground clearance analysis of the basement ramps demonstrating compliance with the gradients under Clause 52.06 of the planning scheme.
- (o) The car spaces and aisle widths designed in accordance with Clause 52.06 of the planning scheme (2.6m x 4.9m car spaces and 6.4m wide aisles). Any consequential changes to the basements must be to the satisfaction of the Responsible Authority.
- (p) A convex mirror provided at the end of the accessway ramp providing access to the upper basement to improve visibility between vehicles entering and exiting the basement.
- (q) Details of the traffic signalling system shown on the plans. A car park management plan must be prepared to the satisfaction of the Responsible Authority. The plan must include the location and operation of the proposed traffic signal systems.
- (r) Pedestrian sight triangles provided on both sides of the accessway measuring 1.5m (along the driveway) and 1.0m (along the footpath) with no vegetation or structures greater than 600mm in height. This should be annotated on the plans;
- (s) A minimum height clearance of 2.25m provided along the access ramps and within the basement car park.
- (t) The visitor bicycle spaces provided in bicycle hoops (or towel rails) at the ground level near the main entrance and/or foyer of the building;

When approved, the plans will be endorsed and will then form part of this Permit.

2. Before the commencement of buildings and works, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate:
 - (a) Buildings and trees (including botanical names) on neighbouring properties within 3.0m of the boundary.
 - (b) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.
 - (c) Landscaping and planting within all open space areas of the site.
 - (d) The delineation of separate Tree Protection Zone (TPZ) and Tree Protection Fencing (TPF) for Tree 1 (Camphor Laurel) to be retained and as identified in the Arborist report prepared by Bluegum dated October 2014 at a radius of 4.5m measured from the base of the trunk of the tree.
 - (e) Advanced canopy trees (minimum 3.0m tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the following areas:
 - (i) Neerim Road Setback; x 6 trees
 - (ii) Truganini Road Setback; x 6 treesor 12 trees in locations to the satisfaction of the Responsible Authority.Trees are not to be sited over easements.

All species selected must be to the satisfaction of the Responsible Authority.

Item 9.2 (cont'd)

3. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. This does not apply to the exemptions specified in Clause 62 of the Glen Eira Planning Scheme.

Note: This does not obviate the need for a permit where one is required.

4. The landscaping as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority before the occupation of the development and/or the commencement of the use or at such later date as is approved by the Responsible Authority in writing.
5. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.
6. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around Tree 1 (Camphor Laurel) as identified in the Arborist report prepared by Bluegum dated October 2014 at a radius of 4.5m measured from the base of the trunk to define a 'tree protection zone'.

This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority.

The tree protection fence must remain in place until the construction within the tree protection zone is required. The tree protection zone for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone.

No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.

The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

7. Any pruning that is required to be done to the Camphor Laurel tree to be retained on-site or where the canopy of neighbouring property tree/s overhang the site, is to be done by a qualified Arborist to Australian Standard – Pruning of Amenity Trees AS 4373 – 1996, Standards Australia.
8. Any pruning of the root system of any existing tree to be retained is to be done by hand by a qualified Arborist.
9. The proposed works must not cause any damage to the existing street trees to be retained. Root pruning of this tree must be carried out to the satisfaction of the Responsible Authority prior to the construction of the crossover/works.

Item 9.2 (cont'd)

10. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the street tree/s at a radius of 4.2m for the Queensland Brush Box located on the Neerim Road naturestrip and 2.4m for the Callery Pear located on the Truganini Road naturestrip measured from the base of the trunk to define 'tree protection zones'. Temporary fencing is to be used as per AS 4870-2009 section 4.3. This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until the construction within the tree protection zone is required. The tree protection zone for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone. No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.

11. The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

Above ground canopy TPZ (Tree Protection Zone) to be adopted. No works, structures or machinery will come within 1m of the trees crown/canopy as per AS 4870-2009 section 3.3.6.

Tree Protection Zone (TPZ) fencing must be adopted to protect the street tree's trunk. Set at edge of TPZ on all sides (Finishing at paved surfaces). Temporary fencing to be used as per AS 4870-2009 section 4.3.

Hand excavate any area within 1.5m of the Tree Protection Zone (TPZ). If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Ground protection is to be used if temporary access for machinery is required within the Tree Protection Zone (TPZ). Strapped rumble boards are to be used within TPZ to limit ground compaction as per AS 4870-2009 section 4.5.3.

12. No excavation is to come within 2.9m of the Queensland Brush Box located on the Neerim Road naturestrip and 2.0m of the Callery Pear located on the Truganini Road naturestrip without the prior consent of the Responsible Authority. Any excavation within 1.5m of the tree protection zones must be hand excavated. If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Ground protection is to be used if temporary access for machinery is required within the TPZ (Tree Protection Zone). Strapped rumble boards are to be used within the tree protection zone to limit ground compaction as per AS 4870-2009 section 4.5.3.

13. The car parking allocation for the approved development must be:

- Not less than one (1) car space for each 1 or 2 bedroom dwelling;
- Not less than two (2) car spaces for each 3 bedroom dwelling.
- Not less than one (1) visitor space per 5 dwellings.

Item 9.2 (cont'd)

14. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
15. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather sealcoat;
 - (d) drained;
 - (e) line-marked to indicate each car space and all access lanes;
 - (f) clearly marked to show the direction of traffic along the access lanes and driveways

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

16. Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:
 - (a) delivery and unloading points and expected frequency;
 - (b) a liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (c) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (d) any requirements outlined within this permit as required by the relevant referral authorities;
 - (e) hours for construction activity in accordance with any other condition of this permit;
 - (f) measures to control noise, dust, water and sediment laden runoff;
 - (g) measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
 - (h) any construction lighting to be baffled to minimise intrusion on adjoining lots.

Item 9.2 (cont'd)

Once approved the CMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

17. Prior to the occupation of the development, the Waste Management Plan as approved by the Responsible Authority must be implemented to the satisfaction of the Responsible Authority. The plan must include but is not limited to:
 - (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority.
 - (b) Designation of methods of collection including the need to provide for private services or utilisation of council services. If private collection is used, this method must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
 - (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
 - (d) Details for best practice waste management once operating.
 - (e) Frequency of collection.

The waste management plan may only be amended with the approval of the Responsible Authority.

18. Adequate provision must be made for the storage and collection of garbage, bottles and other solid wastes in bins or receptacles, to the satisfaction of the Responsible Authority.

All bins and receptacles used for the storage and collection of garbage, bottles and other solid wastes must be kept in a storage area screened from view, to the satisfaction of the Responsible Authority.

All bins and receptacles must be maintained in a clean and tidy condition and free from offensive odour, to the satisfaction of the Responsible Authority.

19. Provision must be made on the site for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
20. No plant, equipment, services and substations other than those shown on the endorsed plans are permitted without the prior written consent of the Responsible Authority.
21. Privacy screens must be in accordance with the endorsed plans and must be installed prior to the occupation of the development. The privacy screens must be maintained to the satisfaction of the Responsible Authority.
22. Prior to the completion of the basement floor construction, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement floor has been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced.)

Item 9.2 (cont'd)

23. Prior to the completion of the ramp to the basement, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement ramp has been constructed in accordance with the endorsed plans.
24. Prior to the occupation of the approved development, a permanent sign must be erected by the applicable planning permit holder in a prominent position in the car park and in any foyer/s stating that "Residents of this development will not be issued Residential Parking Permits (including visitor parking permits)". The sign must measure approximately 0.2 square metres in area, to the satisfaction of the Responsible Authority.
25. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to 'Note D' that residents of the dwellings allowed under this permit will not be issued residential parking permits (including visitor parking permits).
26. Any redundant vehicle crossing on Neerim Road must be removed and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority and at no cost to VicRoads. (*VicRoads condition*)
27. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains of waterways. (*Melbourne Water condition*)
28. This Permit will expire if:
 - * The development does not start within two (2) years from the date of this Permit; or
 - * The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

NOTES:

- A. The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed by Council when plans are lodged to satisfy that condition. Any "necessary or consequential" amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987.

Item 9.2 (cont'd)

- B. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria to that adopted for the approval of this Planning Permit.
- C. This Planning Permit represents the Planning approval for the development of the land. Side and rear boundary fences do not form part of this Planning approval. All matters relating to the boundary fences shall be in accordance with the provisions of the Fences Act 1968.
- D. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
- E. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- F. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- G. The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit.

Asset Engineering Advice:

- H. Vehicle crossing should be constructed as commercial type vehicle crossing with splayed to Council standards.
- I. The proposed development is under Special Building Overlay. The ramp to the basement car park shall be designed to avoid flooding of the proposed basement. Apex to ramp shall be above the nominated flood levels provided by Melbourne Water. Please refer to Melbourne Water.
- J. The redundant vehicle crossings must be removed and footpath, nature strip and kerb and channel of the road reinstated matching the conditions of those abutting.
- K. No net increase in peak stormwater runoff in Council drainage network. Post development peak storm water discharge to Council drainage network must be maintained to the predevelopment level for 10 year ARI. Detailed plans and computations should be submitted to Council for approval prior any construction works. When approved these plans will be endorsed and form part of plans submitted with town planning permit application.

Item 9.2 (cont'd)

- L. Engineering Services encourage using of rainwater tanks for storage and reuse for toilet and irrigation purpose and or stormwater detention system.
- M. Drainage associated with basement construction (seepage and agricultural waters are to be filtered to rain water clarity) must be discharged to the nearest Council Drain /Pit and not be discharged to the kerb and channel.
- N. All stormwater runoff must be connected to Council underground drainage network. No uncontrolled stormwater discharge to adjoining properties and footpaths.
- O. Asset Protection Permit must be obtained from Council Engineering Services Department prior commencement of any building works.
- P. All relevant Engineering Permits must be obtained prior any works within the Road Reserve and or stormwater connection to Council drainage network.
- Q. Any modifications, amendments or changes that could impact Council's infrastructure assets are to be discussed with the Engineering Services prior to issuing a planning permit.

Melbourne Water Footnotes

- R. Preliminary land and floor level information available at Melbourne Water indicates that the above property is not subject to flooding from a Melbourne Water drain or waterway from a storm event which has a 1% chance of occurrence in any given year.

If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference 193593.

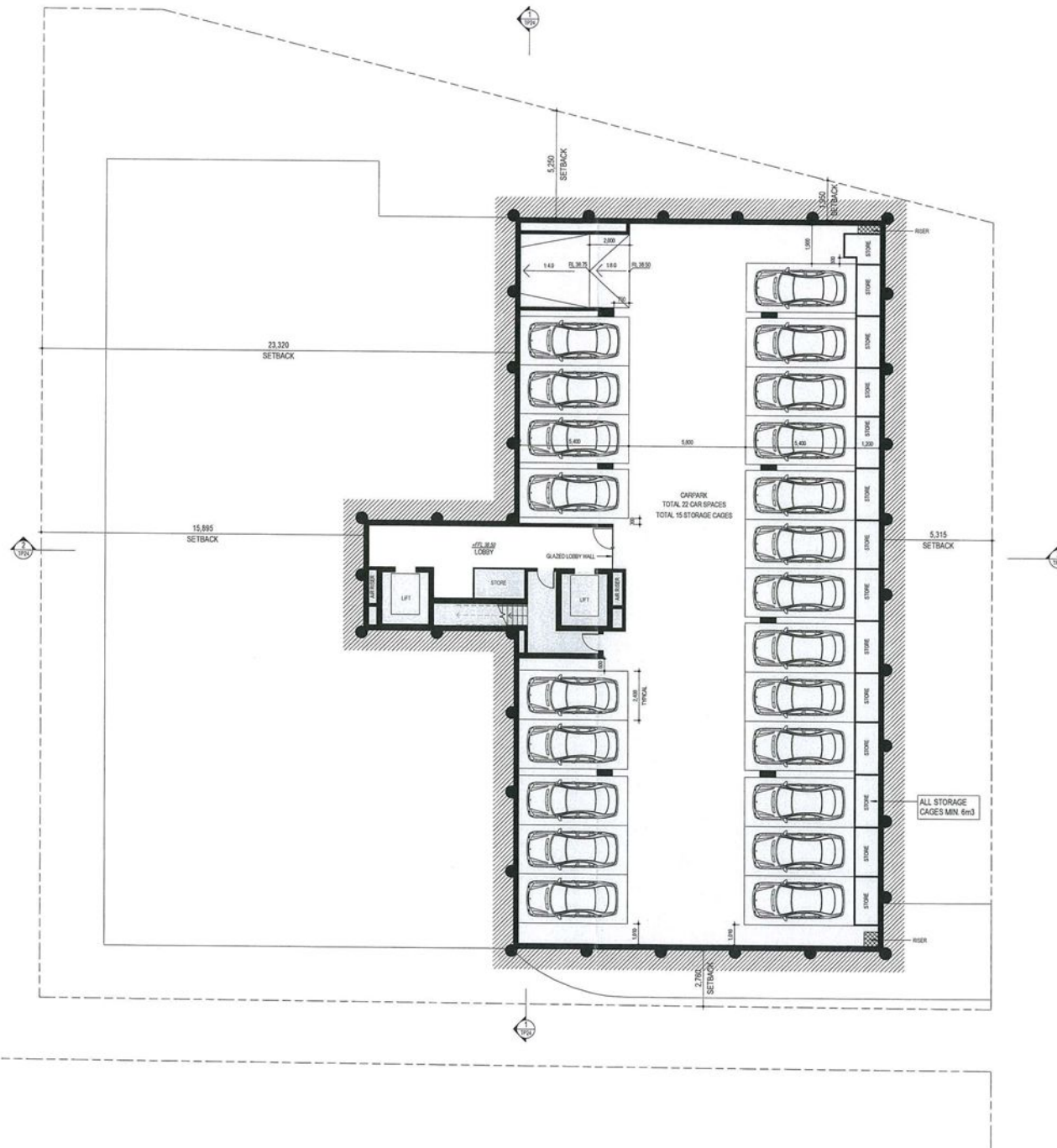
Crs Esakoff/Delahunty

That the recommendation in the report be adopted except that the wording at Condition 1(r) be deleted and replaced with the following:

- “(r) Pedestrian sight triangles provided on both sides of the accessway measuring 2.5m (along the driveway) and 2.0m (along the footpath) with no vegetation or structures greater than 600mm in height. The sight triangle on the southern side of the driveway may include the laneway. This should be annotated on the plans;”**

8.20PM Cr Sounness left the room.

The MOTION was put and CARRIED.



Notes

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORK.
4. CONRAD ARCHITECTS ARE TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
5. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, REPORTS, SPECIFICATIONS AND DRAWINGS.
6. COPYRIGHT OF THIS DRAWING AND THE DESIGN DESCRIBED HEREIN IS VESTED IN CONRAD ARCHITECTS PTY LTD.

LEGEND

AC AIR CONDITIONING UNIT
 DG OFFICE GLAZING
 REF REFRIGERATOR
 SK SKYLIGHT



CONRAD

Conrad Architects Pty Ltd
 17 Pines Forest Rd, Melbourne VIC
 T +61 3 9421 6100
 E studio@conradarchitects.com

247-251 NEERIM RD, CARNEGIE

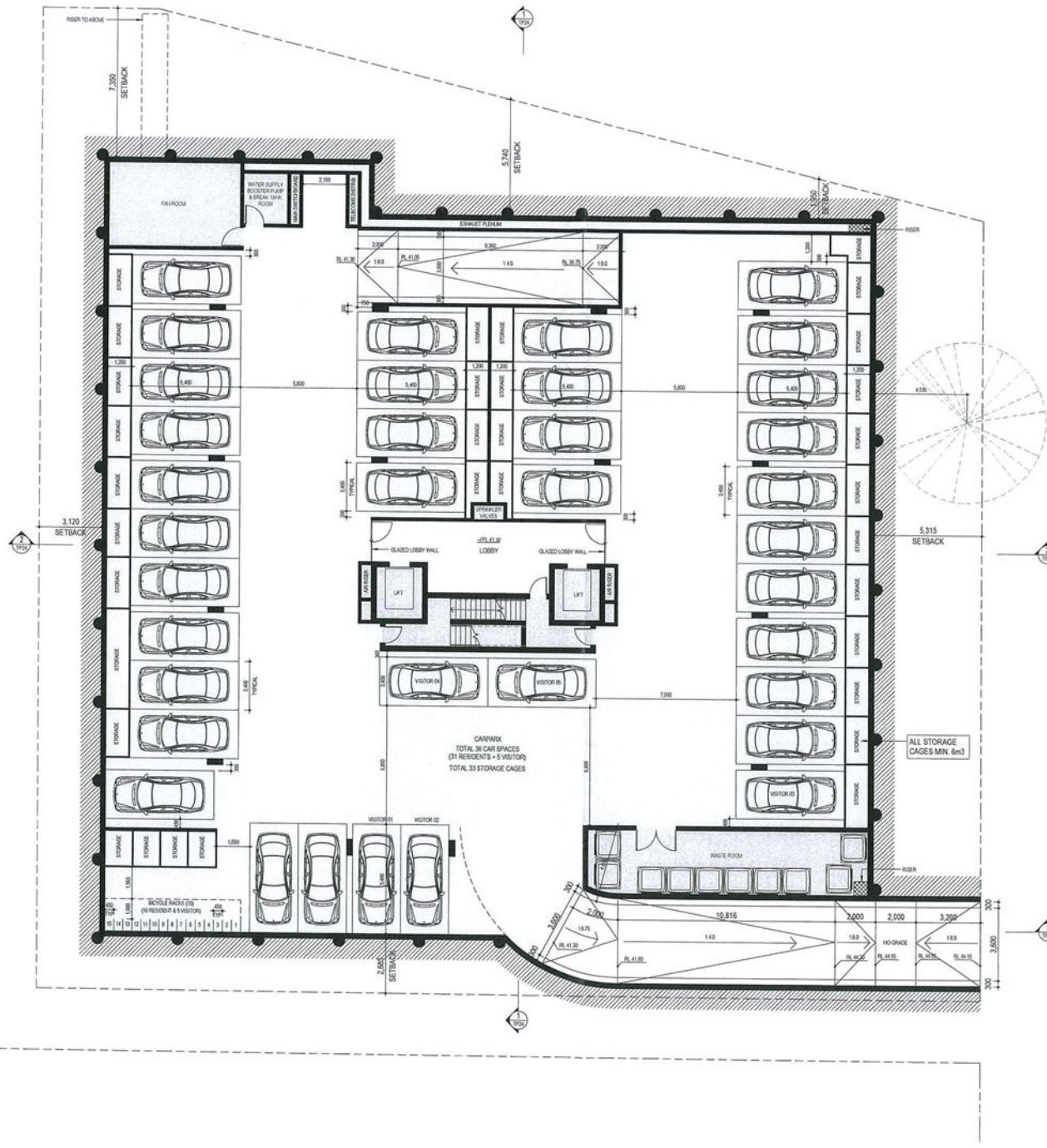
Project
LOWER BASEMENT PLAN

Client
 DL C1408 FEB 2015

Drawing
 Project No. Date

1:100
 Scale of A1
 2022015 14:36 PM

TP08 B
 Drawing No. Revision



Note

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
3. CONRAD ARCHITECTS ARE TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, REPORTS, SPECIFICATIONS AND DRAWINGS.
5. COPYRIGHT OF THIS DRAWING AND THE DESIGN DESCRIBED HEREIN IS VESTED IN CONRAD ARCHITECTS PTY LTD.

LEGEND

AC AIR CONDITIONING UNIT
 DG OPACQUE GLAZING
 REF REFRIGERATOR
 SK SKYLIGHT



CONRAD

Conrad Architects Pty Ltd
 17 Pines Parade, St. Helens NSW
 T +61 2 9451 8103
 E info@conradarchitects.com

247-251 NEERIM RD, CARNEGIE

UPPER BASEMENT PLAN

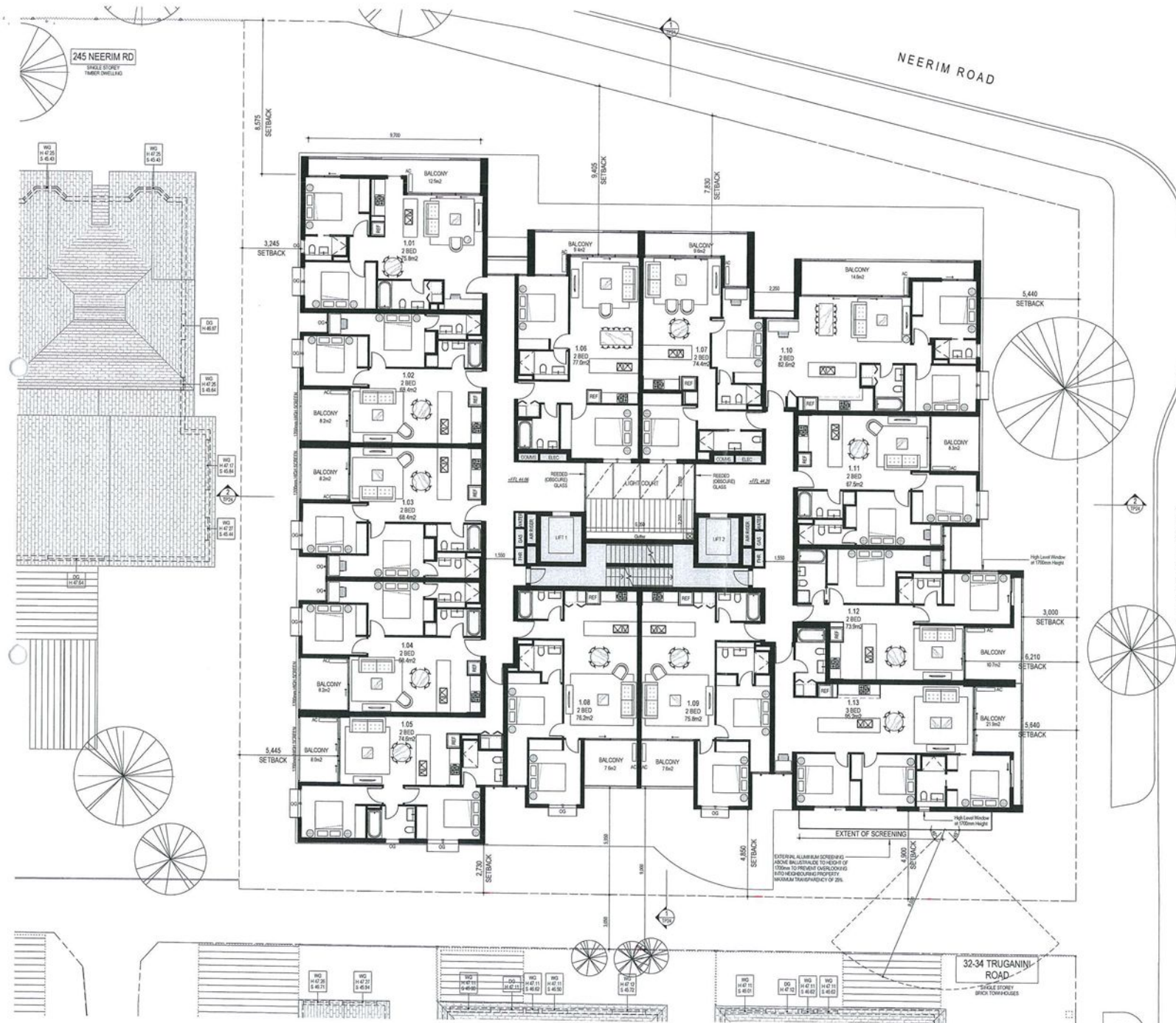
DL C1408 FEB 2015
 Drawing Project No Date

1:100
 Scale as 1/1



TP09
 Drawing No

B
 Revision



Notes

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
3. CONRAD ARCHITECTS ARE TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, REPORTS, SPECIFICATIONS AND DRAWINGS.

© COPYRIGHT OF THIS DRAWING AND THE DESIGN DESCRIBED HEREIN IS VESTED IN CONRAD ARCHITECTS PTY LTD.

LEGEND

AC AIR CONDITIONING UNIT
OG OPAQUE GLAZING
REF REFRIGERATOR
POS PRIVATE OPEN SPACE
SK SKYLIGHT

Revision Date Approved
TOWN PLANNING
Drawing Name

CONRAD

Conrad Architects Pty Ltd
17 Pines Road, St. Richmond VIC
T: +61 3 9401 4100
E: info@conradarchitects.com

247-251 NEERIM RD, CARNEGIE

First Floor Plan

DL C1408 FEB 2015

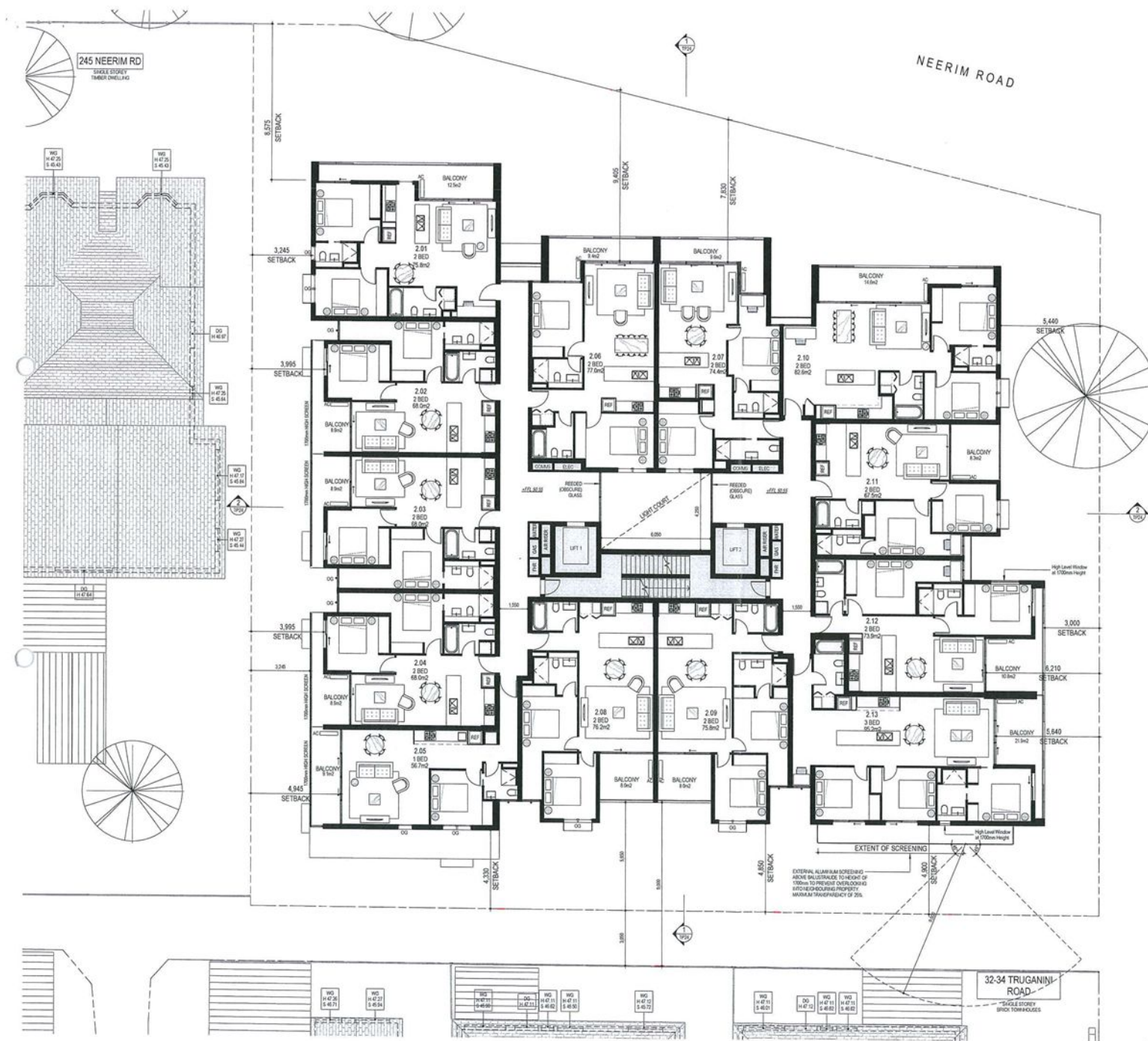
1:100

Scale as shown



TP11
Drawing No.

B



Notes

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORK.
4. CONRAD ARCHITECTS ARE TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
5. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, REPORTS, SPECIFICATIONS AND DRAWINGS.
6. COPYRIGHT OF THIS DRAWING AND THE DESIGN DESCRIBED HEREIN IS VESTED IN CONRAD ARCHITECTS PTY LTD.

LEGEND

AC AIR CONDITIONING UNIT
 DG OPAQUE GLAZING
 REF REFRIGERATOR
 POS PRIVATE OPEN SPACE
 SK SKYLIGHT

TRUGANINI ROAD



Revision Date Amendment
 TOWN PLANNING
 Drawing Name

CONRAD

Conrad Architects Pty Ltd
 17 Fraser Street, St. Albans VIC
 T: 461 3342 1910
 E: info@conradarchitects.com

247-251 NEERIM RD, CARNEGIE

SECOND FLOOR PLAN

DL C1408 FEB 2015

DL C1408 FEB 2015

1:100

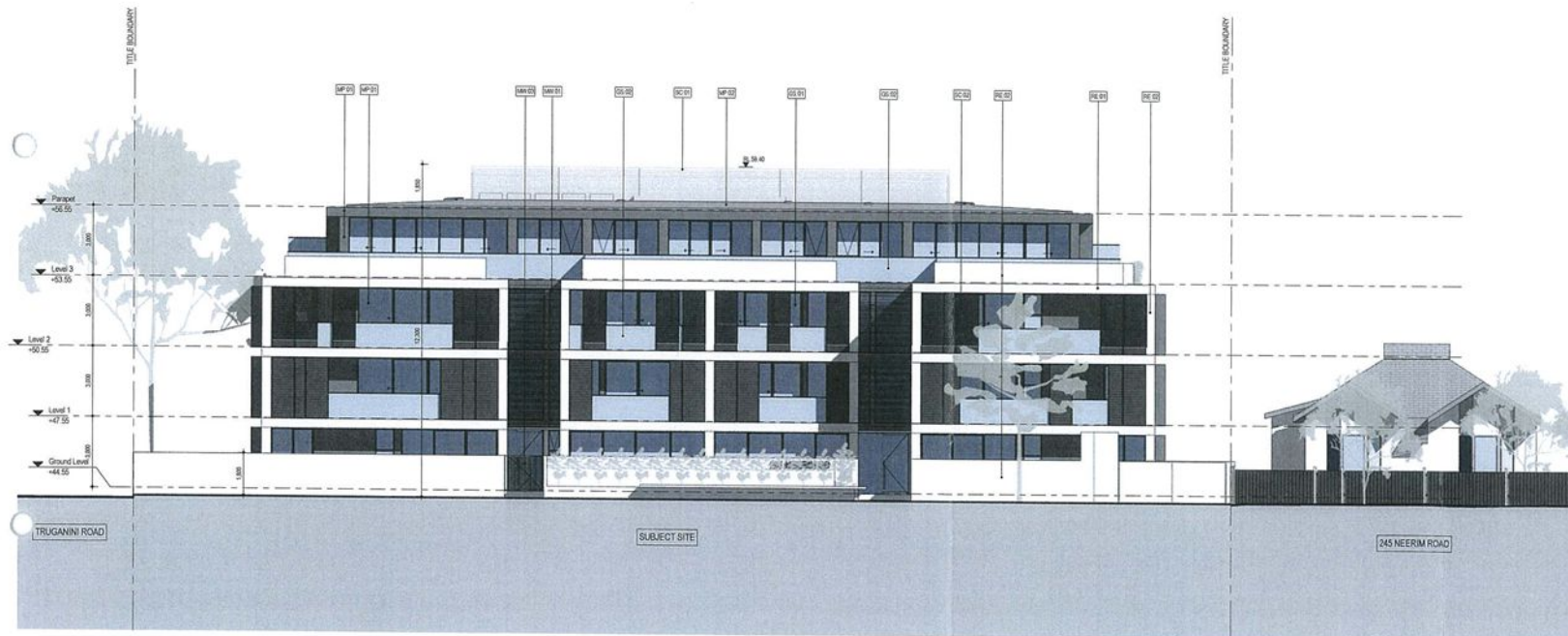
Scale of A1

W00055 3.41 14.04

TP12 B

Notes

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORK.
4. CONRAD ARCHITECTS ARE TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
5. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, REPORTS, SPECIFICATIONS AND DRAWINGS.
6. COPYRIGHT OF THIS DRAWING AND THE DESIGN DESCRIBED HEREIN IS VESTED IN CONRAD ARCHITECTS PTY LTD.



Revision Date Amendment
 TOWN PLANNING
 Drawing Sheet

EXTERNAL MATERIALS SCHEDULE

RE-01	PAINTED / RENDERED FINISH PAINTED FINISH COLOUR: TBC	MW-01	METAL SCREENS ANODISED ALUMINIUM SCREENS COLOUR: TBC
RE-02	PAINTED / RENDERED FINISH PAINTED FINISH COLOUR: TBC	MW-02	METAL SCREENS ANODISED ALUMINIUM SCREENS COLOUR: TBC
GS-01	GLAZED WINDOWS & DOORS ANODISED ALUMINIUM FRAMING COLOUR: BLACK	MW-03	METAL FENCEGATE VERTICAL METAL ANGLES COLOUR: TBC
GS-02	GLAZED BALUSTRADE FRAMELESS BALUSTRADE WITH CLEAR GLASS	MW-04	METAL SCREENS ANODISED ALUMINIUM SCREENS COLOUR: TBC
GS-03	OBSCURE GLAZED SCREEN ANODISED ALUMINIUM FRAMING COLOUR: BLACK	SC-01	METAL LOUVER HORIZONTAL METAL LOUVER COLOUR: TBC
MP-01	METAL CLADDING METAL PANELS COLOUR: CHARCOAL	SC-02	ALUMINIUM SCREENS OPERABLE ANODISED ALUMINIUM SCREENS COLOUR: TBC
MP-02	METAL CLADDING METAL ROOFING COLOUR: TBC		

NOTES

HATCHING DENOTES OBSCURE GLASS UP TO 1750mm ABOVE FINISHED FLOOR LEVEL (TO COMPLY WITH STANDARD B22 OF CLAUSE 56.04.6)

ALL LEVELS TO AHD

CONRAD

Conrad Architects Pty Ltd
 17 Bruce Street, St Leonards NSW
 T +61 2 9421 6100
 E info@conradarchitects.com

247-251 NEERIM RD, CARNEGIE

NORTH ELEVATION

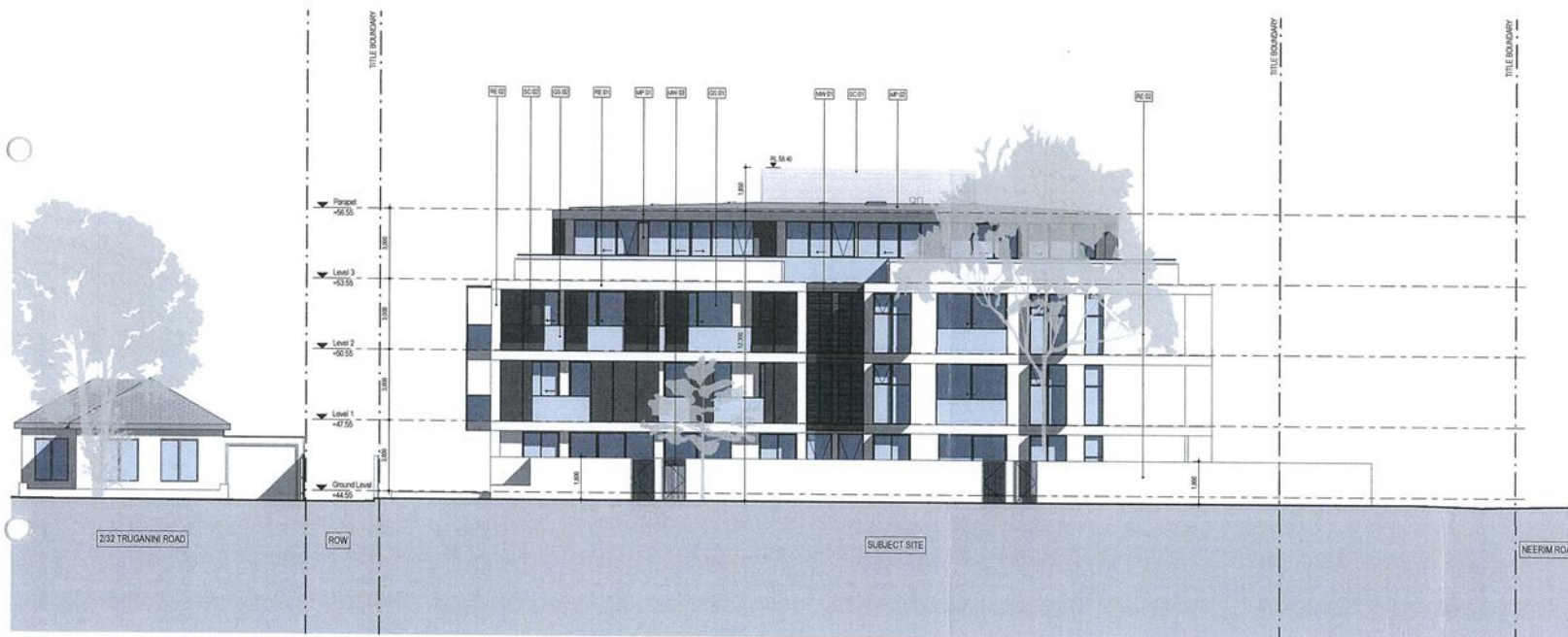
DL C1408 FEB 2015
 Drawing Project No Date

As Indicated















Scale 1:1
 02/02/2015 3:41:20 PM

TP20 B
 Drawing No Revision

Notes:
 1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
 2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
 3. CONRAD ARCHITECTS ARE TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
 4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, REPORTS, SPECIFICATIONS AND DRAWINGS.
 5. COPYRIGHT OF THIS DRAWING AND THE DESIGN DESCRIBED HEREIN IS VESTED IN CONRAD ARCHITECTS PTY LTD.



EXTERNAL MATERIALS SCHEDULE

	RE-01 PAINTED / RENDERED FINISH PAINTED FINISH COLOUR: TBC		MW-01 METAL SCREENS ANODISED ALUMINIUM SCREENS COLOUR: TBC
	RE-02 PAINTED / RENDERED FINISH PAINTED FINISH COLOUR: TBC		MW-02 METAL SCREENS ANODISED ALUMINIUM SCREENS COLOUR: TBC
	GS-01 GLAZED WINDOWS & DOORS ANODISED ALUMINIUM FRAMING COLOUR: BLACK		MW-03 METAL FENCEGATE VERTICAL METAL ANGLES COLOUR: TBC
	GS-02 GLAZED BALUSTRADE FRAMELESS BALUSTRADE WITH CLEAR GLASS		MW-04 METAL SCREENS ANODISED ALUMINIUM SCREENS COLOUR: TBC
	GS-03 OBSCURE GLAZED SCREEN ANODISED ALUMINIUM FRAMING COLOUR: BLACK		LC-01 METAL LOUVER HORIZONTAL METAL LOUVER COLOUR: TBC
	MP-01 METAL CLADDING METAL PANELS COLOUR: CHARCOAL		SC-02 ALUMINIUM SCREENS OPERABLE ANODISED ALUMINIUM SCREENS COLOUR: TBC
	MP-02 METAL CLADDING METAL ROOFING COLOUR: TBC	NOTES  HATCHING DENOTES OBSCURE GLASS UP TO 1750mm ABOVE FINISHED FLOOR LEVEL (TO COMPLY WITH STANDARD 822 OF CLAUSE 55.04.6) ALL LEVELS TO AHD	

CONRAD

Conrad Architects Pty Ltd
 17 Pines Parade St. Rosemead VIC
 T +61 3 9471 6969
 E info@conradarchitects.com

247-251 NEERIM RD, CARNEGIE

EAST ELEVATION

DL C1408 FEB 2015

As indicated
 Scale of A1
 02/02/2015 3:44:36 PM














TP21 B

Notes

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORK.
4. CONRAD ARCHITECTS ARE TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
5. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, REPORTS, SPECIFICATIONS AND DRAWINGS.
6. COPYRIGHT OF THIS DRAWING AND THE DESIGN DESCRIBED HEREIN IS VESTED IN CONRAD ARCHITECTS PTY LTD.



EXTERNAL MATERIALS SCHEDULE

	RE 01	PANDED / RENDERED FINISH PAINTED FINISH COLOUR: TBC
	RE 02	PANDED / RENDERED FINISH PAINTED FINISH COLOUR: TBC
	GS 01	GLAZED WINDOWS & DOORS ANODISED ALUMINIUM FRAMING COLOUR: BLACK
	GS 02	GLAZED BALUSTRADE FRAMELESS BALUSTRADE WITH CLEAR GLASS
	GS 03	OBSCURE GLAZED SCREEN ANODISED ALUMINIUM FRAMING COLOUR: BLACK
	MP 01	METAL CLADDING METAL PANELS COLOUR: CHARCOAL
	MP 02	METAL CLADDING METAL ROOFING COLOUR: TBC
	MW 01	METAL SCREENS ANODISED ALUMINIUM SCREENS COLOUR: TBC
	MW 02	METAL SCREENS ANODISED ALUMINIUM SCREENS COLOUR: TBC
	MW 03	METAL FENCEGATE VERTICAL METAL ANGLES COLOUR: TBC
	MW 04	METAL SCREENS ANODISED ALUMINIUM SCREENS COLOUR: TBC
	LC 01	METAL LOUVER HORIZONTAL METAL LOUVRES COLOUR: TBC
	SC 02	ALUMINIUM SCREENS OPERABLE ANODISED ALUMINIUM SCREENS COLOUR: TBC

NOTES

HATCHING DENOTES OBSCURE GLASS UP TO 1700mm ABOVE FINISHED FLOOR LEVEL (TO COMPLY WITH STANDARD B27 OF CLAUSE 55.04.6)

ALL LEVELS TO AHD

Revision Date Amendment
TOWN PLANNING
Drawing Sheet

CONRAD

Conrad Architects Pty Ltd
17 Peace Street, Melbourne VIC
T +61 3 8421 6123
E info@conradarchitects.com

247-251 NEERIM RD, CARNEGIE

SOUTH ELEVATION

DL C1408 FEB 2015
Drawing Project Title Date

As indicated
Scale 1:1

10/02/2015 3:41:45 PM

TP22
Drawing No

B
Revision

Notes

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORK.
4. CONRAD ARCHITECTS ARE TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
5. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, REPORTS, SPECIFICATIONS AND DRAWINGS.
6. COPYRIGHT OF THIS DRAWING AND THE DESIGN DESCRIBED HEREIN IS VESTED IN CONRAD ARCHITECTS PTY LTD.



EXTERNAL MATERIALS SCHEDULE

RE-01	PAINTER / RENDERER FINISH PAINTED FINISH COLOUR: TBC
RE-02	PAINTER / RENDERER FINISH PAINTED FINISH COLOUR: TBC
GB-01	GLAZED WINGWALLS & DOORS ANODISED ALUMINIUM FRAMING COLOUR: BLACK
GB-02	GLAZED BALUSTRADE FRAMELESS BALUSTRADE WITH CLEAR GLASS
GB-03	OBSCURE GLAZED SCREEN ANODISED ALUMINIUM FRAMING COLOUR: BLACK
MP-01	METAL CLADDING METAL PANELS COLOUR: CHARCOAL
MP-02	METAL CLADDING METAL ROOFING COLOUR: TBC

MM-01	METAL SCREENS ANODISED ALUMINIUM SCREENS COLOUR: TBC
MM-02	METAL SCREENS ANODISED ALUMINIUM SCREENS COLOUR: TBC
MM-03	METAL FENCEGATE VERTICAL METAL ANGLES COLOUR: TBC
MM-04	METAL SCREENS ANODISED ALUMINIUM SCREENS COLOUR: TBC
BC-01	METAL LOUNGE HORIZONTAL METAL LOUNGE COLOUR: TBC
SC-01	ALUMINIUM SCREENS OPERABLE ANODISED ALUMINIUM SCREENS COLOUR: TBC

NOTES

HATCHING DENOTES OBSCURE GLASS UP TO 1700mm ABOVE FINISHED FLOOR LEVEL (TO COMPLY WITH STANDARD SIZE OF CLAUSE 96.54.6)

ALL LEVELS TO AHD



Revision Date Amendment
TOWN PLANNING
Drawing Date

CONRAD

Conrad Architects Pty Ltd
17 Pinner Parade St, Richmond VIC
T +61 3 9401 6100
E info@conradarchitects.com

247-251 NEERIM RD, CARNEGIE

Project
WEST ELEVATION

Drawing
DL C1408 FEB 2015
Project No Date

As indicated
Scale 1:1
W202013 3 4 45 PM

TP23 B
Drawing No Revision

Item 9.3

253-255 Neerim Road CARNEGIE
APPLICATION NO. GE/PP-27576/2014

File No: GE/PP-27576/2014
Enquiries: Karoline Ware
Manager Statutory Planning



APPLICATION SUMMARY

PROPOSAL	A four (4) storey building comprising 30 dwellings
RECOMMENDATION	Notice of Decision to Grant a Permit subject to conditions to increase setbacks from Truganini Road
KEY ISSUES	<ul style="list-style-type: none"> • Neighbourhood character • Compliance with Rescode
MUNICIPAL STRATEGIC STATEMENT	Urban Villages Policy
APPLICANT	Contour Consultants Aust Pty Ltd
PLANNING SCHEME CONTROLS	<ul style="list-style-type: none"> • Residential Growth Zone • Special Building Overlay
EXISTING LAND USE	Residential
PUBLIC NOTICE	<ul style="list-style-type: none"> • 14 properties notified • 30 notices sent (owners and occupiers) • 3 signs erected on site • 7 objections received
Application fee payable (fee increased by the State Government in 2009)	\$8064

Item 9.3 (cont'd)**1. Community Plan**

Town Planning and Development: to manage the rate and extent of change to the built environment consistent with State and Local Planning Policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.

2. Recommendation

That Council:

- Issues a Notice of Decision to Grant a Permit for *Construction of a four (4) storey building comprising up to 30 dwellings above basement car parking and alteration of access to a Road Zone Category 1 on land affected by the Special Building Overlay* for Application No. GE/PP-27576/2014 in accordance with the conditions contained in the Appendix.

3. Applicable Policies and CodesState Government

- Plan Melbourne
- ResCode

Glen Eira City Council

- Municipal Strategic Statement – Adopted by Council on 17th May 1999 and approved by the Minister on 5th August 1999.
- Urban Villages Policy

4. Reasons For Recommendation

In recommending that Council determines to approve the proposal, consideration has been given to:

- All written objections and matters raised at the Planning Conference
- State and Local Planning policies including Council's MSS
- ResCode

The key issues influencing the recommendation are as follows:

Urban Villages Policy and Zoning

This site is located in the Carnegie Urban Village and is a strategic redevelopment site as identified in both the State and Local Planning Policies.

Two of the stated purposes of the Residential Growth Zone are:

- To provide housing at increased densities in buildings up to and including four storey buildings;
- To encourage a diversity of housing types in locations offering good access to services and transport.

Item 9.3 (cont'd)

The proposed building's height of 13.4m (14.3m including lift overrun and roof plant equipment) would be consistent with Glen Eira's mandatory maximum height of 13.5m allowed under the Residential Growth Zone.

The site comprises two lots with a combined area of 1079m² and a street frontage of 27m to Neerim Road and a street frontage of 37m on Truganini Road. Given the context a building of 4 storeys in height is considered consistent with purpose of the zone and objectives of the Urban Villages Policy.

It is considered that the proposal has been well designed and, subject to modifications, is of a height and appearance suitable for this strategically appropriate location where increased densities and changes in residential character are supported by the relevant State and Local Planning Policies and by the Residential Growth Zone.

Design

The building will be visible from various vantage points due to its corner location and reduced setbacks to each street frontage.

The development is generally well articulated with varied materials, treatments and finishes to create visual interest. The upper floors are recessive due to the staggering of the built form and setbacks from the sensitive interfaces to the east and south.

Changes are recommended to the west elevation and in particular the extensive use of glazing which gives the building a commercial appearance. The enclosure of the east facing balconies within a sloping roof form is recommended be deleted to reduce visual bulk and improve the east facing façade treatment.

Rescode

The building sits forward of the adjoining single storey dwelling however the front setback proposed is similar to the approved 4 storey building at 259-261 Neerim Road.

Whilst the setback of 2.0m to Truganini Road (side road boundary) meets minimum Rescode requirements, setbacks from Truganini Road will need to be increased to improve the streetscape. These recommended changes to the plans will:

- Reduce the dominance of the development when viewed from surrounding vantage points
- Improve the landscape setting
- Increase ground space to establish a sufficient quantity and size of canopy trees;
- Create a more graduated transition to the neighbouring development at 25 Truganini Road with increased street setbacks.

The recommended increases to setbacks may require a reduction in number of dwellings or the consolidation of apartments, therefore the recommendation is for '...up to thirty (30) dwellings...'

Item 9.3 (cont'd)

The development has been designed to prevent unreasonable overlooking of neighbouring private open space. Conditions will ensure screening measures meet Rescode requirements.

The site adjoins areas of private open space to the east (257 Neerim Road) and a 4 storey development under construction to the South (25 Truganini Road).

The shadow diagrams demonstrate that the building has been designed with appropriate setbacks from the east to ensure no significant overshadowing to the backyard of 257 Neerim Road. This meets the relevant Rescode Standard.

The development will cast shadow across ground level private open space of the development under construction to the south.

Rescode states the amount of sunlight to existing secluded private open space should not be further reduced if it is already less than the standard, therefore the development should be designed with appropriate setbacks to ensure no increase in overshadowing to these areas. This is a recommended condition of approval.

Visual bulk impacts to the east and south are minimised through the staggering of the setbacks from each of these respective boundaries to ensure compliance with Rescode.

Basement and landscape opportunities

The proposed setbacks are considered reasonable as there is opportunity for planting around the perimeter of the site and in particular the front setback of Neerim Road.

The recommended increase in setbacks from the west boundary will improve the landscape opportunities and allow for mature planting to provide visual relief for the 4 storey building form when viewed from Truganini Road.

Council's Parks Services Department are satisfied with the removal of the street tree on Truganini Road near the proposed crossover at the developers cost. The remaining street trees to be retained on Neerim Road will be protected during construction.

Internal amenity

Subject to conditions, the layout and design of the development will result in functional, well-proportioned dwellings with good access to daylight, direct sunlight and adequately proportioned balconies.

The number of apartments with south facing balconies has been limited to 1 out of the 30 dwellings.

The recommended increases in setbacks from Truganini Road will improve the area of private open space for Units 7 & 8 which are constrained by the raised floor levels and reduced setbacks.

Further detail is required to ensure ground floor areas of private open space are provided with adequate privacy from the street and neighbouring properties due to the raised ground floor levels.

Item 9.3 (cont'd)Car Parking and Traffic

The development proposes one and two bedroom dwellings, therefore State Government Guidelines require 36 car spaces (30 for residents and 6 for visitors). A total of 37 car spaces have been provided (32 for residents and 5 for visitors). As there is a surplus of resident parking, full compliance of visitor car parking is recommended to be provided on site.

A note will be included making future residents ineligible to obtain resident and visitor parking permits with a condition stating that the owner is to inform residents about this limitation.

Council's Transport Planning Department and VicRoads have recommended a number of conditions to address vehicle access into and within the basement car park.

Council's Transport Planning Department has advised that the increase in traffic generated by the proposal is unlikely to have any significant adverse impact on the current operation of Neerim Road, Truganini Road or the surrounding road network

Management Plan Requirements

A Construction Management Plan (CMP) and a Waste Management Plan (WMP) is required. A condition has been included in the Appendix outlining the requirements of the CMP and WMP.

Item 9.3 (cont'd)**APPENDIX**

ADDRESS: 253-255 NEERIM ROAD, CARNEGIE
APPLICATION NO: GE/PP-27576/2014

1. Proposal

The features of the proposal can be summarised as follows:

- Removal of all existing vegetation on site.
- Construction of a four storey building with a contemporary appearance comprising thirty (30) residential apartments (19 x two B/R dwellings, 11 x one B/R dwellings). The area of apartments ranges from 44m² - 77m².
- Two levels of basement car parking providing a total of 37 car spaces (32 resident spaces and 5 visitor spaces).
- Bicycle parking (10 spaces) provided at Basement Car Park 2
- Vehicle access from Truganini Road (existing crossovers to be reinstated).
- Private open space for each dwelling would be in the form of ground floor courtyards and balconies at the upper levels.
- Proposed maximum building height is 13.4m (excluding lift overrun and roof plant equipment).

2. Public Notice

- 14 properties notified
- 30 notices sent (owners and occupiers)
- 3 signs erected on site
- 7 objections received

The objectors' concerns are summarised as follows:

- Reduction of visitor parking
- Height, scale and massing of building is excessive
- Traffic congestion
- Density is increasing too rapidly
- Impacts during construction
- Noise and environment
- Infrastructure is inadequate
- Access location and pedestrian safety
- Existing street setbacks should be preserved
- Loss of neighbourhood character and amenity

3. Referrals

The application has been referred to various departments and individuals within Council for advice on particular issues. The following is a summary of relevant advice:

Item 9.3 (cont'd)Transport Planning

- The provision of car parking for residents meets planning scheme requirements.
- There is a shortfall of visitor car parking (5 proposed, 6 required).
- The requirement for bicycle spaces has been satisfied.
- Traffic generated by the development would not have a major impact on the operation and function of Truganini, Neerim Road and the surrounding road network.
- Residents of this development would be ineligible for parking permits.

Asset Engineering

- The redundant vehicle crossings on Neerim Road must be removed and reinstated.
- No net increase in peak stormwater runoff in Council drainage network.

Parks Services

- The existing street trees (Queensland Brush Box and Prickly-leaf Paperbark) on Neerim Road must be retained and protected during construction.
- The existing street tree on Truganini Road is approved for removal by Council at the cost of the developer.

Landscape Assessment Officer

- No high value trees on the site.
- The front, side and rear setbacks should be increased to allow more space for the planting of canopy trees.
- Mature tree planting to be carried out in the open areas of the site where practical.

Building Technical Officer

- Construction Management Plan required.

Waste Services

- Large development which proposes private collection as kerb side collection not suitable. Waste Management Plan approved.

4. Planning Conference

The Conference, chaired by Councillor Hyams, provided a forum where all interested parties could elaborate on their respective views. Objectors mainly emphasised their original reasons for objection. It is considered that the main issues arising from the discussions were:

Item 9.3 (cont'd)

- Traffic congestion
- One car space per one or two bedroom dwelling is inadequate
- Density is increasing too rapidly
- Impacts during construction
- Access location and pedestrian safety
- Reduction of visitor car parking
- The development is not environmentally sustainable
- Sight lines between pedestrians and vehicles exiting the basement

Undertakings by the Applicant

- The sight triangles at the from the basement could be increased in size
- Mechanisms such as boom gates, traffic signaling or warning signs could be provided at the exit from the basement to ensure pedestrian safety

5. Conditions

1. Before the commencement of the development, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as TP.04, TP.05, TP.06A, TP.06B, TP.07A, TP.07B, TP.08, TP.09, TP.10, TP.11 (Rev. A) dated January 2015 prepared by t-a-square Architects) but modified to show:
 - (a) The ground and first floors inclusive of balconies setback a minimum of 4.0m from the west boundary (Truganini Road) with any consequential changes absorbed within the approved building envelope.
 - (b) The second floor setback a minimum of 6.0m from the west boundary (Truganini Road) with any consequential changes absorbed within the approved building envelope. A balcony may encroach a maximum of 1.6m into this setback.
 - (c) The third floor setback a minimum of 7.5m from the west boundary (Truganini Road) with any consequential changes absorbed within the approved building envelope. A balcony may encroach a maximum of 1.6m into this setback.
 - (d) The location of any substation/services/metres to be clearly shown on the plans and in a location to the satisfaction of the Responsible Authority. Any on-site substation must not be located in the front setbacks and must not reduce any open space for each apartment;
 - (e) Deletion of the raked roof form on the eastern elevation with any consequential changes to the satisfaction of the Responsible Authority.
 - (f) A reduction in the extent of glazing on the north and west elevations to the satisfaction of the Responsible Authority.
 - (g) The development achieving maximum site coverage of 60%.
 - (h) Modifications to the building envelope to the extent there is no increase in overshadowing to the south between 9am and 3pm on the 22 September. Revised shadow diagrams must be provided accordingly.
 - (i) Ground floor apartments designed to prevent overlooking into neighbouring private open space to the east and south and incorporating privacy screening to a minimum 1.7m above finished floor level or an alternative arrangement to the satisfaction of the Responsible Authority.
 - (j) East and south facing balconies and habitable room windows screened to achieve compliance with Standard B22 of Rescode.

Item 9.3 (cont'd)

- (k) Notations stating that all screening measures will be fixed to 1.7m above finished floor level and no more than 25% transparent.
- (l) All balconies to have minimum dimension of 1.6m and area of 8m² with dimensions shown.
- (m) Car parking for the development provided at the following rates:
 - Not less than one (1) car space for each 1 or 2 bedroom dwelling;
 - Not less than two (2) car spaces for each 3 bedroom dwelling.
 - Not less than one (1) visitor space per 5 dwellings.
- (n) Allocation of car spaces clearly marked.
- (o) An intercom system including video with remote access to allow visitors to enter the basement car park. The intercom must be setback a minimum of 3.0m from the western boundary.
- (p) The columns within the basement car park located no less than 250mm and extending no more than 1.0m from the car park aisle in accordance with Diagram 1 of Clause 52.06 of the Planning Scheme and dimensioned accordingly.
- (q) The over bonnet storage cages provided with a minimum clearance of 1.35m above ground level and extending not more than 900mm into the car space. No vertical supports should be provided within the car spaces.
- (r) The width of the entire access ramp and kerbs clearly indicated with dimensions on the plans and be in accordance with Clause 52.06 of the Planning Scheme and AS2890.1
- (s) The 1:8 transition at the bottom of the ramp within 'Basement Car Park 2' increased to a minimum 2.5m to prevent vehicle scraping.
- (t) Manual swept paths analysis undertaken for car spaces 18 and 19 demonstrating access to and from the spaces and the access aisle / access ramps.
- (u) A minimum 1.0m wide pedestrian path between car space 10 at 'Basement Car Park 1' and car space 30 at 'Basement Car Park 2' and the storage areas in order to be able to access the storage areas. Alternatively, the car spaces and adjacent storage areas should be allocated to the same dwelling and access to the storage areas be accessible from within each abutting space;
- (v) A pedestrian sight triangle measuring 1.5m (along the driveway edge) by 1.0m (along the property line) provided on the southern side of the driveway. This area should be clear of any objects or vegetation greater than 600mm in height. This should be annotated on the plans;
- (w) The visitor bicycle spaces provided in bicycle hoops (or towel rails) at the ground level near the main entrance and/or foyer of the building;
- (x) A minimum height clearance of 2.25m provided between the proposed ramps to the underside of the above floor building and within the basement car parks. Access to the bicycle parking spaces must be in accordance with AS2890.3. Headroom clearance above the ramp is required to be measured as per Figure 5.3 of AS2890.1:2004. This needs to be shown on a longitudinal cross section plan.
- (y) Any changes required to achieve compliance with Melbourne Water requirements.

When approved, the plans will be endorsed and will then form part of this Permit.

Item 9.3 (cont'd)

2. Before the commencement of buildings and works, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate:
 - (a) A survey, including botanical names, of all existing vegetation to be retained.
 - (b) Buildings and trees (including botanical names) on neighbouring properties within 3.0m of the boundary.
 - (c) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.
 - (d) Landscaping and planting within all open space areas of the site
 - (e) Advanced canopy trees (minimum 3.0m tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the following areas:
 - (i) Neerim Road Setback; x 5 trees
or 5 trees in locations to the satisfaction of the Responsible Authority.
Trees are not to be sited over easements.

All species selected must be to the satisfaction of the Responsible Authority.
3. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. This does not apply to the exemptions specified in Clause 62 of the Glen Eira Planning Scheme.

Note: This does not obviate the need for a permit where one is required.
4. The landscaping as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority before the occupation of the development and/or the commencement of the use or at such later date as is approved by the Responsible Authority in writing.
5. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.
6. Prior to the commencement of the development, a fee of \$1172 must be paid to the Responsible Authority for the removal and replacement of the existing Prickly-leaf Paperbark located on Truganini Road. Removal of the street tree may only be undertaken by the Responsible Authority.
7. The proposed works must not cause any damage to the existing street trees to be retained. Root pruning of this tree must be carried out to the satisfaction of the Responsible Authority prior to the construction of the crossover/works.

Item 9.3 (cont'd)

8. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the street tree/s at a radius of 2.4m for the Queensland Brush Box located on Neerim Road and 7.2m for the Prickly-leaf Paperbark located on Neerim Road measured from the base of the trunk to define 'tree protection zones'. Temporary fencing is to be used as per AS 4870-2009 section 4.3. This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until the construction within the tree protection zone is required. The tree protection zone for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone. No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.

9. The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

Above ground canopy TPZ (Tree Protection Zone) to be adopted. No works, structures or machinery will come within 1m of the trees crown/canopy as per AS 4870-2009 section 3.3.6.

Tree Protection Zone (TPZ) fencing must be adopted to protect the street tree's trunk. Set at edge of TPZ on all sides (Finishing at paved surfaces). Temporary fencing to be used as per AS 4870-2009 section 4.3.

Hand excavate any area within 1.5m of the Tree Protection Zone (TPZ). If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Ground protection is to be used if temporary access for machinery is required within the Tree Protection Zone (TPZ). Strapped rumble boards are to be used within TPZ to limit ground compaction as per AS 4870-2009 section 4.5.3.

10. No excavation is to come within 2.0m of the Queensland Brush Box located on Neerim Road and 5.0m of the Prickly-leaf Paperbark located on Neerim Road without the prior consent of the Responsible Authority. Any excavation within 1.5m of the tree protection zones must be hand excavated. If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Ground protection is to be used if temporary access for machinery is required within the TPZ (Tree Protection Zone). Strapped rumble boards are to be used within the tree protection zone to limit ground compaction as per AS 4870-2009 section 4.5.3.

11. The car parking allocation for the approved development must be:

- Not less than one (1) car space for each 1 or 2 bedroom dwelling;
- Not less than two (2) car spaces for each 3 bedroom dwelling.
- Not less than one (1) visitor space per 5 dwellings.

Item 9.3 (cont'd)

12. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
13. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather sealcoat;
 - (d) drained;
 - (e) line-marked to indicate each car space and all access lanes;
 - (f) clearly marked to show the direction of traffic along the access lanes and driveways

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

14. Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:
 - (a) delivery and unloading points and expected frequency;
 - (b) a liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (c) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (d) any requirements outlined within this permit as required by the relevant referral authorities;
 - (e) hours for construction activity in accordance with any other condition of this permit;
 - (f) measures to control noise, dust, water and sediment laden runoff;
 - (g) measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
 - (h) any construction lighting to be baffled to minimise intrusion on adjoining lots.

Item 9.3 (cont'd)

Once approved the CMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

15. Prior to the occupation of the development, the Waste Management Plan as approved by the Responsible Authority must be implemented to the satisfaction of the Responsible Authority. The plan must include but is not limited to:
 - (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority.
 - (b) Designation of methods of collection including the need to provide for private services or utilisation of council services. If private collection is used, this method must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
 - (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
 - (d) Details for best practice waste management once operating.
 - (e) Frequency of collection.

The waste management plan may only be amended with the approval of the Responsible Authority.

16. Adequate provision must be made for the storage and collection of garbage, bottles and other solid wastes in bins or receptacles, to the satisfaction of the Responsible Authority.

All bins and receptacles used for the storage and collection of garbage, bottles and other solid wastes must be kept in a storage area screened from view, to the satisfaction of the Responsible Authority.

All bins and receptacles must be maintained in a clean and tidy condition and free from offensive odour, to the satisfaction of the Responsible Authority.

17. Provision must be made on the site for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
18. No plant, equipment, services and substations other than those shown on the endorsed plans are permitted without the prior written consent of the Responsible Authority.
19. Privacy screens must be in accordance with the endorsed plans and must be installed prior to the occupation of the development. The privacy screens must be maintained to the satisfaction of the Responsible Authority.
20. Prior to the completion of the basement floor construction, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement floor has been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced.)

Item 9.3 (cont'd)

21. Prior to the completion of the ramp to the basement, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement ramp has been constructed in accordance with the endorsed plans.
22. Prior to the occupation of the approved development, a permanent sign must be erected by the applicable planning permit holder in a prominent position in the car park and in any foyer/s stating that "Residents of this development will not be issued Residential Parking Permits (including visitor parking permits)". The sign must measure approximately 0.2 square metres in area, to the satisfaction of the Responsible Authority.
23. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to 'Note D' that residents of the dwellings allowed under this permit will not be issued residential parking permits (including visitor parking permits).

VicRoads conditions

24. Any redundant vehicle crossing on Neerim Road must be removed and the area reinstated to kerb and channel to the satisfaction of the Responsible Authority and at no cost to VicRoads.

Melbourne Water conditions

25. The finished floor levels for the Ground Floor must be set to a minimum of 44.56 metres to the Australian Height Datum (300mm above the applicable flood level).
26. All doors, windows, vents and openings to the basement car park must be a minimum of 300mm above the applicable flood level (44.56 metres to the Australian Height Datum).
27. The entry / exit driveway of the basement carpark must incorporate a flood proof apex of a minimum of 300mm above the applicable flood level (44.56 metres to the Australian Height Datum).
28. Prior to the issue of an Occupancy Permit, a certified survey plan showing finished floor/surface levels (as constructed) reduced to the Australian Height Datum must be submitted to Melbourne Water for approval, demonstrating that the floor levels for the building and driveway apex has been constructed in accordance with Melbourne Water's requirements.
29. All new internal and front fencing must be at least 50 percent open in design up to the flood level to allow for the passage of floodwaters.
30. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.
31. This Permit will expire if:
 - * The development does not start within two (2) years from the date of this Permit; or
 - * The development is not completed within four (4) years of the date of this Permit.

Item 9.3 (cont'd)

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

NOTES:

- A. The amendments specified in Condition 1 of this Permit and any additional modifications which are “necessary or consequential” are those that will be assessed by Council when plans are lodged to satisfy that condition. Any “necessary or consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987.

- B. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria to that adopted for the approval of this Planning Permit.
- C. This Planning Permit represents the Planning approval for the development of the land. Side and rear boundary fences do not form part of this Planning approval. All matters relating to the boundary fences shall be in accordance with the provisions of the Fences Act 1968.
- D. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
- E. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- F. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- G. The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit.

Item 9.3 (cont'd)Asset Engineering Advice:

- H. The redundant vehicle crossings must be removed and footpath, nature strip and kerb and channel of the road reinstated matching the conditions of those abutting.
- I. Vehicle crossing should be constructed as commercial type vehicle crossing with splayed to Council standards.
- J. No net increase in peak stormwater runoff in Council drainage network. Post development peak storm water discharge to Council drainage network must be maintained to the predevelopment level for 10 year ARI. Detailed plans and computations should be submitted to Council for approval prior any construction works. When approved these plans will be endorsed and form part of plans submitted with town planning permit application.
- K. Engineering Services encourage using of rainwater tanks for storage and reuse for toilet and irrigation purpose and or stormwater detention system.
- L. Drainage associated with basement construction (seepage and agricultural waters are to be filtered to rain water clarity) must be discharged to the nearest Council Drain /Pit and not be discharged to the kerb and channel.
- M. All stormwater runoff must be connected to Council underground drainage network. No uncontrolled stormwater discharge to adjoining properties and footpaths.
- N. Any firefighting equipment for the building shall be accommodated within title boundary. Submitted plans are not showing location of any hydrant / booster. Council will not allow private fire equipment in the Road Reserve.
- O. Asset Protection Permit must be obtained from Council Engineering Services Department prior commencement of any building works.
- P. All relevant Engineering Permits must be obtained prior any works within the Road Reserve and or stormwater connection to Council drainage network.
- Q. Any modifications, amendments or changes that could impact Council's infrastructure assets are to be discussed with the Engineering Services prior to issuing a planning permit.

Melbourne Water Footnotes

- R. The applicable 1% AEP flood level is 44.26 metres to the Australian Height Datum (AHD).

If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference 252554.

Item 9.3 (cont'd)

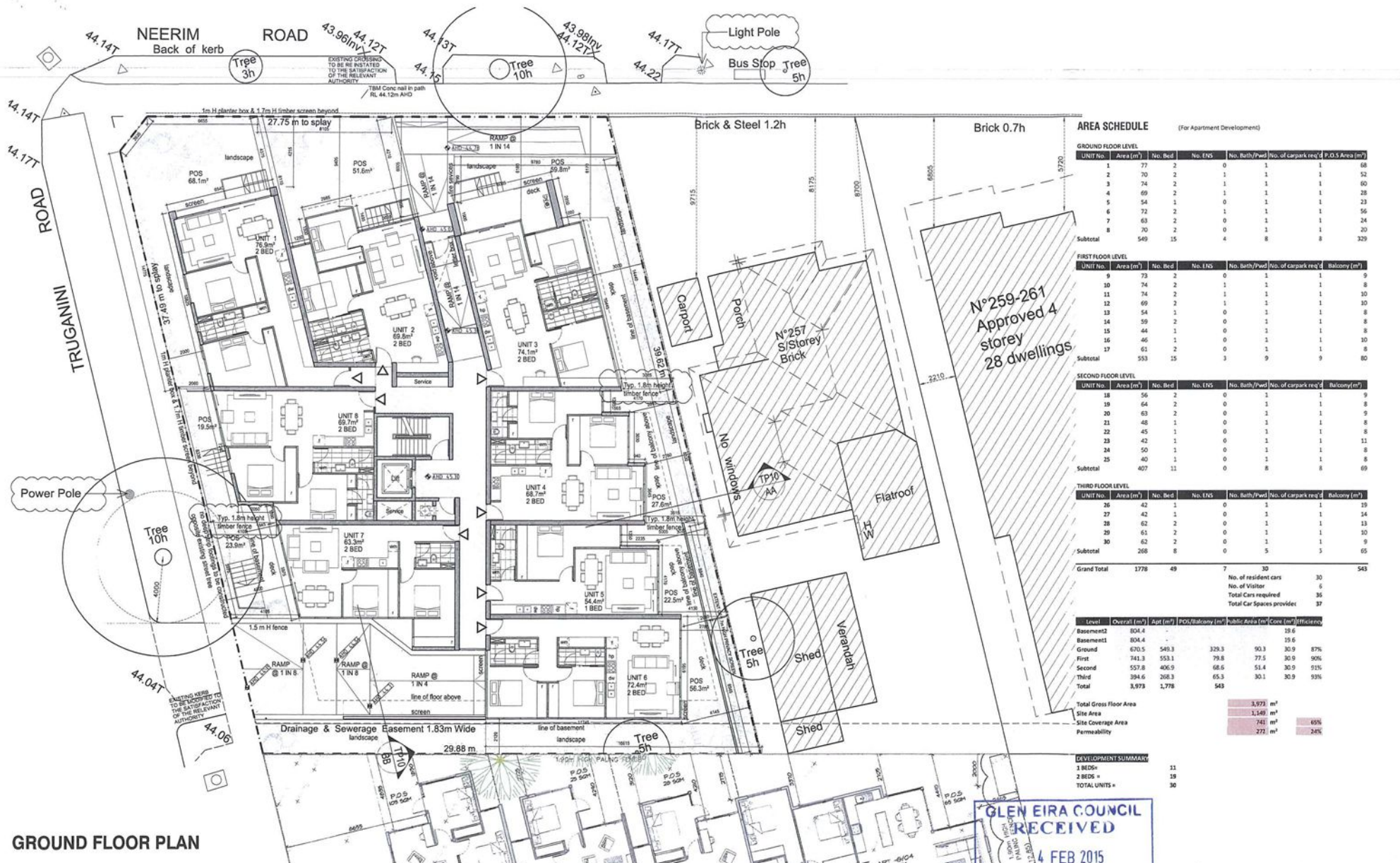
Crs Hyams/Esakoff

That the recommendation in the report be adopted except that the wording at Condition 1(v) be deleted and replaced with the following:

- “(v) A pedestrian sight triangle measuring 2.5m (along the driveway edge) by 2.0m (along the property line) provided on the southern side of the driveway. This area should be clear of any objects or vegetation greater than 600mm in height. This should be annotated on the plans;”**

8.25PM Cr Sounness returned to the Chamber.

The MOTION was put and CARRIED.



AREA SCHEDULE (For Apartment Developments)

GROUND FLOOR LEVEL

UNIT No.	Area (m²)	No. Bed	No. ENS	No. Bath/Pwd	No. of carpark req	P.O.S Area (m²)
1	77	2	0	1	1	68
2	70	2	1	1	1	52
3	74	2	1	1	1	60
4	69	2	1	1	1	28
5	54	1	0	1	1	23
6	72	2	1	1	1	56
7	63	2	0	1	1	24
8	70	2	0	1	1	20
Subtotal	549	15	4	8	8	329

FIRST FLOOR LEVEL

UNIT No.	Area (m²)	No. Bed	No. ENS	No. Bath/Pwd	No. of carpark req	Balcony (m²)
9	73	2	0	1	1	9
10	74	2	1	1	1	8
11	74	2	1	1	1	10
12	69	2	1	1	1	8
13	54	1	0	1	1	8
14	59	2	0	1	1	8
15	44	1	0	1	1	8
16	46	1	0	1	1	10
17	61	2	0	1	1	8
Subtotal	553	15	3	9	9	80

SECOND FLOOR LEVEL

UNIT No.	Area (m²)	No. Bed	No. ENS	No. Bath/Pwd	No. of carpark req	Balcony (m²)
18	56	2	0	1	1	9
19	64	2	0	1	1	8
20	63	2	0	1	1	8
21	48	1	0	1	1	8
22	45	1	0	1	1	8
23	42	1	0	1	1	11
24	50	1	0	1	1	8
25	40	1	0	1	1	8
Subtotal	407	11	0	8	8	69

THIRD FLOOR LEVEL

UNIT No.	Area (m²)	No. Bed	No. ENS	No. Bath/Pwd	No. of carpark req	Balcony (m²)
26	42	1	0	1	1	19
27	42	1	0	1	1	14
28	62	2	0	1	1	13
29	61	2	0	1	1	10
30	62	2	0	1	1	9
Subtotal	268	8	0	5	5	65

Grand Total

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,978	1,778	543			

Total Gross Floor Area
Site Area
Site Coverage Area
Permeability

DEVELOPMENT SUMMARY

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,978	1,778	543			

Grand Total

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,978	1,778	543			

Grand Total

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,978	1,778	543			

Grand Total

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,978	1,778	543			

Grand Total

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,978	1,778	543			

Grand Total

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,978	1,778	543			

Grand Total

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,978	1,778	543			

Grand Total

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,978	1,778	543			

Grand Total

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,978	1,778	543			

Grand Total

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,978	1,778	543			

Grand Total

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,978	1,778	543			

Grand Total

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,978	1,778	543			

Grand Total

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,978	1,778	543			

Grand Total

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,978	1,778	543			

Grand Total

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,978	1,778	543			

Grand Total

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,978	1,778	543			

Grand Total

Level	Overall (m²)	Apt (m²)	POS/Balcony (m²)	Public Area (m²)	Core (m²)	Perimeter
Basement2	804.4	-	-	-	19.6	-



FIRST FLOOR PLAN

t-square

1/8 SHELLEY ST, RICHMOND VIC 3121
03 9421 2827
WWW.TASQUARE.COM
ACN: 123 782 409

NOTES:
1. Substantive dimensions added. Line of floor above shown in dashed line.
2. Additional information to residents.

© Copyright in this document and the concepts it represents are reserved to t-square architects.
No unauthorised use or copying permitted. All rights reserved.

253-255 NEERIM ROAD, CARNEGIE

FIRST FLOOR PLAN

**GLEN EIRA COUNCIL
RECEIVED**
4 FEB 2015
STATUTORY PLANNING
DEPARTMENT

AREA SCHEDULE

(For Apartment Development)

GROUND FLOOR LEVEL						
UNIT No.	Area (m ²)	No. Bed	No. ENS	No. Bath/Pwd	No. of carpark req'd	P.O.S Area (m ²)
1	77	2	0	1	1	66
2	70	2	1	1	1	52
3	74	2	1	1	1	60
4	69	2	1	1	1	28
5	54	1	0	1	1	23
6	72	2	1	1	1	56
7	63	2	0	1	1	24
8	70	2	0	1	1	20
Subtotal	549	15	4	8	8	329

FIRST FLOOR LEVEL						
UNIT No.	Area (m ²)	No. Bed	No. ENS	No. Bath/Pwd	No. of carpark req'd	Balcony (m ²)
9	73	2	0	1	1	9
10	74	2	1	1	1	8
11	74	2	1	1	1	10
12	69	2	1	1	1	10
13	54	1	0	1	1	8
14	59	2	0	1	1	8
15	44	1	0	1	1	8
16	45	1	0	1	1	10
17	61	2	0	1	1	8
Subtotal	553	15	3	9	9	80

SECOND FLOOR LEVEL						
UNIT No.	Area (m ²)	No. Bed	No. ENS	No. Bath/Pwd	No. of carpark req'd	Balcony (m ²)
18	56	2	0	1	1	9
19	64	2	0	1	1	8
20	63	2	0	1	1	9
21	48	1	0	1	1	8
22	45	1	0	1	1	8
23	42	1	0	1	1	11
24	50	1	0	1	1	8
25	40	1	0	1	1	8
Subtotal	407	11	0	8	8	69

THIRD FLOOR LEVEL						
UNIT No.	Area (m ²)	No. Bed	No. ENS	No. Bath/Pwd	No. of carpark req'd	Balcony (m ²)
26	42	1	0	1	1	15
27	42	1	0	1	1	14
28	62	2	0	1	1	13
29	61	2	0	1	1	10
30	62	2	0	1	1	9
Subtotal	268	8	0	5	5	65

Grand Total	1778	49	7	30		543
						No. of resident cars
						30
						No. of Visitor
						6
						Total Cars required
						36
						Total Car Spaces provided
						37

Level	Overall (m ²)	Appt (m ²)	POS/Balkony (m ²)	Public Area (m ²)	Core (m ²)	Efficiency
Basement2	804.4	-	-	-	15.6	
Basement1	804.4	-	-	-	15.6	
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	29.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,973	1,778	543			

Total Gross Floor Area	3,973 m ²
Site Area	1,149 m ²
Site Coverage Area	741 m ²
Permeability	272 m ²

DEVELOPMENT SUMMARY	
1 BEDS =	11
2 BEDS =	39
TOTAL UNITS =	50



Scale:
1:100 @ A1
1:200 @ A3
Drawing No:
TA1433
Drawing Date:
TP.06A
Drawing Date:
30 JAN 15

SECOND FLOOR PLAN

t-square

1/8 SHELLEY ST, RICHMOND VIC 3121
03 9421 2827
WWW.TASQUARE.COM
ACN: 123 782 409

© Copyright in this document and the concepts it represents are reserved to t-square architects.
No unauthorised use or copying permitted. All rights reserved.

253-255 NEERIM ROAD, CARNEGIE

SECOND FLOOR PLAN

AREA SCHEDULE

(For Apartment Development)

GROUND FLOOR LEVEL						
UNIT No.	Area (m ²)	No. Bed	No. ENS	No. Bath/Pwd	No. of carpark req'd	P.O.S Area (m ²)
1	77	2	0	1	1	68
2	70	2	1	1	1	52
3	74	2	1	1	1	60
4	69	2	1	1	1	28
5	54	1	0	1	1	23
6	72	2	1	1	1	56
7	63	2	0	1	1	24
8	70	2	0	1	1	20
Subtotal	549	15	4	8	8	329

FIRST FLOOR LEVEL						
UNIT No.	Area (m ²)	No. Bed	No. ENS	No. Bath/Pwd	No. of carpark req'd	Balcony (m ²)
9	73	2	0	1	1	9
10	74	2	1	1	1	8
11	74	2	1	1	1	10
12	69	2	1	1	1	8
13	54	1	0	1	1	8
14	59	2	0	1	1	8
15	44	1	0	1	1	8
16	46	1	0	1	1	10
17	61	2	0	1	1	8
Subtotal	553	15	3	9	9	80

SECOND FLOOR LEVEL						
UNIT No.	Area (m ²)	No. Bed	No. ENS	No. Bath/Pwd	No. of carpark req'd	Balcony (m ²)
18	56	2	0	1	1	9
19	64	2	0	1	1	8
20	63	2	0	1	1	9
21	48	1	0	1	1	8
22	45	1	0	1	1	8
23	42	1	0	1	1	11
24	50	1	0	1	1	8
25	40	1	0	1	1	8
Subtotal	407	11	0	8	8	69

THIRD FLOOR LEVEL						
UNIT No.	Area (m ²)	No. Bed	No. ENS	No. Bath/Pwd	No. of carpark req'd	Balcony (m ²)
26	42	1	0	1	1	19
27	42	1	0	1	1	14
28	62	2	0	1	1	13
29	61	2	0	1	1	10
30	62	2	0	1	1	9
Subtotal	268	8	0	5	5	65

Grand Total	1778	49	7	30	30	543
						No. of resident cars
						No. of Visitor
						Total Cars required
						Total Car Spaces provided

Level	Overall (m ²)	Apt (m ²)	PCA/Balcony (m ²)	Public Area (m ²)	Core (m ²)	Efficiency
Basement2	804.4	-	-	-	19.6	-
Basement1	804.4	-	-	-	19.6	-
Ground	670.5	549.3	329.3	90.3	30.9	87%
First	741.3	553.1	79.8	71.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,973	1,778	543	-	-	-

Total Gross Floor Area	3,973 m ²
Site Area	1,340 m ²
Site Coverage Area	741 m ² 65%
Permeability	272 m ² 24%

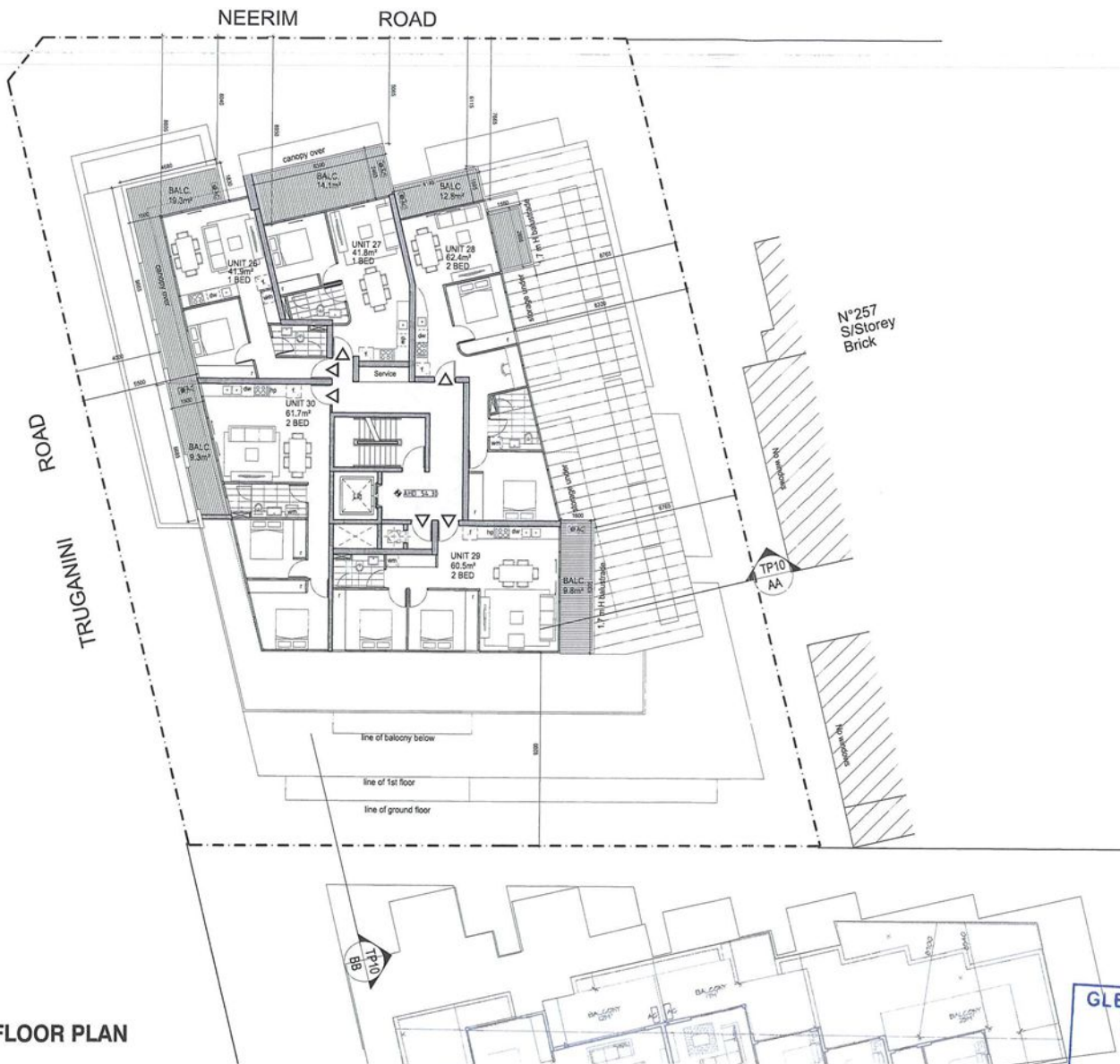
DEVELOPMENT SUMMARY

1 BEDS =	11
2 BEDS =	19
TOTAL UNITS =	30

**GLEN EIRA COUNCIL
RECEIVED**
4 FEB 2015
**STATUTORY PLANNING
DEPARTMENT**



Scale: 1:100 @ A1
1:200 @ A3
TA1433
TP.06B
19 JAN '15



THIRD FLOOR PLAN

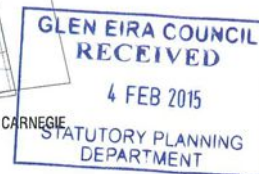
t-square

1/8 SHELLEY ST, RICHMOND VIC 3121
 \ 03 9421 2827
 \ WWW.TASQUARE.COM
 \ ACN: 123 782 409

© Copyright in this document and the concepts it represents are reserved to t-square architects.
 No unauthorised use or copying permitted. All rights reserved.

253-255 NEERIM ROAD, CARNEGIE

THIRD FLOOR PLAN



AREA SCHEDULE

(For Apartment Development)

GROUND FLOOR LEVEL

UNIT No.	Area (m²)	No. Bed	No. ENS	No. Bath/Pwd	No. of carpark req'd	P.O.S Area (m²)
1	77	2	0	1	1	48
2	70	2	1	1	1	52
3	74	2	1	1	1	60
4	69	2	1	1	1	28
5	54	1	0	1	1	23
6	72	2	1	1	1	56
7	63	2	0	1	1	24
8	70	2	0	1	1	20
Subtotal	543	15	4	8	8	329

FIRST FLOOR LEVEL

UNIT No.	Area (m²)	No. Bed	No. ENS	No. Bath/Pwd	No. of carpark req'd	Balcony (m²)
9	73	2	0	1	1	9
10	74	2	1	1	1	8
11	74	2	1	1	1	10
12	69	2	1	1	1	10
13	54	1	0	1	1	8
14	59	2	0	1	1	8
15	44	1	0	1	1	8
16	45	1	0	1	1	10
17	61	2	0	1	1	8
Subtotal	553	15	3	9	9	80

SECOND FLOOR LEVEL

UNIT No.	Area (m²)	No. Bed	No. ENS	No. Bath/Pwd	No. of carpark req'd	Balcony (m²)
18	55	2	0	1	1	9
19	64	2	0	1	1	8
20	69	2	0	1	1	9
21	48	1	0	1	1	8
22	45	1	0	1	1	8
23	42	1	0	1	1	11
24	50	1	0	1	1	8
25	42	1	0	1	1	8
Subtotal	407	11	0	8	8	69

THIRD FLOOR LEVEL

UNIT No.	Area (m²)	No. Bed	No. ENS	No. Bath/Pwd	No. of carpark req'd	Balcony (m²)
26	42	1	0	1	1	19
27	42	1	0	1	1	14
28	62	2	0	1	1	13
29	61	2	0	1	1	10
30	62	2	0	1	1	9
Subtotal	268	8	0	5	5	65

Grand Total	1778	40	7	30	30	543
No. of resident cars						30
No. of Visitor						6
Total Cars required						36
Total Car Spaces provided						37

Level	Overall (m²)	Apt (m²)	P.O.S/Balcony (m²)	Public Area (m²)	Core (m²)	Efficiency
Basement2	804.4	-	-	-	15.6	-
Basement1	804.4	-	-	-	15.6	-
Ground	670.5	549.3	329.3	30.3	30.9	87%
First	743.3	553.1	79.8	77.5	30.9	90%
Second	557.8	406.9	68.6	51.4	30.9	91%
Third	394.6	268.3	65.3	30.1	30.9	93%
Total	3,973	1,778	543			

Total Gross Floor Area	3,973 m²
Site Area	1,149 m²
Site Coverage Area	741 m² 65%
Permeability	272 m² 24%

DEVELOPMENT SUMMARY

1 BEDS =	11
2 BEDS =	19
TOTAL UNITS =	30



Scale:
 1:100 @ A1
 1:200 @ A3
 TA1433

SS
 B
 30 JAN '15

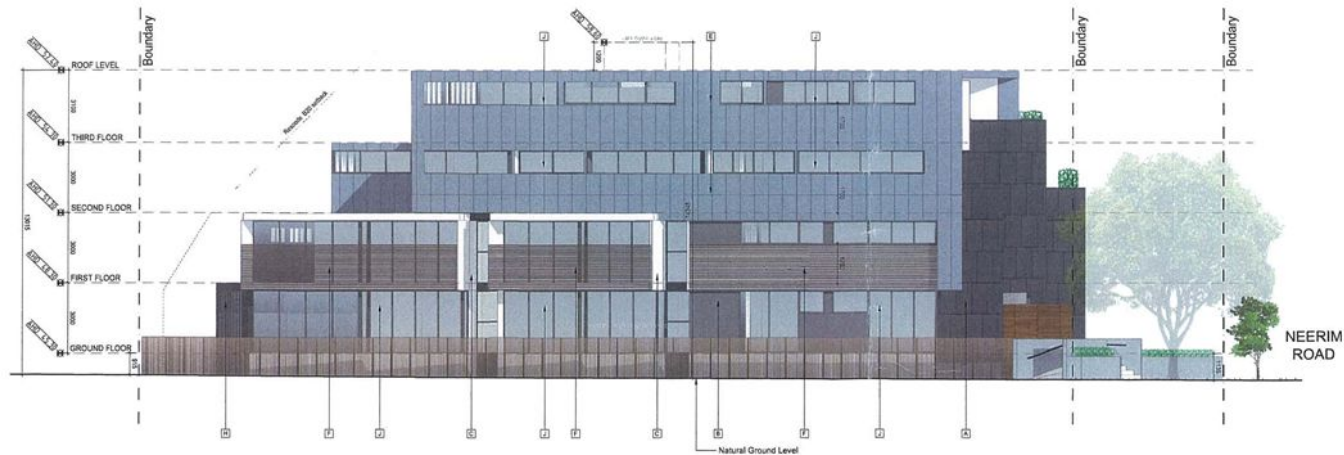
TOWN PLANNING

TP.07A



NORTH ELEVATION

material legend:	colour:
(A) NATURAL STONE CLADDING	CHARCOAL
(B) RENDERED WALL	GREY
(C) RENDERED WALL	WHITE
(D) RENDERED WALL	CHARCOAL
(E) METAL CLADDING	LIGHT GREY
(F) METAL LOUVER	POWDERCOATED BRONZE
(G) METAL SURROUND TO OPENING	POWDERCOATED BRONZE
(H) METAL SCREEN	POWDERCOATED BLACK
(I) METAL SHROUT	DARK GREY
(J) CLEAR GLAZING	ALUMINUM FRAME POWDERCOATED BLACK
(K) OPAQUE GLAZING	ALUMINUM FRAME POWDERCOATED BLACK
(L) 1.8M H TIMBER PALING FENCE	NATURAL
(M) 1.8M H CONCRETE PLAN BOX / FENCE	GREY
(N) TIMBER CLADDING TO SERVICES STATION	NATURAL



EAST ELEVATION

**GLEN EIRA COUNCIL
RECEIVED**
4 FEB 2015
STATUTORY PLANNING
DEPARTMENT

**t-a
square**

1/8 SHELLEY ST, RICHMOND VIC 3121
03 9421 2827
WWW.TASQUARE.COM
ACN: 123 782 409

1 Plant each RL, 5' height from RL, show.

© Copyright in this document and the concepts it represents are reserved to t-a square architects.
No unauthorised use or copying permitted. All rights reserved.

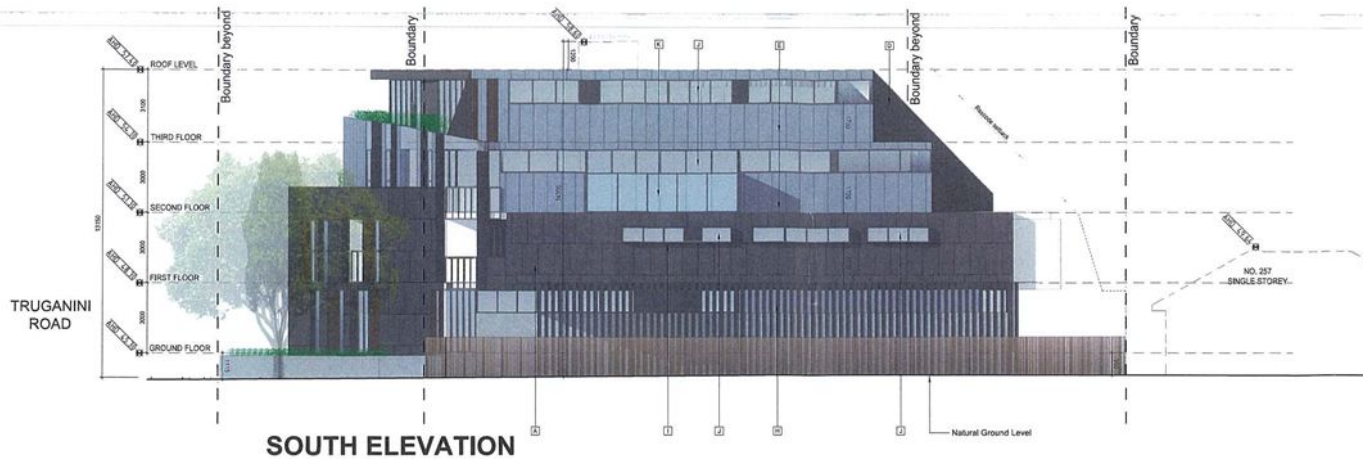
253-255 NEERIM ROAD, CARNEGIE

ELEVATIONS

TOWN PLANNING

1:100 @ A1
1:200 @ A3
TA1433
TP.08

SS
A
19 JAN '15



material legend:	colour:
(A) NATURAL STONE CLADDING	CHARCOAL
(B) RENDERED WALL	GREY
(C) RENDERED WALL	WHITE
(D) RENDERED WALL	CHARCOAL
(E) METAL CLADDING	LIGHT GREY
(F) METAL LOUVER	POWDERCOATED BRONZE
(G) METAL SURROUND TO OPENING	POWDERCOATED BRONZE
(H) METAL SCREEN	POWDERCOATED BLACK
(I) METAL SHROUT	DARK GREY
(J) CLEAR GLAZING	ALUMINUM FRAME POWDERCOATED BLACK
(K) OPAQUE GLAZING	ALUMINUM FRAME POWDERCOATED BLACK
(L) 1.8m H TIMBER FENCING FENCE	NATURAL
(M) 1.5m H CONCRETE PLAY BOX FENCE	GREY
(N) TIMBER CLADDING TO SERVICES STATION	NATURAL



**GLEN EIRA COUNCIL
RECEIVED**
4 FEB 2015
STATUTORY PLANNING
DEPARTMENT

t-square

1/8 SHELLEY ST, RICHMOND VIC 3121
03 9421 2827
WWW.TASQUARE.COM
ACN: 123 782 409

1 Part room R, 8 height from 100, views.

© Copyright in this document and the concepts it represents are reserved to t-square architects.
No unauthorised use or copying permitted. All rights reserved.

PROJECT: 253-255 NEERIM ROAD, CARNEGIE

DATE: 19/01/2015
DRAWN: 19/01/2015
ELEVATIONS

TOWN PLANNING

SCALE: 1:100 @ A1
1:200 @ A3
PROJECT: TA1433
SHEET: TP.09

DATE: 19 JAN '15

Item 9.4

127-131 Gardenvale Road GARDENVALE
APPLICATION NO. GE/PP-24842/2012/A

File No: GE/PP-24842/2012/A
Enquiries: Karoline Ware
Manager Statutory Planning



APPLICATION SUMMARY

PROPOSAL	Amendment to an existing planning permit that allows for a four storey building with 12 dwellings and 2 shops by <ul style="list-style-type: none"> • An increase in overall heights by a maximum of 840mm • Modifications to the façade (northern elevation) • Internal alterations • An increase in boundary wall lengths • A reduction in setbacks • Deletion of first and second floor south facing balconies.
RECOMMENDATION	Support for amendments subject to conditions to improve vehicular access and replace/update relevant Melbourne Water conditions and notes
KEY ISSUES	<ul style="list-style-type: none"> • Car parking design and layout
MUNICIPAL STRATEGIC STATEMENT	Housing Diversity Area Policy - Gardenvale Local Centre
APPLICANT	Wesley Blair Fry
PLANNING SCHEME CONTROLS	<ul style="list-style-type: none"> • Commercial 1 Zone • Special Building Overlay
EXISTING LAND USE	Single storey shops
PUBLIC NOTICE	<ul style="list-style-type: none"> • 12 properties notified • 39 notices sent (owners and occupiers) • 2 signs erected on site • 1 objection received
Application fee payable (fee increased by the State Government in 2009)	\$102.00

Item 9.4 (cont'd)**1. Community Plan**

- **Town Planning and Development:** to manage the rate and extent of change to the built environment consistent with State and Local Planning Policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.

2. Recommendation

That Council:

- Issues a Notice of Decision to Amend Application No. GE/PP-24842/2012 allowing a four storey building comprising two (2) retail premises and twelve (12) dwellings and a reduction in standard car parking requirements on land affected by the Special Building Overlay in accordance with the conditions contained in the Appendix.

3. Applicable Policies and CodesState Government

- Plan Melbourne

Glen Eira City Council

- Municipal Strategic Statement – Adopted by Council on 17th May 1999 and approved by the Minister on 5th August 1999.
- Housing Diversity Policy – Adopted by Council on 18th October 2003, approved by the Minister on 28th October 2004

4. Reasons For Recommendation

In recommending that Council determines to approve the proposal, consideration has been given to:

- The written objection and matters raised at the planning conference
- Council's MSS

Background

Planning Permit GE/PP-24842/2012 was issued by VCAT on 28 June 2013. The application was originally approved by Council resolution on 7 January 2013. The permit allows for the construction of a four storey building comprising two (2) retail premises and twelve (12) dwellings and a reduction in standard car parking requirements.

No works associated with the development have commenced. The permit has been extended and the development is permitted to commence by 7 January 2016.

Item 9.4 (cont'd)Comparison with the Current Permit

Various modifications to the floor plans and elevations are proposed. However the main changes can be summarised as follows:

- Increase in overall heights (from 14.11m to 14.95m)
- Internal alterations
- Increase in boundary wall lengths (by approximately 3.2m)
- Reduction in setbacks (by 0.54m-2.0m to the north (street boundary) and 1.8m to the south (rear))

Amenity Impacts

The amended proposal continues to provide twelve dwellings. All dwellings continue to have good internal amenity and well-proportioned balconies with direct access from living areas.

The modifications proposed to the overall heights comprise of an increase of no more than 840mm. An overall height of 14.95m is proposed.

The subject site is located in a Commercial 1 Zone and within a Neighbourhood Centre under Council's Housing Diversity Area Policy. No height limit applies within this zone. The proposed increase in height will have a negligible impact to the streetscape and is considered reasonable for this context.

The reduction in setbacks and increase to boundary wall lengths relate to the building envelope to the façade and to the rear of the site. These amendments are considered reasonable given the lack of any direct residential abutments or sensitive interfaces.

Streetscape

The amendments to the façade are considered reasonable given that the architectural quality of the building is considered to be of a high standard. This is demonstrated in the level of visual interest exhibited in the facades, which feature balconies, balustrades, glazing and a mixture of materials that moderate the effects of visual bulk.

A mixture of solid balustrading and clear glazing continues to be proposed to the balconies facing the street (as approved). This will provide visual interest and allow for passive surveillance of the street.

Parking and Traffic

No increase in the number of dwellings is proposed nor is the car space allocation proposed to be amended as part of this application. Access to the car park continues to be from the laneway to the west as previously approved.

The number of car spaces has not been amended, however due to internal alterations, some modifications are proposed to the car parking area. Council's Transport Planning Department does not object to the amendments, subject to conditions which form part of the recommendation.

Item 9.4 (cont'd)Melbourne Water

Melbourne Water does not object to the amendments subject to conditions. These conditions are to replace the existing Melbourne Water conditions and footnotes on the permit.

Item 9.4 (cont'd)**APPENDIX**

ADDRESS: 127-131 Gardenvale Road GARDENVALE
APPLICATION NO: GE/PP-24842/2012/A

1. Proposal

Features of the proposed amendments comprise of the following changes to the endorsed plans;

- Increase in overall heights
- Modifications to the façade
- Internal alterations
- Increase in boundary wall lengths
- Reduction in setbacks
- Deletion of first and second floor south facing balconies.

2. Public Notice

- 12 properties notified
- 39 notices sent (owners and occupiers)
- 2 signs erected on site
- 1 objection received

The objector raised a concern about overlooking from balconies across Gardenvale Road.

3. Referrals

The application was referred to various departments and individuals within Council for advice on particular issues. The following is a summary of relevant advice:

Transport Planning

- Adequate number of parking spaces proposed.

Melbourne Water

- No objection subject to conditions

4. Planning Conference

The Conference, chaired by Cr Lipshutz, provided a forum where all interested parties could elaborate on their respective views. The objector mainly emphasised their original reasons for objection. It is considered that the main issues arising from the discussions were:

- Concerns with overlooking from balconies across Gardenvale Road into their living room.

Item 9.4 (cont'd)**Undertakings by the Applicant**

The applicant advised that whilst no screening is required under the Planning Scheme, he would consult with his client to see if any screening could be erected to reduce overlooking.

The day after the Conference the applicant sent the following advice to the Town Planning Department;

Whilst we understand the concern, our response is to leave the proposal as it currently stands on the following basis.

1. *The existing approval results in no change to the issue of overlooking.*
2. *Any modifications to address this issue will negatively impact on internal amenity as well as the façade detailing currently proposed.*

5. Conditions

The permit be amended as follows;

- Condition 1 of the Permit be replaced with the following:
 1. Before the commencement of the development, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as TP.04-TP.08 all Revision 1 dated 26/11/14 drawn by FMSA) but modified to show:
 - a) One of the shop car spaces to be designed as a disabled space with a shared area, in accordance with AS 2890.6;
 - b) The provision of a pedestrian ramp/s to the retail premises from the footpaths at a grade no less than of 1:14, or the provision of alternate disability access to the satisfaction of the Responsible Authority;
 - c) The entire section of the pedestrian ramp leading to the lift lobby and stairwell and the ramp between the car park and lift lobby to be shown with a grade no less than of 1:14. Any redesign to the pedestrian ramps are to be to the satisfaction of the Responsible Authority;
 - d) A maximum grade of 1:16 is required across car park aisles in accordance with AS2890.1;
 - e) 300mm wide kerbs to be provided on either sides of the accessway ramp leading to the car park from the laneway in accordance with AS2890.6 with the accessway ramp to include a radius at the end where it meets the access aisles to the satisfaction of the Responsible Authority;
 - f) Relocation of the bicycle parking away from the accessway to a convenient location and the design and layout of the bicycle parking spaces to accord with AS2890.3 or 'The Bicycle Parking Handbook' by Bicycle Victoria and dimensions be clearly annotated on the plans;

Item 9.4 (cont'd)

- g) A minimum height clearance of 2.25m within the car park. Access to the bicycle parking spaces needs to be in accordance with AS2890.3;
- h) Blind aisle extensions of at least 0.8m to be provided at the end of parking spaces within the car park in accordance with AS2890.1:2004;
- i) The car stacker spaces to have a minimum usable platform width of 2.4 metres and at least 25% need to accommodate a vehicles height of 1.8 metres as required by the Planning Scheme. The dimensions of the car stacker must be clearly indicated on the plans (height clearances, platform widths, pit depths, gate widths etc);
- j) The veranda at the frontage of the site to be set back 750mm from the face of kerb;
- k) Internal doors to be provided to both retail tenancies to access the communal kitchenette/toilet facilities;

When approved, the plans will be endorsed and will then form part of this Permit.

- Replace Conditions 4 and 5 with the following;

- 4. Finished floor levels of the proposed building on the ground floor lift lobby and retail spaces must be constructed a minimum of 300mm above the applicable flood level, which is a minimum of 8.23 metres to Australian Height Datum (AHD) (*condition required by Melbourne Water*);
- 5. Finished floor level of the car parking, storage area and bin area must be constructed a minimum of 150mm above the applicable flood level, which is a minimum of 8.08m to AHD (*condition required by Melbourne Water*);

- Replace note B with the following;

- B. The applicable flood level for this property that has the probability of occurrence of 1% in any one year grades from 7.93 metres to Australian Height Datum (AHD) at the eastern boundary down to 7.73 metres at AHD at the western boundary (*footnote required by Melbourne Water*);

Inclusion of note H;

- H. For the purpose of the Building Code of Australia – Building in Flood Hazard Areas, Melbourne Water has determined that during a flood event that has a probability of occurrence of 1% in any one year, the maximum flow rate of flood water (velocity) will be below 1.5 metres per second.

Please note that flooding may be associated with the Melbourne Water regional drainage system and/or the local Council drainage systems. Melbourne Water does not have any information in relation to flow velocities associated with the local Council drainage system (*footnote required by Melbourne Water*);

Item 9.4 (cont'd)

Crs Hyams/Sounness

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.



PLANNING PERMIT

GLEN EIRA PLANNING SCHEME

RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL

PLANNING PERMIT NUMBER:	GE/PP-24842/2012
ADDRESS OF THE LAND:	127-131 Gardenvale Road GARDENVALE VIC 3185
APPLICANT:	Archiprojects Pty Ltd
THE PERMIT ALLOWS:	Construction of a four (4) storey building comprising two (2) retail premises and twelve (12) dwellings and a reduction in the standard car parking requirements on land affected by the Special Building Overlay in accordance with the endorsed plans.

This Permit was amended at the direction of the Victorian Civil and Administrative Tribunal pursuant to Section 85(1)(b) of the Planning and Environment Act 1987 on 28 June 2013.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- Before the commencement of the development, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as TP04-08, project number 1102, dated December 2011 and drawn by Archiprojects) but modified to show:

Car Parking and Access

- Notes detailing the upgrade of the laneway from Gardenvale Road to the end of the laneway's southern boundary (approximately 30m in length), incorporating concreting and drainage prior to occupation (at the cost of the permit-holder);
- A car stacker system with a walk over grade no greater than 1:20. At a minimum a 'Standard type system' must be provided to achieve adequate height clearances. Specifications of the car stackers system must be provided and the model is to be to the satisfaction of the Responsible Authority;
- A minimum clear platform width of 4.8m for double car stackers;
- A blind aisle extension of 1m on the southern side of car stacker 3 to be provided (with any changes absorbed within the remaining building envelope with no part of the basement encroaching within the easement at the rear) or the applicant to provide swept path assessments from a suitably qualified traffic engineer to demonstrate that access to the car stackers is adequate to the satisfaction of the Responsible Authority;
- A cross-section of the car parking area to clearly show access from the ramp into the car stacker system;



DATE ISSUED: 7 January 2013

SIGNATURE FOR
THE RESPONSIBLE
AUTHORITY

IMPORTANT – REFER TO
NOTES ON LAST PAGE

PAGE 1 OF 7



PLANNING PERMIT
GLEN EIRA PLANNING SCHEME
RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL
PLANNING PERMIT NUMBER: GE/PP-24842/2012

Conditions Continued –

- (vi) At total of 16 on-site car spaces allocated as follows: 14 car spaces clearly allocated for use by the dwellings (at a rate of 1 per 2 bedroom dwelling and 2 per 3 bedroom dwelling) and 2 car spaces clearly allocated to each retail premises (at a rate of 1 per tenancy).
- (vii) The installation of permanent bollards at the south-east corner of the site to ensure vehicular access is only from the laneway off Gardenvale Road.

Design

- (viii) ...deleted...
- (ix) ... deleted...
- (x) Disabled access ramp/s must be provided for the retail uses to the satisfaction of the Responsible Authority;
- (xi) The cantilevered verandah setback 750mm from the face of the kerb (as measured from the front of the adjoining property to the east) and the height of the fascia to match the height of verandahs on adjoining properties or otherwise to the satisfaction of the Responsible Authority;
- (xii) A schedule of construction materials, external finishes and colours (incorporating paint and render samples) to the satisfaction of the Responsible Authority;
- (xiii) Windows and balustrades fronting Gardenvale Road to incorporate clear glazing;
- (xiv) Windows to be setback within window frames and to have deep reveals;
- (xv) The location of all plant equipment, services and substations to be clearly shown on the plans in locations to the satisfaction of the Responsible Authority;

When approved, the plans will be endorsed and will then form part of this Permit.

- 2. Prior to the commencement of the development, the permit holder/owner of the land must enter into an Agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 to the satisfaction of the Responsible Authority to the effect that:
 - a) The permit holder/owner at their cost must upgrade the laneway from Gardenvale Road to the end of the laneway's southern boundary (approximately 30 metres x 3.6 metres).
 - b) The laneway must be constructed of concrete and suitably drained to avoid flooding to the subject site.



- c) The design and construction of the laneway must be to the satisfaction of the Responsible Authority.
- d) These works must be completed prior to the occupation of the dwellings.

DATE ISSUED: 7 January 2013

SIGNATURE FOR
THE RESPONSIBLE
AUTHORITY

IMPORTANT – REFER TO
NOTES ON LAST PAGE

PAGE 2 OF 7



PLANNING PERMIT
GLEN EIRA PLANNING SCHEME
RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL
PLANNING PERMIT NUMBER: GE/PP-24842/2012

Conditions Continued –

A memorandum of the Agreement is to be entered on Title and the costs of the preparation and execution of the Agreement and entry of the memorandum on Title must be paid by the permit holder/owner.

3. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Melbourne Water's drains or watercourses (*condition required by Melbourne Water*)
4. Finished floor levels of ground floor lift lobby and retail spaces must be constructed a minimum of 300mm above the applicable flood level (*condition required by Melbourne Water*)
5. Finished floor level of car parking, storage area and bins area must be constructed a minimum of 150mm above the applicable flood level (*condition required by Melbourne Water*)
6. Prior to the issue of a Certificate of Occupancy, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements (*condition required by Melbourne Water*)
7. This Permit will expire if:
 - The development does not start within two (2) years from the date of this Permit; or
 - The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the times referred to if a request is made in writing before this Permit expires or within three (3) months after the expiry date.

8. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Note: This does not obviate the need for a permit where one is required.

9. The walls on the boundary of adjoining properties and along the laneway shall be cleaned and finished in a manner to the satisfaction of the
10. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;

DATE ISSUED: 7 January 2013	STATUTORY DEPARTMENT	SIGNATURE FOR THE RESPONSIBLE AUTHORITY
		

IMPORTANT – REFER TO
NOTES ON LAST PAGE

PAGE 3 OF 7



PLANNING PERMIT
GLEN EIRA PLANNING SCHEME
RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL
PLANNING PERMIT NUMBER: GE/PP-24842/2012

Conditions Continued –

- (c) surfaced with an all-weather sealcoat;
- (d) drained;
- (e) line-marked to indicate each car space and all access lanes; to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

11. The car parking allocation for the approved development must be
 - not less than one (1) car space per one or two bedroom dwelling;
 - not less than two (2) car spaces per three (3) or more bedroom dwelling;
 - not less than 2 car spaces for the retail use (1 per tenancy).
12. Prior to the commencement of works on the site, the owner/permit holder must prepare and submit in writing a Waste Management Plan for the site with respect to the collection and disposal of waste and recyclables for the dwellings on the site to the satisfaction of the Responsible Authority. The Waste Management Plan must provide for the following:
 - The collection of household waste and recyclables for the dwellings;
 - Designation of methods of collection including the provision for private services;
 - Adequate provision for the storage and collection of garbage, bottles and other solid wastes in tins or receptacles,
 - Details of best practice waste management once operating.
13. The mechanical car stackers are to be maintained in a good working order and be permanently available for the parking of vehicles in accordance with their purpose, to the satisfaction of the Responsible Authority.
14. Any modification to existing infrastructure and services within the road reservation (including, but not restricted to, electricity supply, telecommunications services, gas supply, water supply, sewerage services and stormwater drainage) necessary to provide the required access to the site, must be undertaken by the applicant/developer to the satisfaction of the relevant authority. All costs associated with any such modifications must be borne by the applicant/developer.
15. During the construction of the buildings and works allowed by this permit, the laneway(s) adjacent to the subject land must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment etc. so as to maintain free vehicular passage to abutting benefiting properties at all times, unless with the written consent of the Responsible Authority.



STATUTORY PLANNING
 DEPARTMENT

DATE ISSUED: 7 January 2013

SIGNATURE FOR
 THE RESPONSIBLE
 AUTHORITY

IMPORTANT – REFER TO
 NOTES ON LAST PAGE

PAGE 4 OF 7

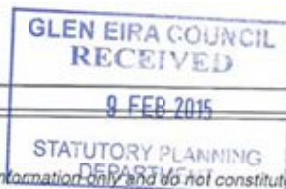


PLANNING PERMIT
GLEN EIRA PLANNING SCHEME
 RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL
 PLANNING PERMIT NUMBER: GE/PP-24842/2012

Conditions Continued –

16. Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:
- (a) delivery and unloading points and expected frequency;
 - (b) a liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (c) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (d) any requirements outlined within this permit as required by the relevant referral authorities;
 - (e) hours for construction activity in accordance with any other condition of this permit;
 - (f) measures to control noise, dust, water and sediment laden runoff in particular to neighbouring land to the site's south;
 - (g) measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
 - (h) any construction lighting to be baffled to minimise intrusion on adjoining lots.
17. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to Note E.
18. ...deleted...

Conditions End



NOTES: (The following notes are for information only and do not constitute part of this permit or conditions of this permit)

- A. If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on telephone 9679 7517, quoting Melbourne Water's reference 202378 (footnote required by Melbourne Water);
- B. The applicable flood level for the property is 7.93 metres to Australian Height Datum (AHD) (footnote required by Melbourne Water);

DATE ISSUED: 7 January 2013

SIGNATURE FOR
THE RESPONSIBLE
AUTHORITY

IMPORTANT – REFER TO
NOTES ON LAST PAGE

PAGE 5 OF 7



PLANNING PERMIT
GLEN EIRA PLANNING SCHEME
RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL
PLANNING PERMIT NUMBER: GE/PP-24842/2012

Conditions Continued –

- C. The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed by Council when plans are lodged to satisfy that condition. Any "necessary or consequential" amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment. If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987.
- D. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on a different criteria to that adopted for the approval of this Planning Permit.
- E. No residential parking permits will be issued for this development
- F. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- G. The proposed development abuts a Right of Way that was constructed for commercial purposes. Commercial uses still utilise the Right of Way therefore residents of the development should not expect the same access opportunities as a typical local street.



DATE ISSUED: 7 January 2013

**SIGNATURE FOR
THE RESPONSIBLE
AUTHORITY**

**IMPORTANT – REFER TO
NOTES ON LAST PAGE**

PAGE 6 OF 7

PLANNING PERMIT

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a Permit granted under Division 5 of Part 4 of the Planning and Environment Act 1987)

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
 - (i) the date of the decision of the Victorian Civil & Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - (ii) the date on which it was issued, in any other case.

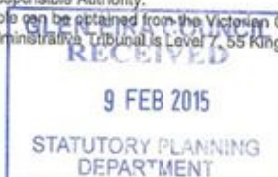
WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if: -
 - the development or any stage of it does not start within the time specified in the permit, or
 - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan or subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if -
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if -
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development, or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 5A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision -
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under the permit before the expiry.

WHAT ABOUT APPEALS?

- The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil & Administrative Tribunal where, in which case no right of appeal exists.
- An appeal must be lodged within 60 days after the permit was issued, unless a Notice of Decision to grant a permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.
- An appeal is lodged with the Victorian Civil & Administrative Tribunal.
- An appeal must be made on a Notice of Appeal form which can be obtained from the Victorian Civil & Administrative Tribunal, and be accompanied by the prescribed fee.
- An appeal must state the grounds upon which it is based.
- An appeal must also be served on the Responsible Authority.
- Details about appeals and the fees payable can be obtained from the Victorian Civil & Administrative Tribunal.
- The address of the Victorian Civil and Administrative Tribunal is Level 7, 55 King Street, Melbourne 3000. The telephone number is 03 9628 9777.

(LAST PAGE OF PERMIT)



MULTI-UNIT RESIDENTIAL DEVELOPMENT

127-131 GARDENVALE RD, GARDENVALE
VICTORIA 3185

TOWN PLANNING
AMENDMENT
NOVEMBER 2014



2 Schematic 3D (Artists Impression)

Drawing List

Layout No:	Rev	Layout Name
TP.00	1	Cover Sheet
TP.01		Neighbourhood Character Study
TP.02		Existing Conditions Survey
TP.03		Proposed Site / Road Plan
TP.04		Proposed Ground Floor
TP.05		Proposed First and Second Floor
TP.06		Proposed Third Floor and Roof Plan
TP.07		Proposed Elevations
TP.08		Proposed Sections
TP.09		Shadow Diagrams

UNIT	TYPE
RETAIL 1	
RETAIL 2	
UNIT 1	2 BED + STUDY
UNIT 2	2 BED + STUDY
UNIT 3	2 BED
UNIT 4	2 BED
UNIT 5	2 BED
UNIT 6	2 BED + STUDY
UNIT 7	2 BED + STUDY
UNIT 8	2 BED
UNIT 9	2 BED
UNIT 10	2 BED
UNIT 11	3 BED + STUDY
UNIT 12	3 BED + STUDY

AREA SCHEDULE		
Floor (Story)	Room Name	Measured Area
Ground Floor	BBQ STORAGE	11.94
Ground Floor	CARPARK	185.53
Ground Floor	KITCHENETTE	23.23
Ground Floor	LIFT LOBBY	13.32
Ground Floor	RETAIL 01	13.63
Ground Floor	RETAIL 02	27.63
First Floor	BALCONY UNIT 1	11.11
First Floor	BALCONY UNIT 2	9.30
First Floor	BALCONY UNIT 3	8.47
First Floor	BALCONY UNIT 4	11.42
First Floor	BALCONY UNIT 5	8.23
First Floor	CIRCULATION	12.92
First Floor	LIFT STAIR CORE	16.56
First Floor	LIGHT WELL 1	3.23
First Floor	LIGHT WELL 2	7.85
First Floor	UNIT 1	58.86
First Floor	UNIT 2	56.15
First Floor	UNIT 3	56.85
First Floor	UNIT 4	56.15
First Floor	UNIT 5	22.86
Second Floor	BALCONY UNIT 6	11.11
Second Floor	BALCONY UNIT 7	9.30
Second Floor	BALCONY UNIT 8	11.48
Second Floor	BALCONY UNIT 9	8.48
Second Floor	BALCONY UNIT 10	8.23
Second Floor	CIRCULATION	12.92
Second Floor	LIFT STAIR CORE	16.56
Second Floor	LIGHT WELL 1	3.19
Second Floor	LIGHT WELL 2	7.85
Second Floor	UNIT 6	56.86
Second Floor	UNIT 7	55.25
Second Floor	UNIT 8	55.55
Second Floor	UNIT 9	56.14
Second Floor	UNIT 10	22.84
Third Floor	BALCONY UNIT 11	11.63
Third Floor	BALCONY UNIT 12	22.73
Third Floor	CIRCULATION	16.56
Third Floor	FINISH STAGE	3.23
Third Floor	LIGHT WELL 1	3.23
Third Floor	LIGHT WELL 2	8.35
Third Floor	UNIT 11	113.48
Third Floor	UNIT 12	124.79
TOTAL		1885.56

GLEN EIRA COUNCIL
RECEIVED
28 NOV 2014
STATUTORY PLANNING
DEPARTMENT

BDS Projects

127-131 Gardenvale Road, Gardenvale VIC 3185

Head Office
Level 2, 182 Canal Street
North Melbourne
VIC 3081

Telephone 03 9322 6555
Facsimile 03 9328 4909
Email info@fmsa.com.au
www.fmsa.com.au

FMSA

Project Manager
Construction Management

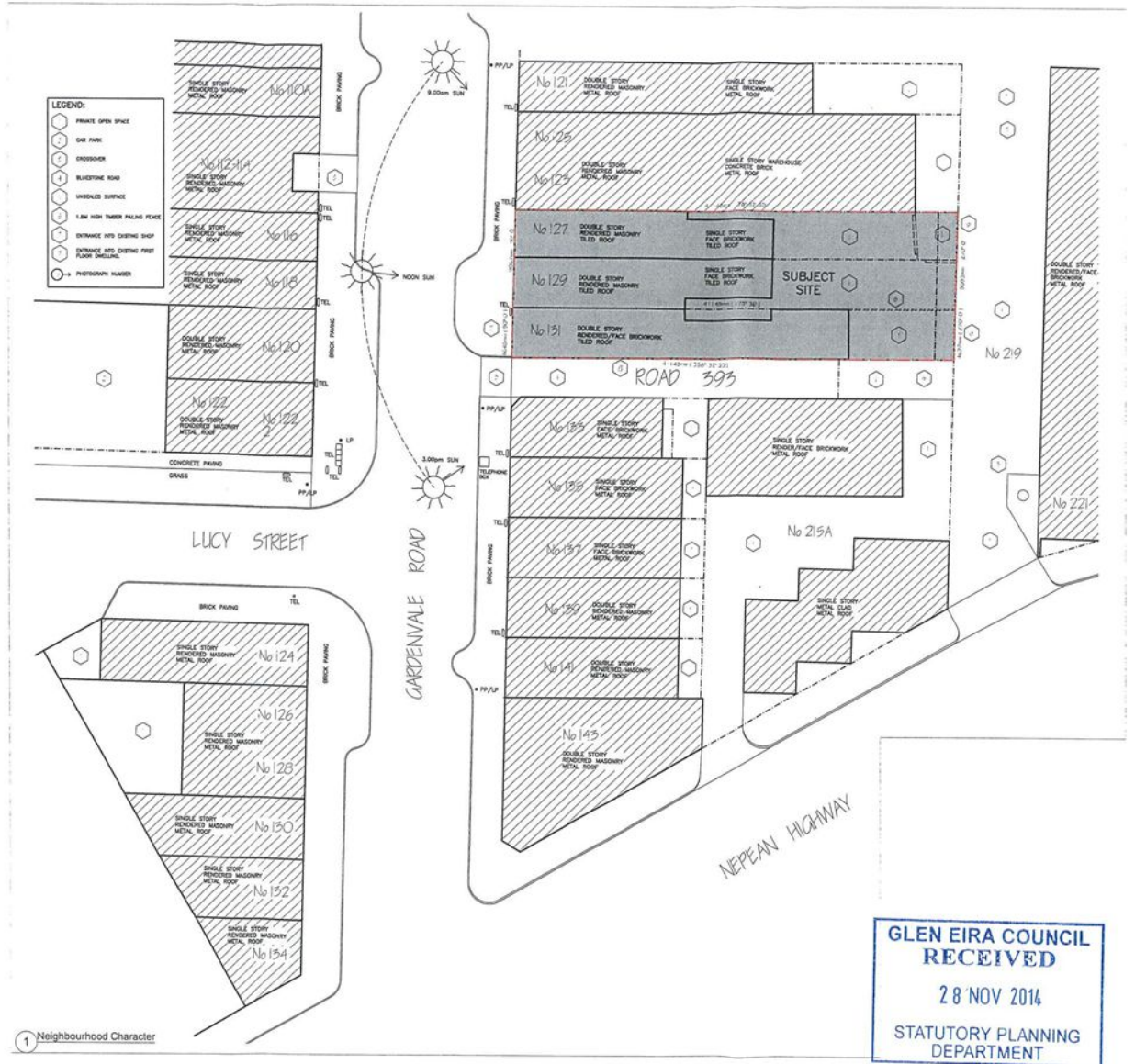
Project
Multi-Residential Development
Cover Sheet

Scale: 1:1, 1:50, 1:50, 1:50 (S41)

Project No: 1425

Sheet No: TP.00 1

NOT FOR CONSTRUCTION



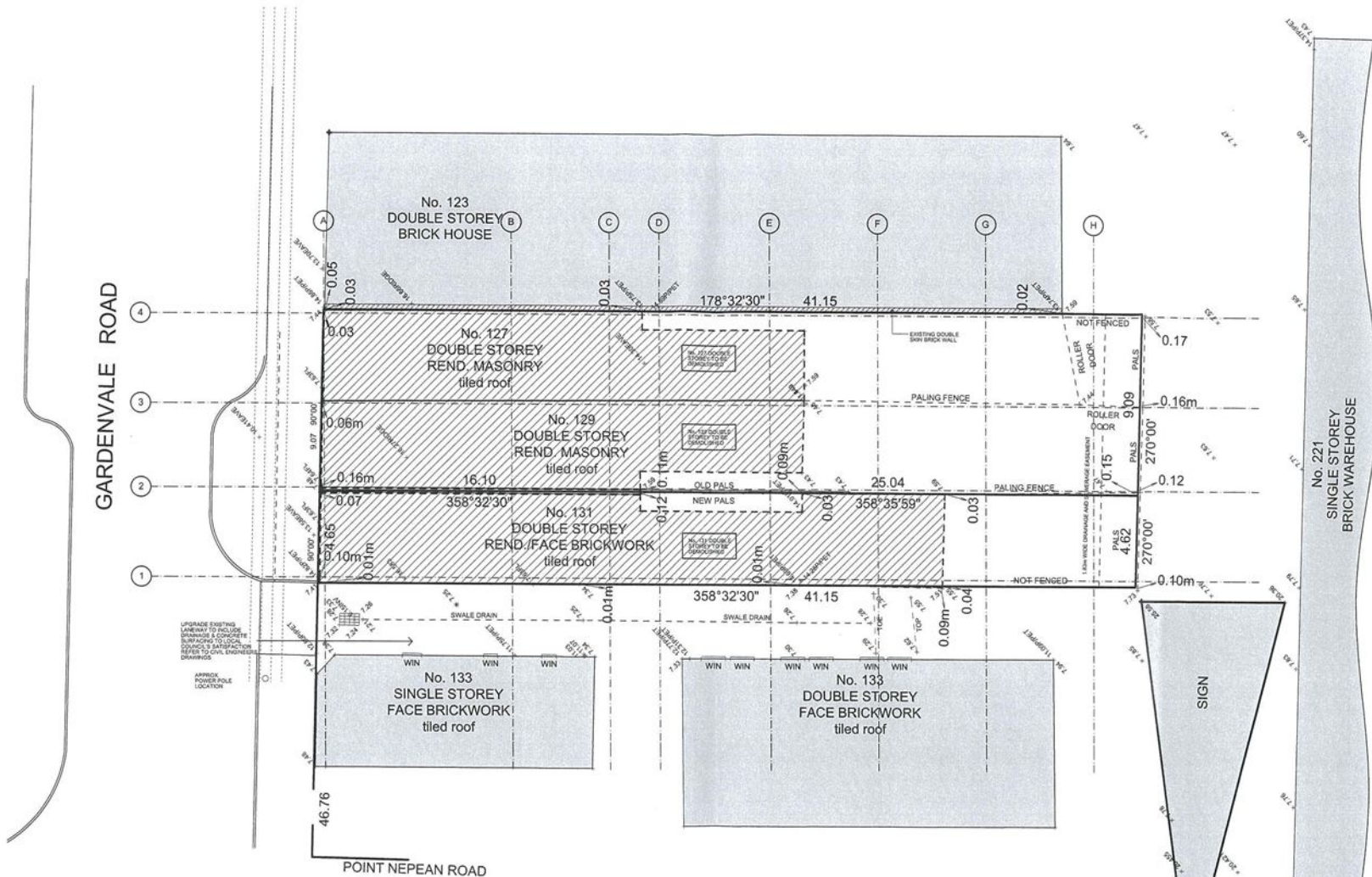
**GLEN EIRA COUNCIL
RECEIVED**

28 NOV 2014

**STATUTORY PLANNING
DEPARTMENT**

1 Neighbourhood Character

<p>BDS Projects</p> <p>NOT FOR CONSTRUCTION</p>	<p>PROJECT ADDRESS: 127-131 Gardenvale Road, Gardenvale VIC 3185</p> <p>FOR: BDS Projects</p> <p>DATE: 10/11/2014</p> <p>PROJECT DESCRIPTION: Multi-Residential Development</p> <p>NOT FOR CONSTRUCTION</p>	<p>FMSA</p> <p>Head Office: Level 2, 102 Chapel Street North Melbourne VIC 3081</p> <p>Telephone 03 9329 6555 Facsimile 03 9328 4008 Email: info@fmsa.com.au www.fmsa.com.au</p>	<p>PROJECT: Multi-Residential Development Neighbourhood Character Study</p> <p>SCALE: 1:1 @A1</p> <p>DRAWN: JB</p> <p>CHECKED: JB</p> <p>DATE: 11/07/2014</p> <p>PROJECT NO: 1425</p> <p>DRWG NO. REV: TP.01 1</p>
--	---	---	--



**GLEN EIRA COUNCIL
RECEIVED**
28 NOV 2014
STATUTORY PLANNING
DEPARTMENT

SURVEY KING
200 ALEXANDRA PARADE
FITZROY 3065
Ph: 9418 3904
Fax: 9418 3906

BDS Projects

NOT FOR CONSTRUCTION

PROJECT ADDRESS
127-131 Gardenvale Road, Gardenvale
VIC 3185

FOR
BDS Projects

FMSA
FMSA
1100 GAI
1100 GAI
1100 GAI

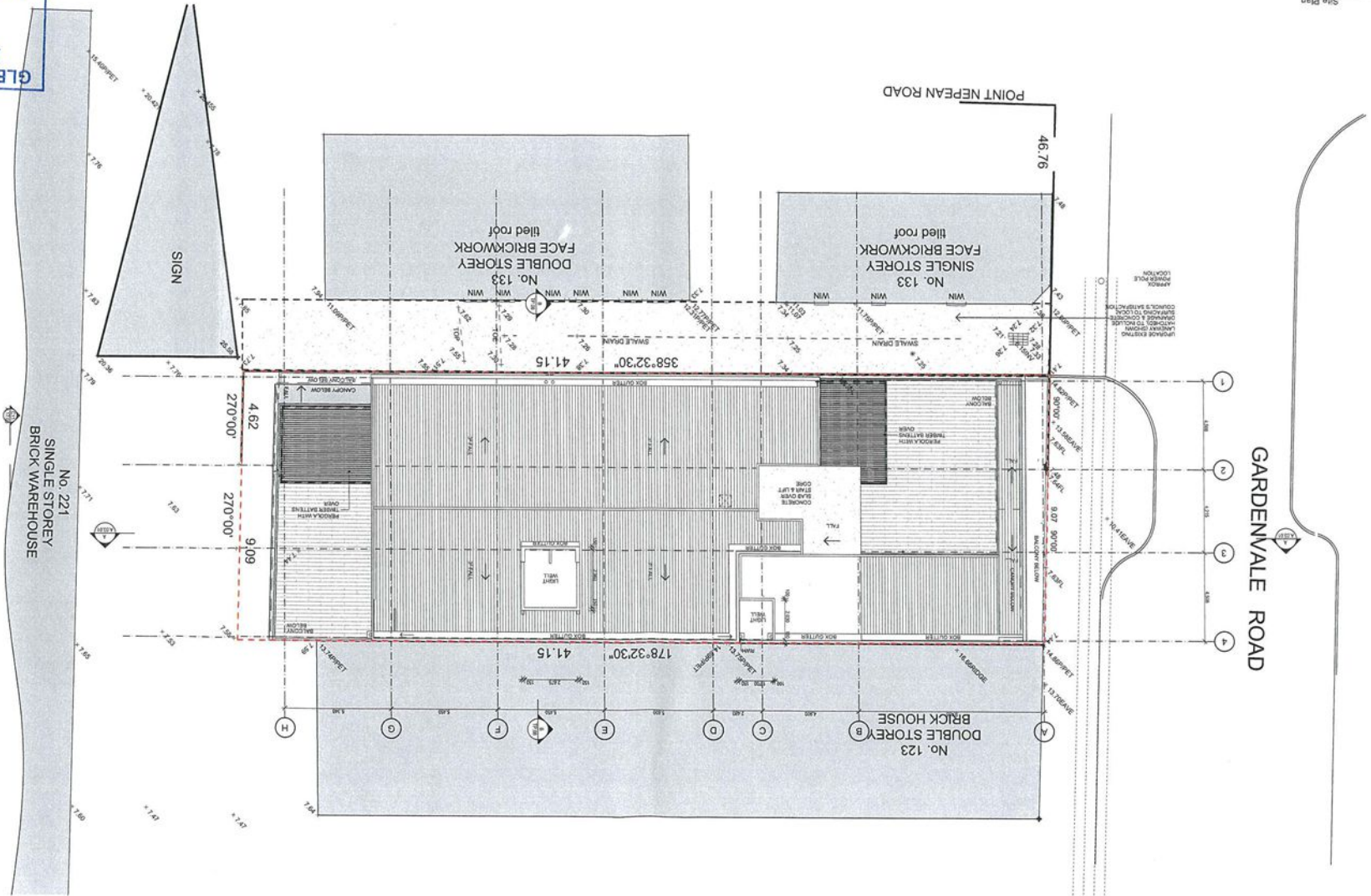
PROJECT
Multi-Residential
Development
Existing Conditions Survey

DATE
11/07/2014

PROJECT NO
1425

DWG NO
TP.02 1

GLEN EIRA COUNCIL
RECEIVED
28 NOV 2014
STATUTORY PLANNING
DEPARTMENT



BDS Projects

127-131 Gardenvale Road, Gardenvale
VIC 3185

BDS Projects
VIC 3051

Head Office
Level 2, 152 Chapel Street
Melbourne VIC 3000
Phone: 03 9329 5555
Fax: 03 9329 5556
www.bds.com.au

Proposed Site / Roof Plan


Project No. 1425
Date: 11/07/2014
Scale: 1:100

TP.03 1

NOT FOR CONSTRUCTION

This drawing is for information only and is not to be used for construction purposes. It is the responsibility of the client to ensure that the drawing is accurate and that it is used for the intended purpose. The client acknowledges that the drawing is not a guarantee of performance and that it is subject to change without notice. The client agrees to indemnify and hold the architect harmless from all claims, damages, and expenses, including legal costs, arising from the use of this drawing for any purpose other than that for which it was prepared.

Architectural site plan for No. 123 Double Storey Brick House and No. 133 Single Storey Face Brickwork Tiled Roof. The plan shows a large rectangular building with a central carpark and storage area. The building is divided into sections labeled A through H and 1 through 4. Key areas include Retail 01, Retail 02, Kitchenette, Entry Lobby, and Carpark. The plan also shows a laneway, a sign, and an easement. Dimensions and area measurements are provided throughout the drawing.



NOT FOR CONSTRUCTION


REVISION **DATE** **BY** **DRAWN** **REVISION**

NO.	DATE	BY	DRAWN	REVISION
1	20/01/2017

PROJECT ADDRESS
127-131 Gardenvale Road, Gardenvale
VIC 3185

PROJECT NAME
BDS Projects

100% Private TP Development (2017)



Head Office
Level 2, 185 Chapel Street
Sydney NSW 2000
Email: info@fmsa.com.au
www.fmsa.com.au

Telephone 03 9329 6555
Facsimile 03 9329 6909
Mobile info@fmsa.com.au
Project No 1425

PROJECT
Multi-Residential Development

TYPE
Proposed Ground Floor

SCALE 1:100, 1:1 (A1)


DATE 20/01/2017

PROJECT NO 1425

DATE OF TP.04



GLEN EIRA COUNCIL
RECEIVED
28 NOV 2014
STATUTORY PLANNING
DEPARTMENT




REVISION DATE BY RE-DESIGNED DESCRIPTION

127-131 Gardenvale Road, Gardenvale VIC 3185

FOR BDS Projects

DATE: 10/01/2018

10/01/2018



Project: Multi-Residential Development

Site: Proposed First and Second Floor

Scale: 1:100, 1:10 (A1)

Drawn: SB

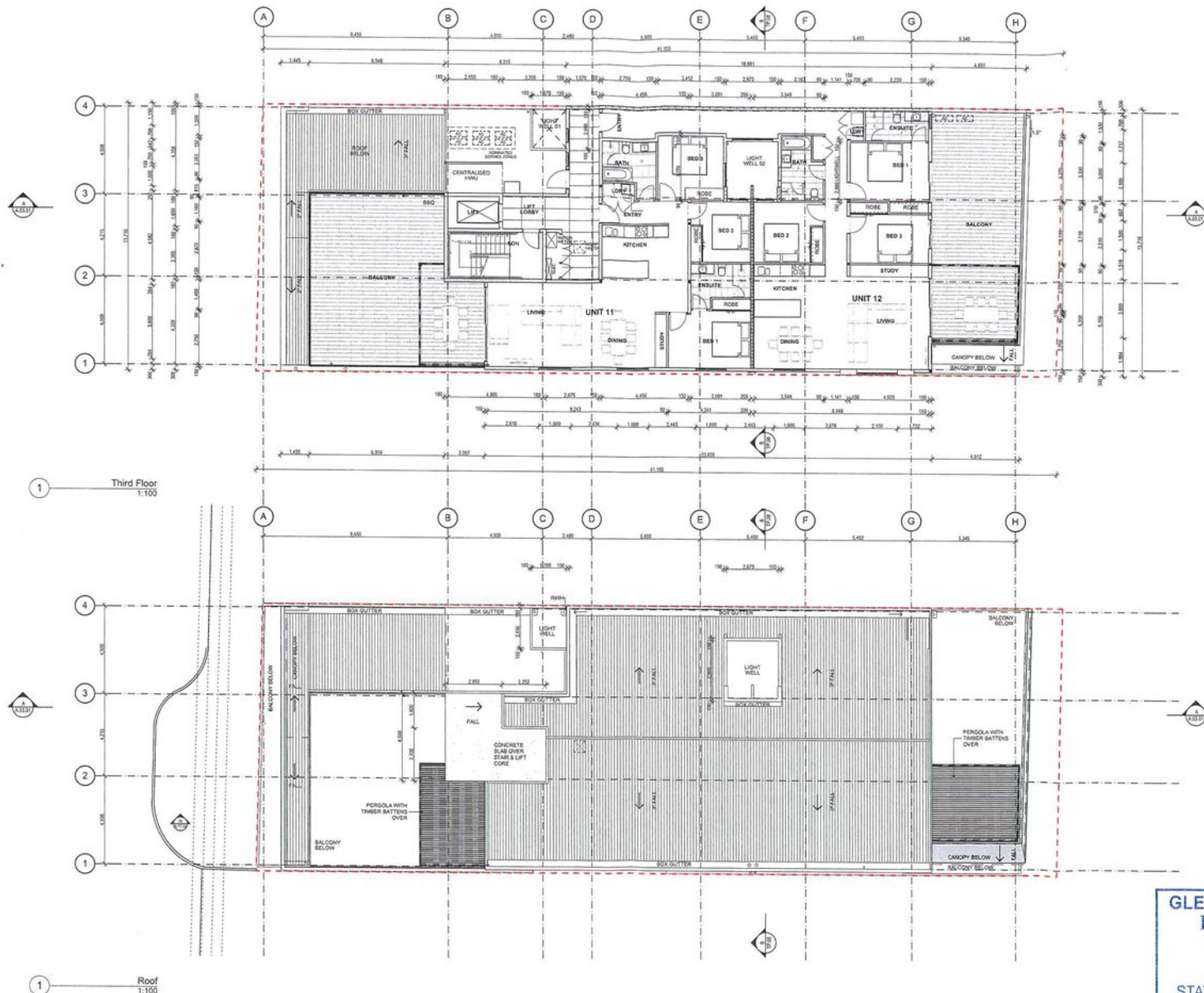
Checked: AS

Approved: 1425

Project No: 110702014

Drawn By: TP.05.1

NOT FOR CONSTRUCTION



Area	Area Schedule	Measured Area
Third Floor	Third Floor	
Third Floor	BALCONY UNIT 11	55.02
Third Floor	BALCONY UNIT 12	57.45
Third Floor	CORRIDOR	12.13
Third Floor	FAIR STAIR	16.38
Third Floor	LIGHT WELL 1	7.72
Third Floor	LIGHT WELL 2	8.35
Third Floor	UNIT 11	111.44
Third Floor	UNIT 12	124.39
Third Floor		2,878.18 m ²

**GLEN EIRA COUNCIL
RECEIVED**

28 NOV 2014

**STATUTORY PLANNING
DEPARTMENT**

BDS Projects

REVISION - DATE - BY - DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT ADDRESS
127-131 Gardenvale Road, Gardenvale
VIC 3185

FOR
BDS Projects
Date: 14/11/2014

Drawn: [Name]
Checked: [Name]
Approved: [Name]

FMSA
FMSA
FMSA

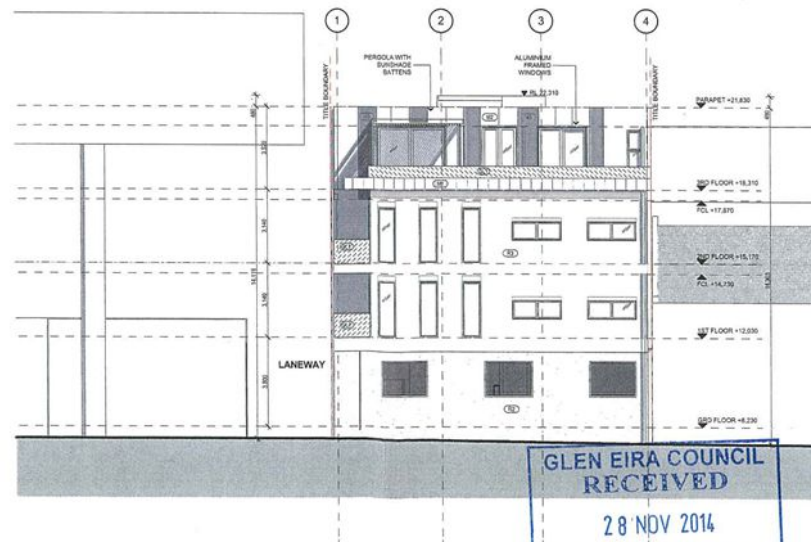
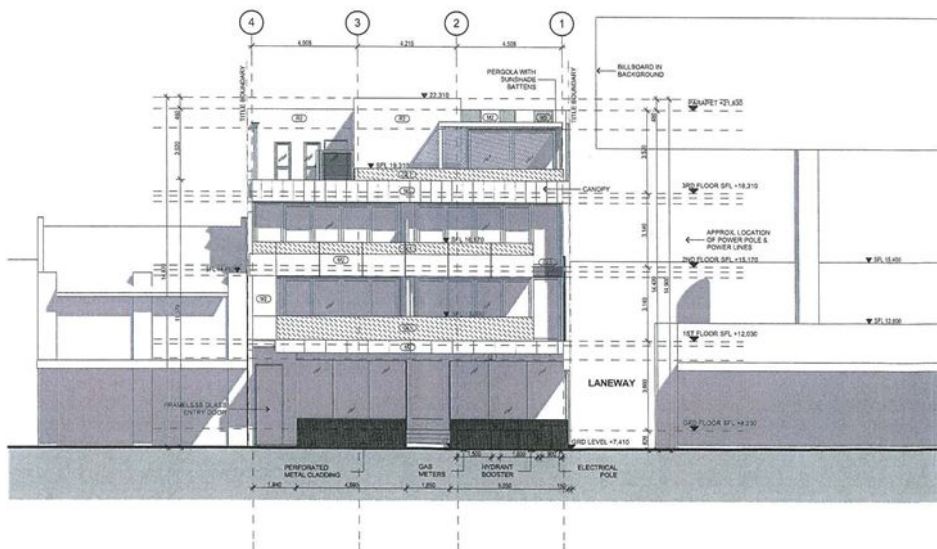
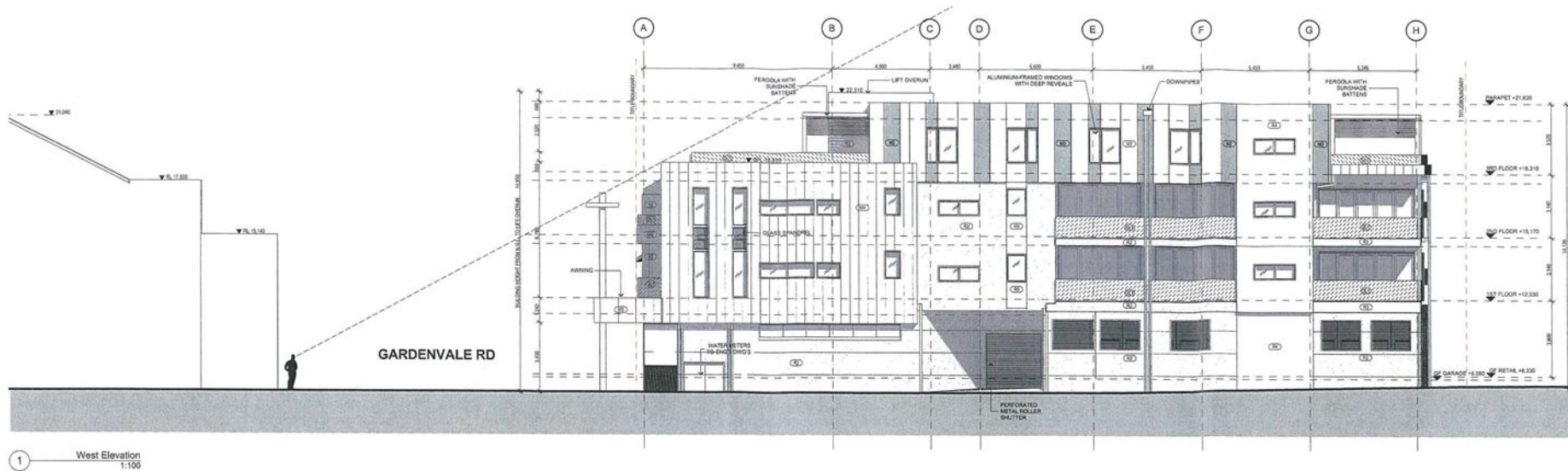
Head Office
Level 2, 185 Chapel Street
North Melbourne
VIC 3051

Telephone 03 9329 6555
Facsimile 03 9326 4909
Email info@fmsa.com.au
www.fmsa.com.au

Project
Multi-Residential
Development
Proposed Third Floor and
Roof Plan

Scale
1:100, 1:1 (B&I)
Date
14/11/2014
Project No
1425
Drawn By
JMT

Drawn By
JMT
Project No
1425
Drawn By
JMT



GLEN EIRA COUNCIL
RECEIVED
28 NOV 2014
STATUTORY PLANNING
DEPARTMENT

REVISION	DATE	BY	DESCRIPTION
1	11/11/2014	JB	ISSUED FOR PERMIT

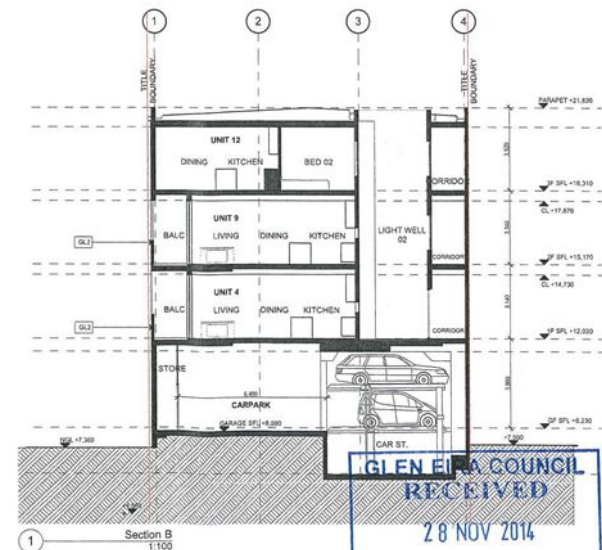
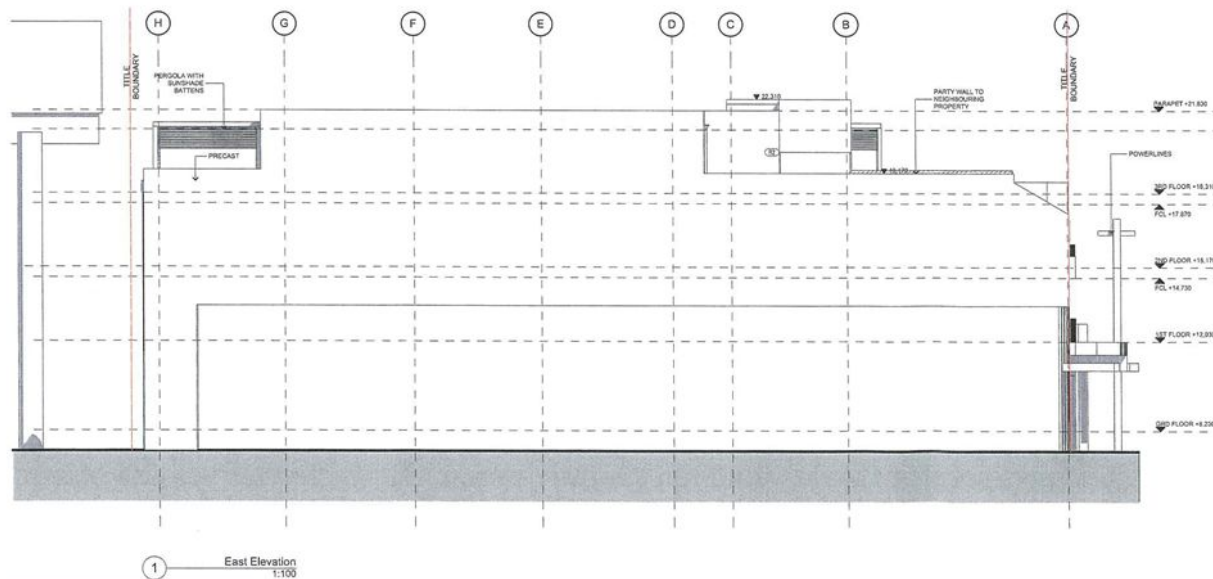
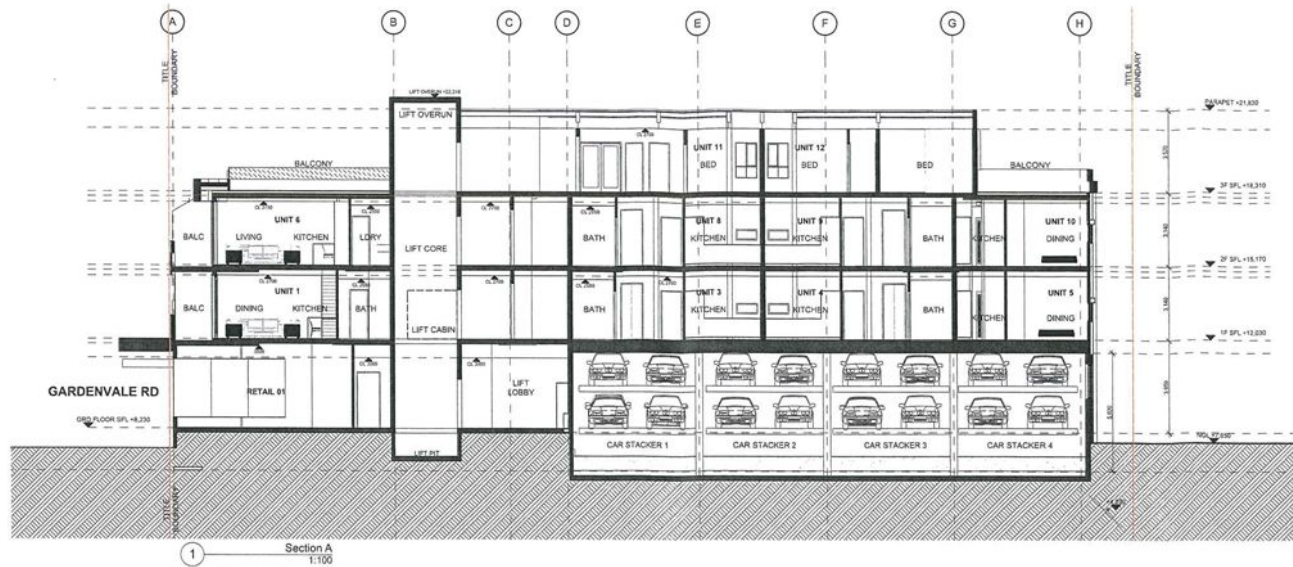
BDS Projects

127-131 Gardenvale Road, Gardenvale VIC 3185

FOR BDS Projects
DATE 11/11/2014

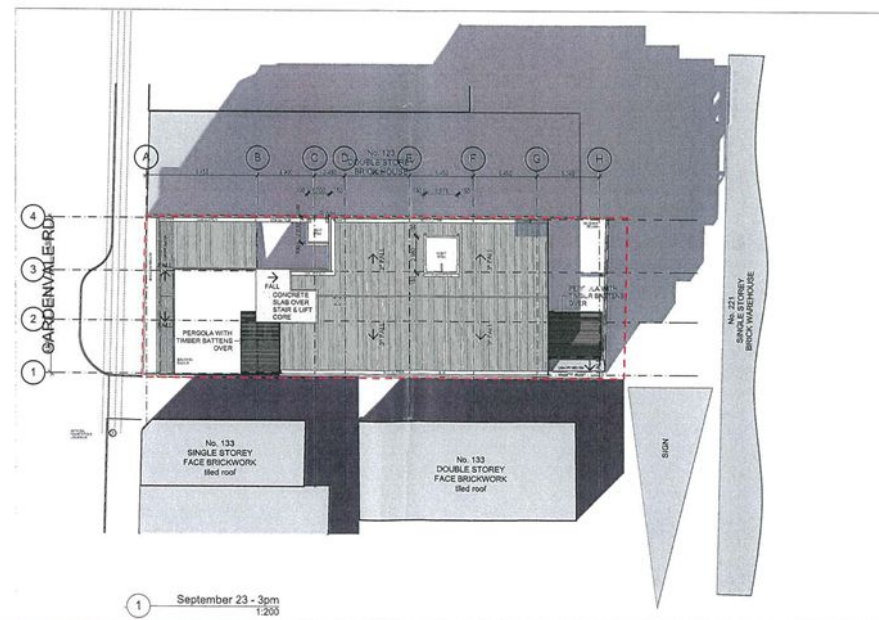
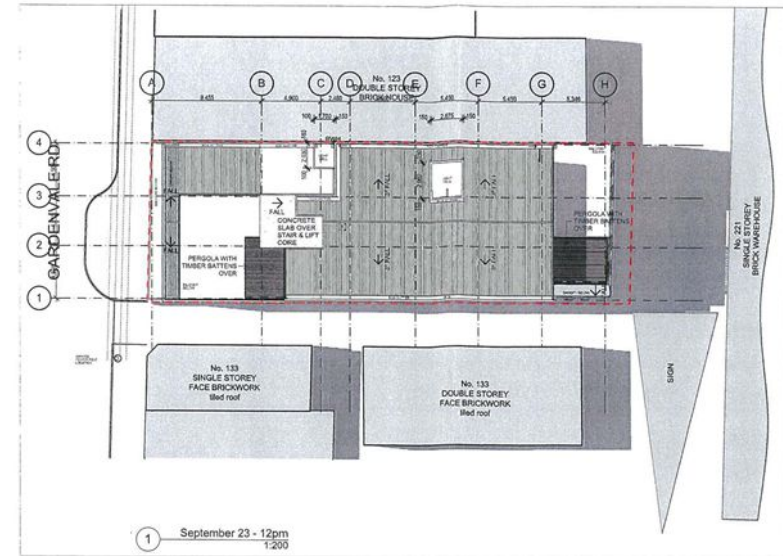
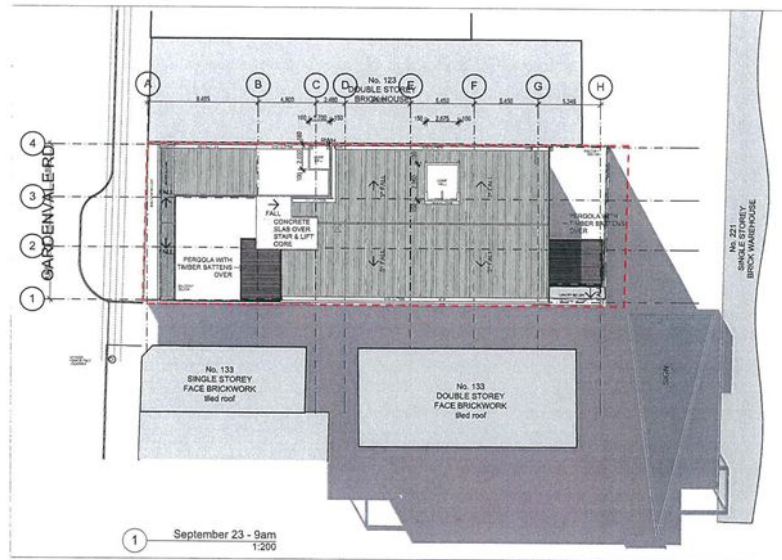
These drawings are prepared by BDS Projects Pty Ltd (BDS) and are not to be used for any other purpose without the written consent of BDS. The drawings are prepared by BDS and are not to be used for any other purpose without the written consent of BDS.

<p>PROJECT ADDRESS 127-131 Gardenvale Road, Gardenvale VIC 3185</p> <p>FOR BDS Projects DATE 11/11/2014</p> <p>These drawings are prepared by BDS Projects Pty Ltd (BDS) and are not to be used for any other purpose without the written consent of BDS. The drawings are prepared by BDS and are not to be used for any other purpose without the written consent of BDS.</p>	<p>FMSA</p> <p>Head Office Level 2, 182 Chapel Street North Melbourne VIC 3051</p> <p>Telephone 03 9329 6555 Facsimile 03 9328 4509 Email info@fmsa.com.au www.fmsa.com.au</p>	<p>Multi-Residential Development Proposed Elevations</p> <p>Scale 1:100 @A1 Drawn JB Checked JB Plot Date 11/07/2014</p> <p>PROJECT No 1425 DWG No REV TP.07 1</p>
---	---	--



**GLEN EIRA COUNCIL
RECEIVED**
28 NOV 2014
STATUTORY PLANNING
DEPARTMENT

NOTES	<p>FINISHES SCHEDULE</p> <ul style="list-style-type: none"> (S1) METAL CLADDING - HOODS AND GREY (S2) METAL CLADDING - SOLID PURE WHITE (S3) METAL CLADDING - SOLID SMOKE GREY (S4) ASBEST - CHARCOAL (S5) DULUX - WATER BORN (S6) DULUX - DEEP GARNET (S7) DULUX - WHITE (S8) GLASS - CLEAR (S9) GLASS - SPRINGFL 	<p>BDS Projects</p>	<p>REVISION DATE BY DESCRIPTION</p> <p>1 20/11/14 ME 127-131 GARDENVALE ROAD</p>	<p>PROJECT ADDRESS 127-131 Gardenvale Road, Gardenvale VIC 3185</p> <p>FOR BDS Projects</p> <p>DATE 10/11/14</p>	<p>FMSA</p> <p>Head Office Level 2, 183 Chapel Street North Melbourne VIC 3081</p> <p>Telephone 03 9329 6555 Facsimile 03 9329 4905 Email info@fmsa.com.au www.fmsa.com.au</p>	<p>Multi-Residential Development Proposed Sections</p> <p>Scale 1:100 (S1)</p> <p>Sheet 01 of 05</p> <p>Project No 1425</p> <p>TP.08 1</p>
-------	--	----------------------------	--	--	---	--



NOTE:
REFER TO ORIGINAL TOWN PLANNING
SUBMISSION FOR FURTHER DETAILS
OF EXISTING NEIGHBOURING SHADOWS

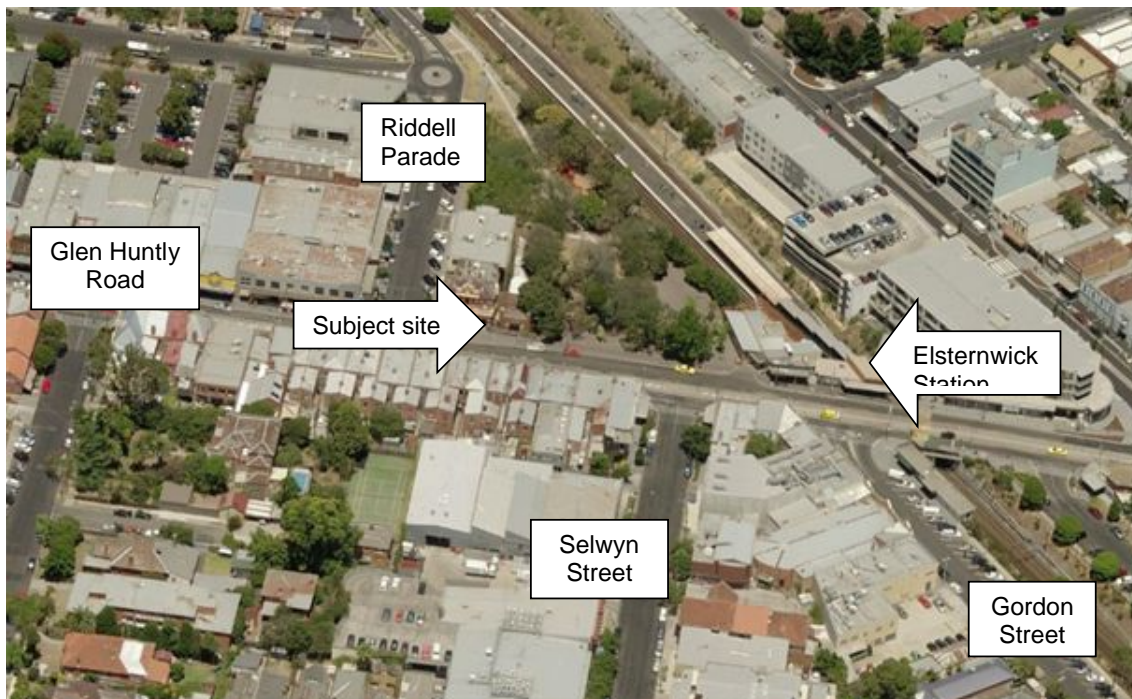
GLEN EIRA COUNCIL
RECEIVED
28 NOV 2014
STATUTORY PLANNING
DEPARTMENT

<p>NOTES</p>	<p>BDS Projects</p>	<p>NOT FOR CONSTRUCTION</p>	<p>PROJECT ADDRESS 127-131 Gardenvale Road, Gardenvale VIC 3185</p> <p>FOR BDS Projects</p> <p>DATE FILE 10/09/2014</p>	<p>FMSA</p> <p>Head Office Level 2, 180 Chapel Street North Melbourne VIC 3051</p> <p>Telephone 03 9329 6555 Facsimile 03 9328 9509 Email info@fmsa.com.au www.fmsa.com.au</p>	<p>PROJECT Multi-Residential Development with Shadow Diagrams</p> <p>SCALE 1:200 (S1)</p> <p>DATE 04/09/2014</p> <p>PROJECT No 1425</p> <p>SHD No. REV TP.09 1</p>
--------------	----------------------------	-----------------------------	---	---	--

Item 9.5

294 Glen Huntly Road ELSTERNWICK
APPLICATION NO. GE/PP-27631/2015

File No: GE/PP-27631/2015
Enquiries: Karoline Ware
Manager Statutory Planning



APPLICATION SUMMARY

PROPOSAL	Food and drink premises
RECOMMENDATION	To Grant a Planning Permit subject to conditions reducing the maximum number of patrons and management of on-site contamination
KEY ISSUES	<ul style="list-style-type: none"> • Car parking • Impact to heritage significance of the building
MUNICIPAL STRATEGIC STATEMENT	Open Space Strategy Urban Village Policy
APPLICANT	Victrack
PLANNING SCHEME CONTROLS	<ul style="list-style-type: none"> • Public Park and Recreation Zone • Heritage Overlay (Elsternwick Estate and Environs)
EXISTING LAND USE	Single storey brick building (vacant)
PUBLIC NOTICE	<ul style="list-style-type: none"> • 120 properties notified • 292 notices sent (owners and occupiers) • 2 signs erected on site • No objections received
Application fee payable (fee increased by the State Government in 2009)	<ul style="list-style-type: none"> • \$1404.00

Item 9.5 (cont'd)**1. Community Plan**

- **Town Planning and Development**
- **Recreation and Open Space:** to enhance recreation facilities and open space to meet current and future needs of the local community

2. Recommendation

That Council:

- Issues a Planning Permit for Application No. GE/PP-27631/2015 allowing the land to be used and developed for the purpose of a food and drink premises, the sale and consumption of liquor, partial demolition and construction of alterations and additions to land affected by the Heritage Overlay and a waiver of car parking and loading bay requirements in accordance with the conditions contained in the Appendix.

3. Applicable Policies and CodesState Government

- Plan Melbourne

Glen Eira City Council

- Open Space Strategy – Adopted by Council on 8th April 2014
- Municipal Strategic Statement – Adopted by Council on 17th May 1999 and approved by the Minister on 5th August 1999.
- Dealing With Planning Applications and Planning Scheme Amendments Which Affect Council Owned Properties – Adopted 3rd March 2003

4. Reasons For Recommendation

The subject site abuts Elsternwick Plaza which is owned by VicTrack and leased by Council for use as open space.

All planning permit applications involving Council managed land are submitted for determination by Council Resolution. This ensures a clear line is drawn between Council's role as a responsible authority and as a land manager.

In recommending that Council determines to approve the proposal, consideration has been given to:

- Council's MSS
- Council's Open Space Strategy
- Other relevant considerations of the planning scheme

The subject site comprises of a vacant building located on the eastern side of Elsternwick Plaza.

The existing building was constructed circa 1915 and was used for the purpose of a Rifle Range.

Item 9.5 (cont'd)**Buildings and Works**

The site is within the Elsternwick Environs Heritage Overlay. The building comprises of two sections, a red brick building fronting Glen Huntly Road (which previously contained the entrance and clubrooms) which is to be retained, and a single storey annex at the rear which contained the rifle range which is to be demolished.

Given the retention of the façade and front building, the proposal is considered acceptable from a heritage perspective. The single storey additions to the rear will have limited visibility from the street and will improve the relationship of the building with the park to the west. Councils Heritage Advisor supports the proposal.

A disabled ramp, new steps, outdoor seating area and associated structures are proposed to the west of the building. This will provide an active interface with the Plaza and is considered to be a positive outcome for the site.

The proposal also includes the reconstruction of steps into the building via the existing ramp from Glen Huntly Road and bicycle hoops on the footpath. These are not within the subject site and therefore do not form part of the planning approval. Separate permission will be required for this matter (from Councils Buildings and Properties Department).

Use

The proposed use of the site as a food and drink premises (with liquor license) is considered suitable given the location on a main road, within the heart of the Elsternwick Urban Village, surrounded by other commercial uses. There are no direct residential abutments which would have the potential to be impacted by noise.

Item 9.5 (cont'd)**Car Parking**

For a food and drinks premises, State Government Guidelines recommend a rate of 4 spaces to 100sqm of leasable floor area. Based on the proposed floor area of 466sqm, 14 on-site car spaces would be required to meet the guidelines. No on-site car parking is able to be provided.

Given the location of the site and proximity to public transport, a reduction in car parking is considered acceptable. Notwithstanding this, concerns are raised with the proposed maximum number of patrons (400).

Conditions are recommended to restrict patron numbers to no more than 160 during the day and 280 at night (in line with Councils Transport Planning advice). This will ensure that the use will not create any unreasonable impact on the existing traffic and parking conditions within the area.

Potential Contamination

Given the former use of the site, there is potential for contamination on the land. Conditions are recommended to ensure this is appropriately managed. A Construction Management Plan (CMP) and Waste Management Plan (WMP) are also recommended as a condition of permit.

Open Space Strategy

Councils Open Space Strategy (dated 8th April 2014) identifies the significant upgrade of Elsternwick Plaza as a 'Very High' priority and specifically references the consideration of the upgrade to 'activate the interface to the adjoining buildings, including the former Rifle Club'.

It is considered that the proposal will create an active interface with the Plaza and will assist in making this area a vibrant community hub.

Item 9.5 (cont'd)**APPENDIX**

ADDRESS: 294 Glen Huntly Road, Elsternwick
APPLICATION NO: GE/PP-27631/2015

1. Proposal

Features of the proposal include:

- Demolition to rear portion of the building
- Construction of a single storey addition, deck/ pergola and outdoor structures
- Disabled ramp and steps from Glen Huntly Road
- Use of the land as a food and drink premises
- Maximum 400 patrons
- 12 staff
- Hours of operation Sunday to Thursday 7am-11pm, Friday and Saturday 7am – 1am.
- No on site car parking

2. Public Notice

- 120 properties notified
- 292 notices sent (owners and occupiers)
- 2 signs erected on site
- No objections received

3. Referrals

The application has been referred to various departments and individuals within Council for advice on particular issues. The following is a summary of relevant advice:

Heritage Advisor

- Changes to the building frontage will be quite minimal, and the demolition of the rear shed and new addition will open up the building onto the adjacent park to the west which is a positive outcome for this building
- The proposal is acceptable in heritage terms

Transport Planning

- A maximum of 160 patrons/seats during the day and 280 patrons/seats during the evening (6pm onwards)
- No objection to waiver of loading requirement as this can be accommodated on-street

Item 9.5 (cont'd)*Buildings and Properties*

- Bike hoops should not form part of the application
- No disruption should occur to the abutting park during construction of the café and security fencing should be created around the site for the protection of the park users
- Buildings and Properties have been negotiating the terms of a section 173 agreement which will be signed by both parties following the issue of a planning permit. The agreement will allow occupancy of the road reserve at the front of the building to allow for the stairs.
- The ramp and stairs at the north western corner of the premise from the deck must not encroach on the road reserve

Parks Services

- The Parks Department is fully aware of the tree issues with this development and understands that a range of trees will be removed as part of the construction. The large Canary Island Date Palm is being relocated within the park.

Recreation and Youth Services

- Queries with demolition and other construction/building related matters.

Landscape Assessment Officer

- There is no vegetation on any neighbouring property that has the potential to be impacted by the current application.
- Remove and retain the site vegetation as proposed.
- Given that the park is to be re-developed after the proposed construction; there are no tree planting requirements at this time.

Building Surveyor

- Construction Management Plan required
- Fire ratings, distances of travel and circulation spaces to be assessed by the relevant Building Surveyor

4. Conditions

1. Before the commencement of the development and use, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as) but modified to show:

- (a) Deletion of reference to bicycle hoops on footpath and steps to the existing ramp;

When approved, the plans will be endorsed and will then form part of this Permit.

2. The use must operate only between the hours of 7am – 11pm Sunday – Thursday and 7am-1am Fridays and Saturdays;

Item 9.5 (cont'd)

3. Not more than 160 patrons may be present on the site from 7am-6pm and 280 patrons after 6pm;
4. Not more than 12 staff members/employees must be present on the site at any one time;
5. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority a Waste Management Plan (WMP) for the site with respect to the collection and disposal of waste and recyclables associated with the proposed uses on the site to the satisfaction of the Responsible Authority. The WMP must provide for the following:
 - (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority. Commercial waste bins being placed or allowed to remain not in view of the public, and receptacles not emitting any adverse odours.
 - (b) Designation of methods of collection including the need to provide for private services or utilisation of council services. If private collection is used, this method must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
 - (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
 - (d) Details for best practice waste management once operating.

Once approved the WMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority

6. Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:

Item 9.5 (cont'd)

- (a) Delivery and unloading points and expected frequency;
 - (b) A liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (c) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (d) Any requirements outlined within this permit as required by the relevant referral authorities;
 - (e) hours for construction activity in accordance with any other condition of this permit;
 - (f) measures to control noise, dust, water and sediment laden runoff;
 - (g) measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
 - (h) any construction lighting to be baffled to minimise intrusion on adjoining lots.
7. Construction or carrying out of buildings and works associated with the development (excluding remediation works) hereby approved must not occur until, to the satisfaction of the Responsible Authority:
- (a) A environmental auditor appointed under the Environment Protection Act 1970 states that the use of the land(subject to conditions 7 and 8) as proposed is appropriate and does not require an audit or statement as outlined below; OR
 - (b) A certificate of environmental audit is issued for the land in accordance with Part IXD of the Environment Protection Act 1970; OR
 - (c) An environmental auditor appointed under the Environment Protection Act 1970 makes a statement in accordance with Part IXD of the Act that the environmental conditions of the land are suitable for the use.

A copy of the certificate or statement must be supplied to the Responsible Authority. The certificate or statement will be read in conjunction with this Permit and all conditions of the statement will form part of this permit. The certificate or statement may be open to peer review at a cost to the permit holder/owner of the land at any time.

Item 9.5 (cont'd)

Where there are conditions on a Statement of Environmental Audit that require ongoing maintenance and/or monitoring, the applicant must enter into a Section 173 Agreement under the Planning and Environment Act 1987 (unless deemed unnecessary by the Responsible Authority) to give effect to the ongoing maintenance and/or monitoring conditions contained in the Statement of Environmental Audit. The Agreement must be executed on title prior to the commencement of the use and prior to the issue of a Statement of Compliance under the Subdivision Act 1987. The applicant must meet all costs associated with drafting and execution of the Agreement, including those incurred by the responsible authority. A memorandum of the Agreement is to be entered on Title and the costs of the preparation and execution of the Agreement and entry of the memorandum on Title are to be paid by the owner.

All the conditions of the Statement of Environmental Audit must be complied with to the satisfaction of the responsible authority, prior to commencement of use of the site. Written confirmation of compliance must be provided by a suitably qualified environmental professional or other suitable person acceptable to the responsible authority. In addition, sign off must be in accordance with any requirements in the Statement conditions regarding verification of works.

8. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. This does not apply to the exemptions specified in Clause 62 of the Glen Eira Planning Scheme. Note: This does not obviate the need for a permit where one is required.
9. The layout and description of the use(s) as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
10. This Permit will expire if:
 - The development and use does not start within two (2) years from the date of this Permit; or
 - The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

Item 9.5 (cont'd)

11. Disabled access to the building must be provided to the satisfaction of the Responsible Authority.

All work carried out to provide disabled access must be constructed in accordance with Australian Standards Design for Access and Mobility:- AS1428.1-2001, AS1428.2-1992, AS1428.3-1992 and AS1428.4-2002.

12. During the construction of the buildings and works allowed by this permit, the recreation reserve must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment etc. unless with the written consent of the Responsible Authority.
13. Noise levels must not exceed the permissible noise levels stipulated in State and Environment Protection Policy N-1 (Control of Noise from Industrial Commercial and Trade Premises within the Melbourne Metropolitan Area) and State Environment Protection Policy N-2 (Control of Music Noise from Public Premises).
14. No external sound amplification equipment or loudspeakers are to be used for the purpose of announcements, broadcasts, playing of music or similar purpose
15. All outdoor lighting must be baffled and/or located to prevent light from the site causing detriment to the locality to the satisfaction of the Responsible Authority.
16. Adequate provision must be made for the storage and collection of garbage, bottles and other solid wastes in bins or receptacles, to the satisfaction of the Responsible Authority.

All bins and receptacles used for the storage and collection of garbage, bottles and other solid wastes must be kept in a storage area screened from view, to the satisfaction of the Responsible Authority.

All bins and receptacles must be maintained in a clean and tidy condition and free from offensive odour, to the satisfaction of the Responsible Authority
17. The Permit Operator must require that all employees of the premises engaged in the service of alcohol undertake a "Responsible Serving of Alcohol" course as required by the Victoria Commission for Gambling and Liquor Regulation
18. Any modification to existing infrastructure and services within the road reservation (including, but not restricted to, electricity supply, telecommunications services, gas supply, water supply, sewerage services and stormwater drainage) necessary to provide the required access to the site, must be undertaken by the applicant/developer to the satisfaction of the relevant authority. All costs associated with any such modifications must be borne by the applicant/developer

Item 9.5 (cont'd)

19. Before the use commences, the provision and design of bicycle parking facilities must comply with Clause 52.34 of the Glen Eira Planning Scheme and AS2890.3-1993 (including the type, location, layout, access paths, signage) or otherwise to the satisfaction of the Responsible Authority. This includes the provision of showers and change rooms when required by Clause 52.34

Notes

- A. The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed by Council when plans are lodged to satisfy that condition. Any "necessary or consequential" amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 198

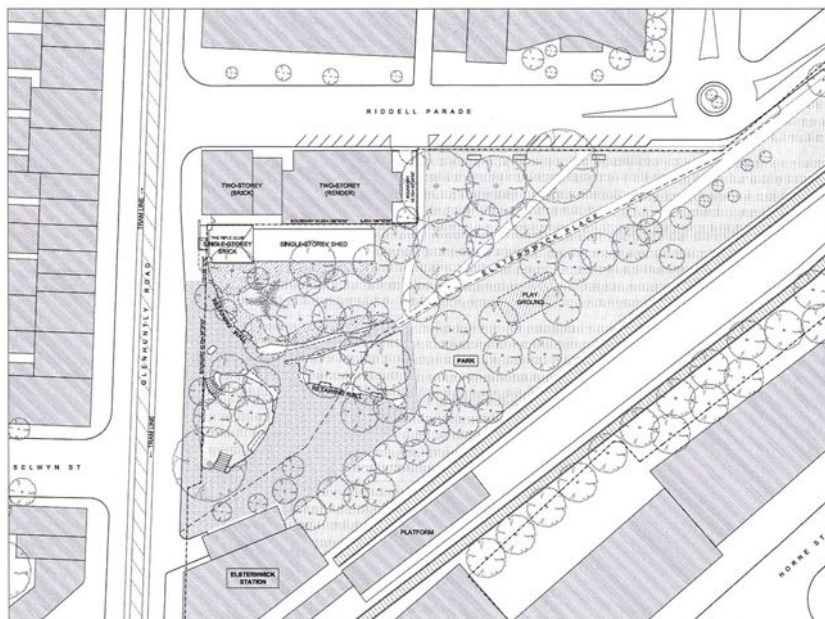
- B. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit
- C. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal
- D. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- E. The sale of liquor on the premises for consumption on or off the premises will require permission from the Victorian Commission for Gambling and Liquor Regulation
- F. The use of the land may require approval by, and/or registration with, Council's Environmental Health Department under the provisions of the *Food Act 1984*, *Health Act 1958* and/or *Tobacco Act 1996* (as amended)

Item 9.5 (cont'd)

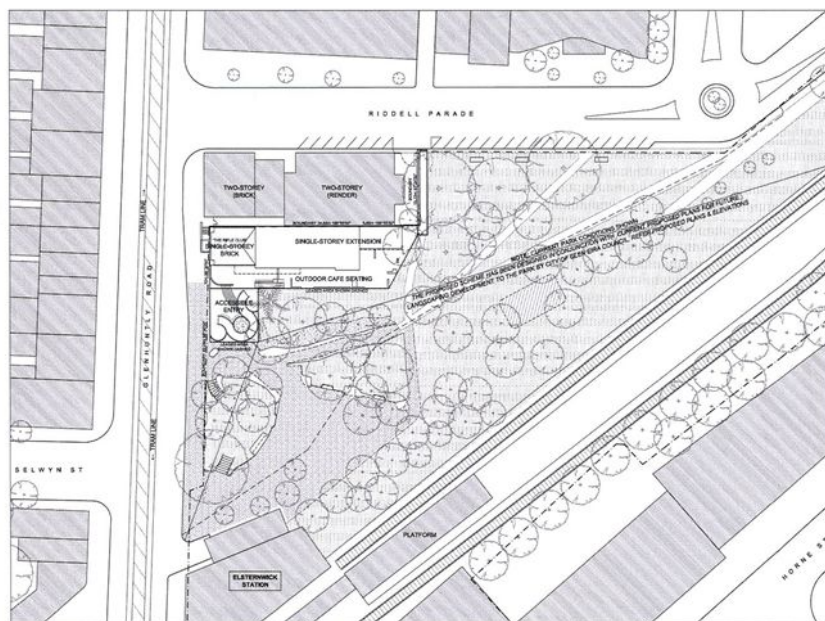
Crs Lipshutz/Delahuntz

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.



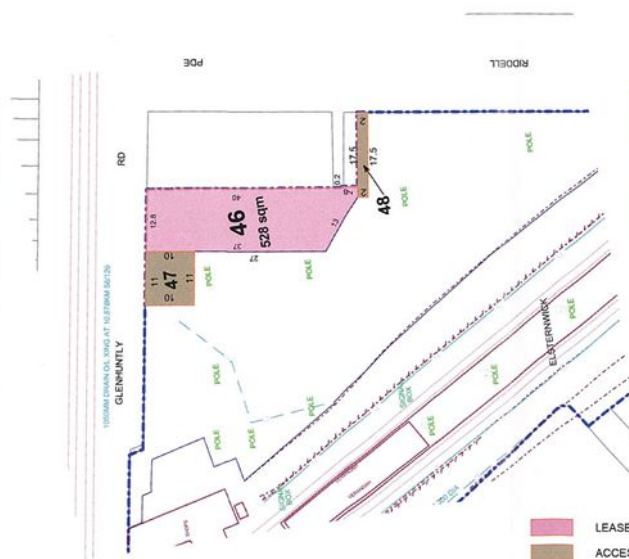
EXISTING CONTEXT PLAN



02
TPO1 1:500



NOT TO SCALE



(3) **LEASED AREA DIAGRAM**
TP-1 1:500 APPROX.

GENERAL NOTES	<p>THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, SCHEDULES AND OTHER CONTRACT DOCUMENTS.</p> <p>REFER TO STRUCTURAL ENGINEER'S DOCUMENTS FOR ALL STRUCTURAL REQUIREMENTS.</p> <p>ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.</p> <p>DO NOT SCALE DRAWING.</p>
---------------	---

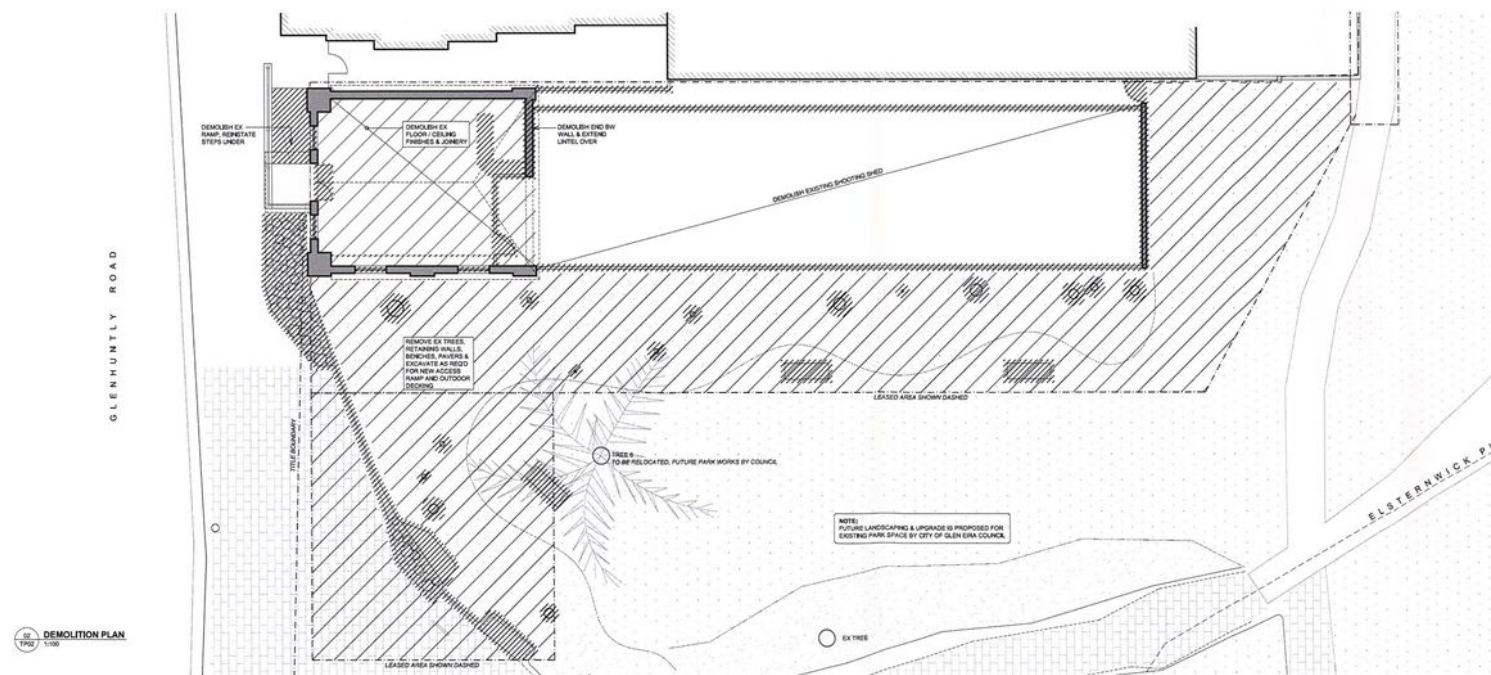
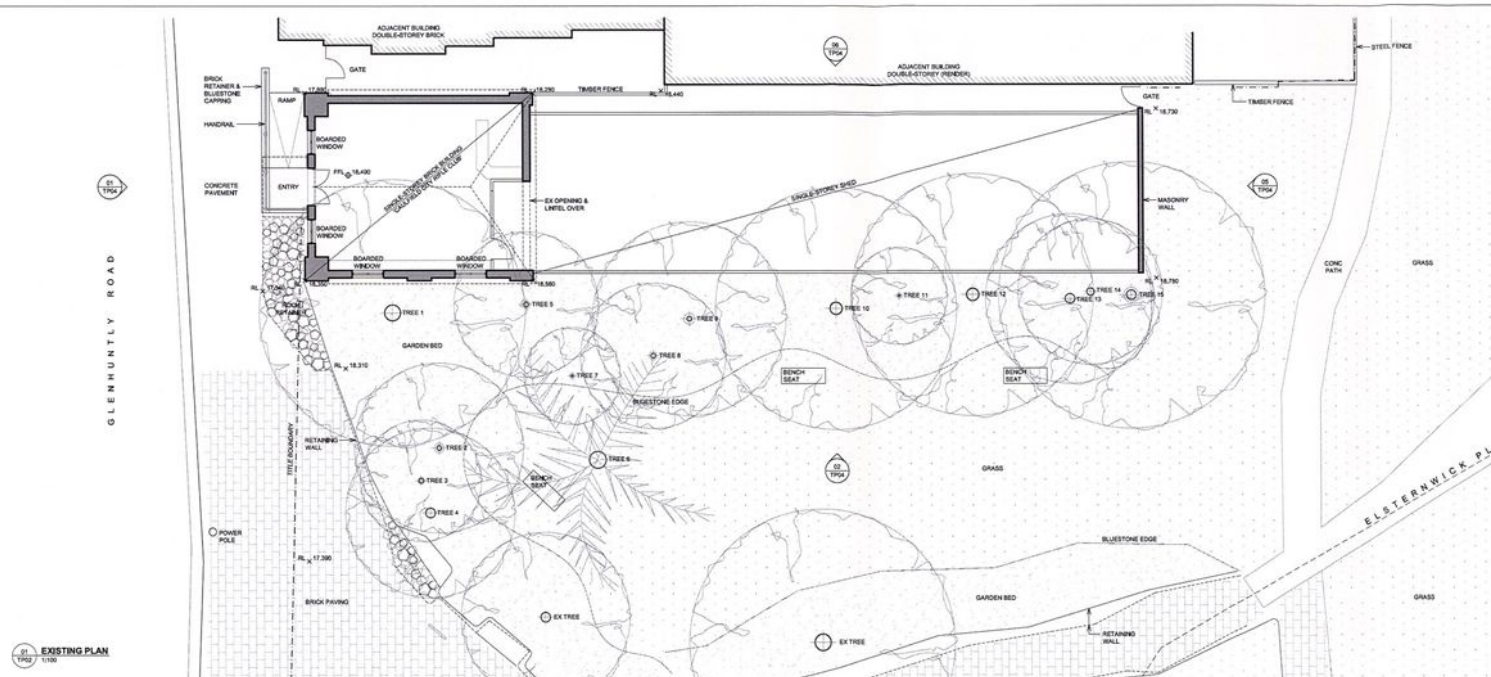
GENERAL LEGEND	
D	DOOR
DP	DOWN PIPE
DEM	DEMOLISH
EX	EXISTING
REQ	REQUIRED

FINISHES LEGEND

BLW	CONCRETE BLOCK WORK
BW	BRICKWORK
CLB	COLORBOND FASCIA / GUTTER (BLACK)
CONC	CONCRETE
GS	GRANITIC SAND
HR	HARDWARE (BLACK)
LB	TIMBER LINING BOARDS (BLACK STAINED)
MOR	METAL DECK ROOFING
PV	PAYERS
RDR	RENDER
RT	ROOF TILES
SP	MILD STEEL PLATE (BLACK)
TAC	TAGBLE SURFACE INDICATORS
TC	TIMBER CLADDING
TD	TIMBER DECKING
TSC	TIMBER SCREEN
WB	WEATHERBOARDS

GLEN EIRA COUNCIL
RECEIVED
27 JAN 2015
STATUTORY PLANNING
DEPARTMENT

PLANNING PERMIT APPLICATION		04.07.14
NO.	REVISION	DATE
STAGE		TOWN PLANNING
ARCHITECTS		
SKK DEGREES PTY LTD LEVEL 4, 355 COLLINS ST MELBOURNE VIC 3000 A.C.N. 015 316 278 T +61 3 9635-6000 F +61 3 9635-6000		
PROJECT		
THE RIFLE CLUB 294 GLENHUNTLY RD ELSTERNRIK VIC 3185		
OWNER		
PROJECT NO.		130031
DRAWING TITLE		EXISTING CONDITIONS
	SCALE AS SHOWN @ A1	DATE JULY 2014 DRAWN REV LT
DRAWING NO.		TP01



<p>GENERAL NOTES</p> <p>THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, SCHEDULES AND OTHER CONTRACT DOCUMENTS.</p> <p>REFER TO STRUCTURAL ENGINEER'S DOCUMENTS FOR ALL STRUCTURAL REQUIREMENTS.</p> <p>ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.</p> <p>DO NOT SCALE DRAWING.</p>

GENERAL LEGEND

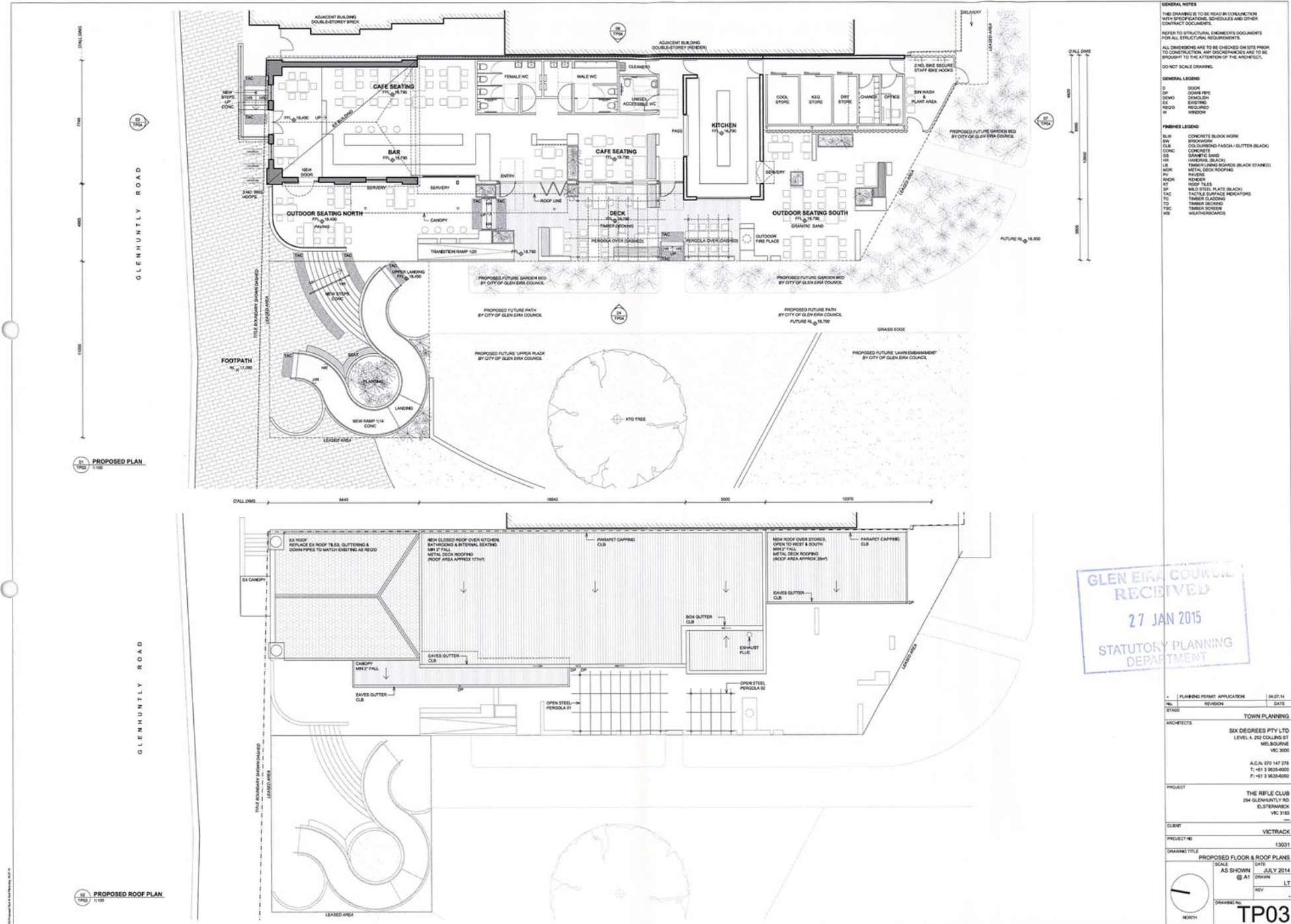
D	DOOR
DP	DOWN PIPE
DEMO	DEMOLISH
EX	EXISTING
REQ'D	REQUIRED

FINISHES LEGEND

BLW	CONCRETE BLOCK WORK
BRW	BRICKWORK
CLB	COLORBOND FASCIA / GUTTER (BLACK)
CONC	CONCRETE
GR	GRANITIC SAND
HV	HORIZONTAL (BLACK)
IB	TIMBER LINING BOARDS (BLACK STAINED)
MOR	METAL DECK ROOFING
PV	PAVERS
RENDER	RENDER
RT	ROOF TILES
SP	MILD STEEL PLATE (BLACK)
TAC	TACTILE SURFACE INDICATORS
TIMC	TIMBER CLADDING
TMD	TIMBER DICKING
TSC	TIMBER SCREEN
WB	WEATHERBOARDS

GLEN EIRA COUNCIL
RECEIVED
27 JAN 2015
STATUTORY PLANNING
DEPARTMENT

PLANNING PERMIT APPLICATION		04.07.14
NEL	REVISION	DATE
STAGE		
TOWN PLANNING		
SIX DEGREES PTY LTD		
LEVEL 4, 252 COLLINS ST		
MELBOURNE		
VIC 3000		
A/CN 103 187		
T: +61 3 9035-6400		
F: +61 3 9035-6400		
PROJECT		
THE RIFLE CLUB		
294 GLENMUNTY RD		
ELSTERNWICK		
VIC 3183		
CLIENT		
VICTRACT		
PROJECT NO		1303
DRAWING TITLE		
EXISTING PLAN & DEMOLITION PLAN		
SCALE		DATE
AS SHOWN		JULY 2014
@ A1		DRAWN
		REV
DRAWING NO.		



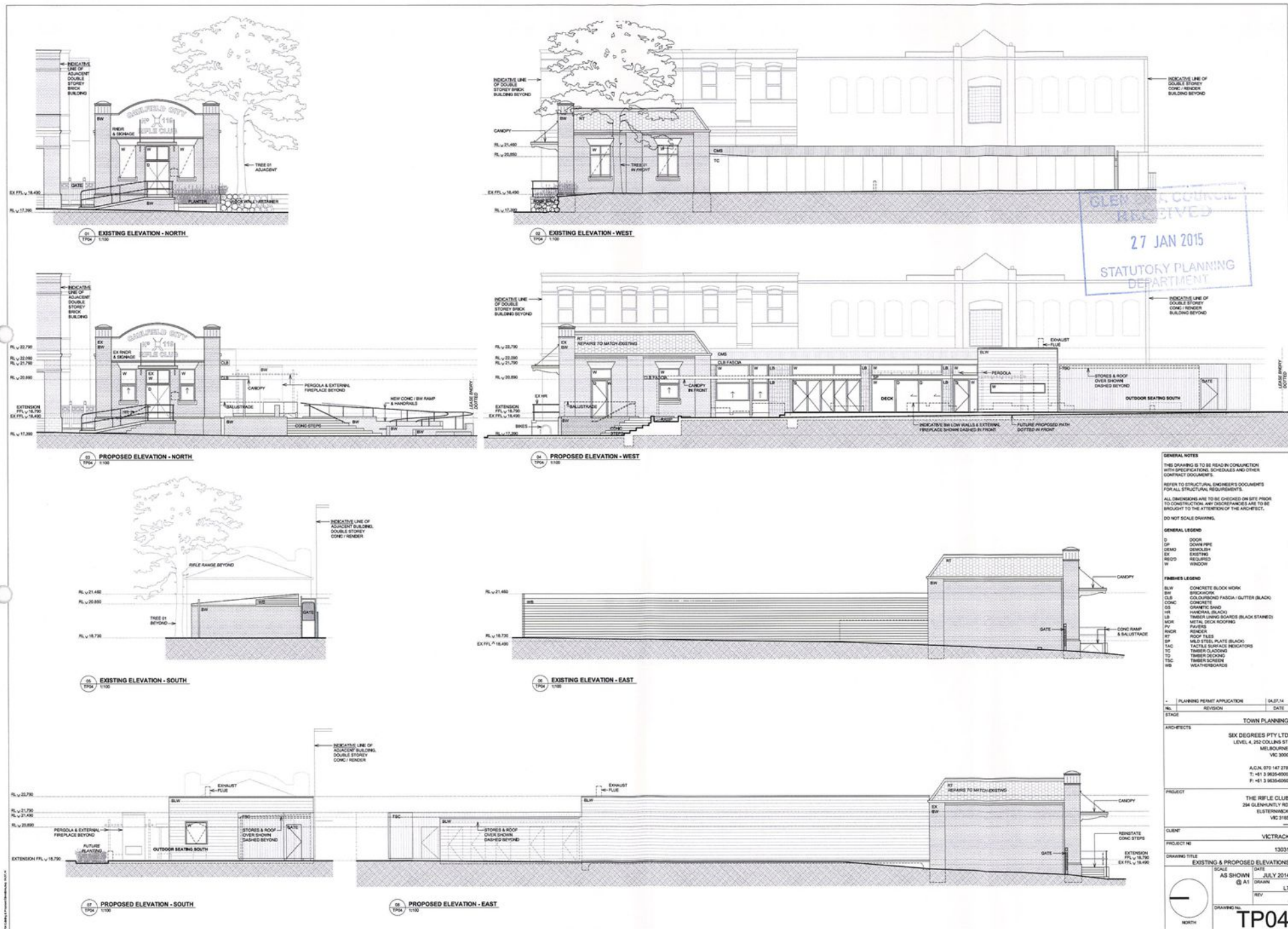
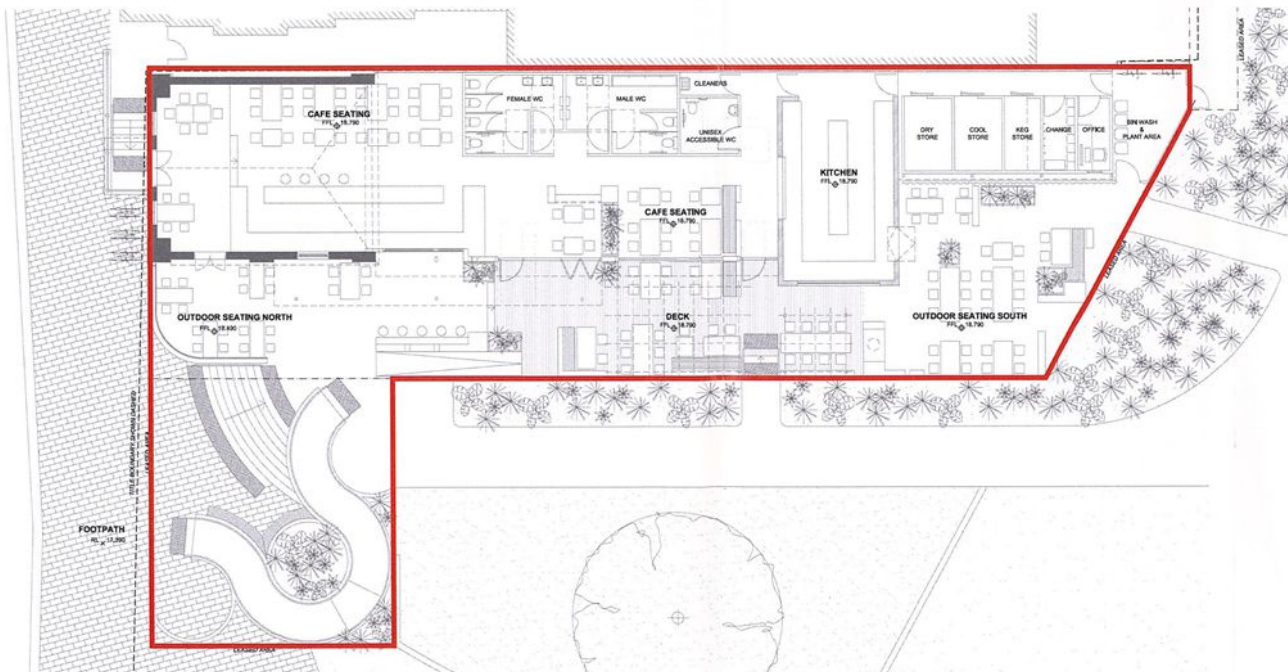




IMAGE 01
SKETCH | PROPOSED SCHEME AS VIEWED FROM GLENHUNTLY ROAD



PROPOSED RED LINE DIAGRAM
TP05

GENERAL NOTES
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, SCHEDULES AND OTHER CONTRACT DOCUMENTS.
REFER TO STRUCTURAL ENGINEER'S DOCUMENTS FOR ALL STRUCTURAL REQUIREMENTS.
ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
DO NOT SCALE DRAWING.

GENERAL LEGEND
D DOOR
DP DOWN PIPE
DEMO DEMOLISH
EX EXISTING
REQD REQUIRED
W WINDOW

FINISHES LEGEND
BLV CONCRETE BLOCK WORK
BW BRICKWORK
CLB COLOURED BRICK / OUTER BRICK
CONC CONCRETE
CS GRANITE SAND
HLS HANDED SLICK
LH TIMBER LIVING BOARD (BLACK STAINED)
MDR METAL DECK ROOFING
PVS PAVES
RNDR RENDER
RT ROOF TILES
SP MILD STEEL PLATE (BLACK)
TAC TACTILE SURFACE INDICATORS
TCL TIMBER CLADDING
TD TIMBER DECKING
TSC TIMBER SCULPTURE
WB WEATHERBOARD

GLEN HIRA COUNCIL
RECEIVED
27 JAN 2015
STATUTORY PLANNING
DEPARTMENT

PLANNING PERMIT APPLICATION		04.07.14
NO.	REVISION	DATE
STAGE		
TOWN PLANNING		
ARCHITECTS		
SIX DEGREES PTY LTD LEVEL 4, 202 COLLINS ST MELBOURNE VIC 3000		
ACN: 970 147 278 T: +61 3 9635-0000 F: +61 3 9635-0000		
PROJECT		
THE RIFLE CLUB 294 GLENHUNTLY RD ELSTERNWICK VIC 3185		
CLIENT		
VICTRACK		
PROJECT NO		
13031		
DRAWING TITLE		
RED LINE DIAGRAM & IMAGES		
SCALE		DATE
AS SHOWN @ A1		JULY 2014
DRAWN		LT
REV		
DRAWING NO.		TP05

Item 9.6

**CAULFIELD VILLAGE
STATION STREET, CAULFIELD EAST
(Area north of the Caulfield Racecourse Reserve)
AMENDED DEVELOPMENT PLAN NO. DP-
16060/2013/B**

**Enquiries: Rocky Camera
Co-ordinator Strategic Planning**



AMENDED DEVELOPMENT PLAN SUMMARY

AMENDED DEVELOPMENT PROPOSAL	An increase in the number of dwellings from 442 to 463.
RECOMMENDATION	Approval of Amended Development Plan subject to Conditions.
KEY ISSUES	<ul style="list-style-type: none"> • Amenity impacts; • Car parking and access; • Dwelling diversity; and • Design elements
MUNICIPAL STRATEGIC STATEMENT	Phoenix Precinct
APPLICANT	BPG Caulfield Village Pty Ltd
PLANNING SCHEME CONTROLS	<ul style="list-style-type: none"> • Priority Development Zone – Schedule 2 • Car Parking Overlay- Schedule 2 • Caulfield Mixed Use Area Incorporated Plan
EXISTING LAND USE	Vacant Land (Under Construction)
PUBLIC NOTICE	<ul style="list-style-type: none"> • 226 properties notified • 431 notices sent (owners and occupiers) • Notices placed in both the Caulfield Glen Eira Leader and Stonnington Leader newspapers • 8 submissions received

Item 9.6 (cont'd)**1. Community Plan**

- **Town Planning and Development:** To manage the rate and extent of change to the built environment consistent with state and local planning policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.

2. Recommendation

That Council issues an Approval for the following:

- Amended Development Plan No. DP-16060/2013/B allowing for the development of up to 463 dwellings with basement car parking within Stages 1, 2 & 3 of the Residential Precinct and Mixed Use Precinct in accordance with the conditions contained in Appendix 1.

3. Proposal

(Refer to attached plans)

The Amended Development relates to Stages 1, 2 and 3 of the Residential Precinct and Mixed Use Precinct.

The amended development proposes an additional 21 dwellings to the already approved development of 442 dwellings. The key changes include:

- Increase in the number of car parking spaces in the basement level to 489. The original approved development plan provided for 478 car spaces;
- Increase to the approved building envelopes of Building 1B at the fifth floor level (eastern side) and Building 3A at third and four floor levels (north-west corner);
- The setbacks of Building 3A from the northern and western boundaries partially increased;
- Alterations to screening (as a consequence of increased setbacks);
- Increases to the size of balconies for a number of apartments;
- Change to the brick colour from grey to brown for Building 3A (along the north, east west sides); and
- Alterations to the landscape plan (there is no change to the already approved tree numbers).

4. Applicable Policies and CodesState Government

- Melbourne 2030 (updated as Melbourne @ 5 Million)
- Plan Melbourne Strategy – Caulfield Station Precinct, Strategic Urban Renewal Location.

Glen Eira City Council

- Municipal Strategic Statement – Adopted by Council on 17th May 1999 and approved by the Minister on 5th August 1999.
- Caulfield Mixed Use Area Incorporated Plan- Adopted by Council on the 28 April 2011 (under Amendment C60) and approved by the Minister on 23 June 2011.

Item 9.6 (cont'd)**5. Reasons For Recommendation**

In recommending that Council determines to approve the amended development plan, consideration has been given to

- All written submissions and matters raised at the planning conference;
- Caulfield Mixed Use Area Incorporated Plan

Current Approved Development Plan

At the 20th May 2014 Ordinary Council meeting, Council resolved to approve the first development plan for Caulfield Village. It allowed for the development of up to 442 dwellings with basement car parking.

The developer subsequently appealed a number of conditions of the Development plan approval to VCAT. On the 15th September 2014 VCAT issued approval of the Development Plan. This approval altered a number of conditions issued by Council such as minimum balcony sizes and the design of the basement accessway.

6. Proposed Amended Development Plan

The amended development plan under consideration proposes the construction of 463 dwellings with a basement car park. 455 of these dwellings will be within five apartment buildings. A row of eight town houses is proposed along the Kambrook Road frontage.

This amended development plan also includes a number of updated documents which Council must assess. These include:

- Waste and Recycling Management Plan;
- Landscape Plan; and
- Environment Management Plan

Building Height and Setbacks

The heights and setbacks of the proposed buildings under this amended development plan comply with the maximum heights and setbacks set out in the Caulfield Mixed Use Area Incorporated Plan. This includes the setbacks to the adjoining properties at 3 Bond Street and 70 Kambrook Road.

Amenity Impacts

The amended development plan provides for screening in accordance with the ResCode requirements. It is noted that as a result of the increased setbacks along the northern side of Building 3A, a number of the apartments now have their balconies and habitable room windows setback more than of 9 metres from habitable room windows and private open space areas of the adjoining property to the north (3 Bond Street). As a result, screening is no longer required for these apartments as they now comply with ResCode requirements.

Item 9.6 (cont'd)Dwelling Diversity

Submitters have raised concerns with the lack of dwelling diversity proposed. A total of 282 apartments will comprise 1 bedroom, a total of 155 apartments will comprise 2 bedrooms and a total of 26 dwellings will comprise 3 bedrooms. No student housing is proposed.

This mix is considered to satisfy the Incorporated Plan.

Private Open Space/Balconies

The currently approved development plan requires that balconies be of a sufficient size. VCAT required that that no more than 12 of the apartments were to have balconies less than 6 square metres in area, no more than 150 apartments were to have balconies of between 6 and 7 square metres, no more than 75 apartments with balconies between 7 and 8 square metres and the balance of the apartments are to have a minimum of 8 square metres.

The amended development plan maintains compliance with these requirements for balcony sizes.

Car Parking and Access

Car parking rates for the development were set under Amendment C60. These rates are similar to Rescode in that 1 car space is required for each 1 & 2 bedroom dwelling and 2 spaces for each 3 or more bedroom dwelling. A total of 489 car spaces are proposed within the basement. This total meets the required number of car spaces. It is noted that there is no requirement for visitor car parking consistent with Amendment C60.

Council's Transport Department has reviewed the amended proposal and has not raised any concerns with the revised car parking arrangement. The additional dwellings will not have any adverse traffic impacts onto the neighbourhood.

Colours and Materials

The amended development plan seeks to change the brick colour for Building 3A (north, east and west sides) from grey to brown. This colour is consistent with existing dwellings in the neighbourhood and is considered to be acceptable.

Landscaping

Minor changes are proposed to the existing landscape plan. These changes are essentially to the courtyard area of Building 3A. These changes will not result in any reduction to the total the number of trees already approved by Council. Council's Landscape Assessment Officer is satisfied with the amended landscape plan.

Waste Management Plan

Council's Sustainability Department is satisfied with the amended Waste Management Plan. The Waste Management Plan will ensure that waste management and disposal within the development is appropriate.

Item 9.6 (cont'd)Environmental Management Plan

Council's Sustainability Department is satisfied with the amended Environmental Management Plan submitted. The Environmental Management Plan details the Environmental Sustainable Design features within the development.

Construction Management Plan

A Construction Management Plan (CMP) continues to be required as a condition on the development approval.

Other Conditions

As the submitted plans comply with a number of conditions issued on the first development plan approval these conditions are no longer required in the amended development plan approval.

Item 9.6 (cont'd)**APPENDIX**

**ADDRESS: Caulfield Village
Station Street, Caulfield East
(area north of the Caulfield Racecourse Reserve)**

DEVELOPMENT PLAN NO: DP/ 16060/2013/B

1. Public Notice

- 226 properties notified
- 431 notices sent (owners and occupiers)
- Notices placed in both the Caulfield Glen Eira Leader and Stonnington Leader
- 8 submissions received

The submitters' concerns are summarised as follows:

- Increase in dwelling numbers will further increase traffic congestion in the area.
- Development should be reduced in size, scale and scope.
- Object to increase in dwelling numbers and balcony areas as it will further destroy the local amenity.
- Proposed amendment will cause further traffic problems, garbage issues and will reduce the amenity of the area.
- The basement should be setback 3 metres from the boundary in order to allow for landscaping.
- The amendment will create more car parking and traffic issues.
- The additional dwellings will create a further increased strain on existing facilities.
- The amendment will result in less three (3) bedroom dwellings and more one (1) bedroom dwellings thus not providing for dwelling diversity.
- Concerned about the building envelope of Building 3A at the third and fourth levels.
- The amendment does not consider the local community.
- The change to more one (1) bedroom dwellings will result in student accommodation and will lower the permanence of local people residing in the area.

2. Planning Conference

The Conference, chaired by Councillor Pilling, provided a forum where all interested parties could elaborate on their respective views. Submitters mainly emphasised their original reasons for objection. It is considered that the main issues arising from the discussions were:

- Increased traffic congestion in the area;
- Lack of on-site car parking;
- Impacts onto street car parking;
- Lack of dwelling diversity;
- Lack of adequate waste services for the development;
- The development is already too intense;
- The amended development plan is an over utilisation of the land;

Item 9.6 (cont'd)

- The amended development plan does not provide for adequate private open space areas;
- Poor internal amenity as a result of the increased numbers of apartments; and
- Concerns with the current construction occurring on the land.

3. Amended Development Plan Conditions

- A copy of the amended development conditions is provided in Attachment 1.

Crs Pilling/Lipshutz

That the recommendation in the report be adopted.

The MOTION was put and CARRIED.

Attachment 1 – Amended Development Plan Conditions



DEVELOPMENT PLAN & WHOLE OF LAND APPROVAL

GLEN EIRA PLANNING SCHEME

RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL

DEVELOPMENT PLAN NUMBER:	DP No.16060/2013/ B
APPLICANT:	BPG Caulfield Village Pty Ltd
ADDRESS OF THE LAND:	Station Street, Caulfield East Vic 3145 (Area bound by Bond Street to the East, Station Street to the South and Kambrook Road to the West)
STAGES:	Stages 1, 2 & 3 of the Residential Precinct and Mixed Use Precinct
THE DEVELOPMENT PLAN ALLOWS:	Construction of upto 442 463 dwellings with basement car parking in accordance with the approved plans.
WHOLE OF LAND APPROVAL PLANS RELEVANT TO THE WHOLE DEVELOPMENT	Staging Plan, Drainage Management Plan & Integrated Transport Plan

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Development Plan

- ~~1. Before the commencement of the development hereby approved comprising Stages 1, 2 & 3, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the development plan (identified as SD-0-200 (Revision 16), SD-0-201 (Revision 19), SD-0-202 (Revision 16), SD-0-203 (Revision 16), SD-0-204 (Revision 16), SD-0-205 (Revision 16), SD-0-206 (Revision 16), SD-0-207 (Revision 13), SD-0-210 (Revision 2), SD-0-211 (Revision 2), SD-0-510 (Revision 6), SD-0-511 (Revision 6), SD-0-512 (Revision 6), SD-0-513 (Revision 4), SD-0-514 (Revision 4), SD-0-515 (Revision 4), SD-0-601 (Revision 12), SD-0-602 (Revision 12), SD-0-603 (Revision 12) received by Council on 20/12/2013 drawn by SJB Architects but modified to show:~~

Overlooking

- ~~a) Screening is to be provided in form of:~~

~~Fixed obscure glazing up to 1.7 metres above the finished floor level for windows (or an alternative method to the satisfaction of the Responsible Authority); and~~

~~Fixed external screens up to 1.7 metres above the finished floor level (no more than 25 per cent transparent) for balconies (or an alternative method to the satisfaction of the Responsible Authority); or~~

~~Screens to windows and/or balconies that are generally in accordance with drawings by SJB numbers SD-0-701 Rev 2, SD-0-702 Rev 2, SD-0-0703 Rev 2 and SD-0-704 Rev 2;~~

~~for the following apartments, except where it is demonstrated that there is a minimum separation distance of 9 metres from the balcony or window to adjoining private open space or habitable room windows:~~

~~Northern Elevation~~

~~i. Apartments: 105, 106, 107, 108, 109, 205, 206, 207, 208, 209, 305, 306, 307, 308, 309 (Building 2B);~~

~~ii. 129, 130, 131, 132, 133, 230, 231, 232, 233, 234 319, 320, 321, 419, 420 & 421 (Building 3A).~~

~~Southern Elevation~~

~~iii. Apartments: 107, 108, 207, 208, 307, 306 (Building 2A)~~

~~iv. 115, 215, & 315 (Building 1B)~~

~~Western Elevation~~

~~v. Apartments: 122, 123, 124, 125, 126, 127, 128, 129, 223, 224, 225, 226, 227, 228, 229 & 230 (Building 3A).~~

Open Space/ Balconies

~~b) Each apartment with a balcony for private open space must have a balcony generally in accordance with plans SD-0-201 IDPA Rev 2I, SD-0-202 IDPA Rev18A, SD-0-203 IDPA Rev18A, SD-0-204 IDPA Rev18B, SD-0-205 IDPA Rev 18 and SD-0-206 IDPA Rev18A or as amended to the satisfaction of the Responsible Authority. In considering any amendment to the private open space the Responsible Authority must have regard to the following:~~

- ~~• No more than 12 of the apartments with balconies less than 6 square metres in area;~~
- ~~• No more than 150 of the apartments with balconies between 6 and 7 square metres;~~
- ~~• No more than 75 of the apartments with balconies between 7 and 8 square metres; and~~
- ~~• The balance of apartments with balconies at a minimum of 8 square metres or over.~~

~~All plans must clearly show the dimensions and area of the balconies.~~

Traffic and Car Parking

- ~~e) — A minimum 5m x 5m splay clear of any obstacles provided on the south east corner of the development (i.e. north-east corner of the Station Street / Bond Street intersection) or an alternative arrangement.~~
- ~~d) — The over bonnet storage boxes are to be a minimum of 1.35m off the ground. No vertical supports are to be provided within the car spaces.~~
- ~~e) — A minimum height clearance of 2.2m is to be provided along the proposed ramp to the car park and access to the bicycle parking spaces or to the satisfaction of the Responsible Authority.~~
- ~~f) — The provision and design of bicycle parking facilities to comply with Clause 52.34 of the Glen Eira Planning Scheme or Cycling Aspects of AustRoads Guide (AustRoads 2014), (including the type, location, layout, access paths, signage) or to the satisfaction of the Responsible Authority.~~
- ~~g) — Visitor bicycle parking to be provided on-site at locations to the satisfaction of the Responsible Authority, such as near the entrances of the building (except Building 1A) and open spaces (but not within the road reserve).~~
- ~~h) — The curves at the base of both ramps must be designed to accommodate a B85 vehicle passing a B85 vehicle, together with a swept path analysis showing no conflict of vehicles at the base of the ramps.~~
- ~~i) — Parking spaces adjacent walls / storage cages are to be widened by 0.3m to facilitate door opening and access.~~
- ~~j) — The intersection within the basement level is to be redesigned to provide clear priority and clear sight lines.~~
- ~~k) — A detail design of the Bond Street closure (including associated signage) to be provided.~~
- ~~l) — The access points for the development to be constructed as vehicle crossings.~~
- ~~m) — A 3m x 3m splay to be provided on the southern side of the “Laneway” / Mews Lane intersection and retained as “Road” to accommodate vehicle turning manoeuvres.~~
- ~~n) — A pedestrian sight line triangle is to be provided on the southern side of the laneway at Kambrook Road. No obstructions greater than 600mm are to be located within the sight triangle.~~
- ~~o) — Pedestrian sight line triangles to be provided on the northern side of both Bond Street access points in accordance with the Planning Scheme. No obstructions greater than 600mm are to be located within the sight triangle.~~

Kambrook Road (Right of Way)

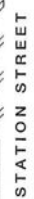
- ~~p) — Should the application for discontinuance of the Kambrook Road (Right of Way) not be supported by Council, an alternative redesign of the~~

~~basement car park will be required. (Note that this change may necessitate the need for further public consultation).~~

~~Street Trees~~

- ~~g) — Tree protection fences to be provided around the existing street trees which are to be retained.~~

All other conditions from the previous Amended Development Plan are to be maintained and re-numbered accordingly.



Client Name & Logo

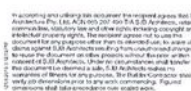
BECK
BUILDING GROUP

PROBUILD
RESHAPE
BY TOWN

Caulfield
VILLAGE

Date	Scale	
09.08.2013	1 : 200 @A0	1:400 @A2
	Green	QZK
	ALPOMBU/C	NM
Job No.	Drawn No.	Plot No.
20997	SD-0-201	24

SJB Architects
26 Coventry St
Southbank VIC
3006 Australia
T 61 3 9699 6668
F 61 3 9696 6234
sja.com.au

[illegible]

BECC
PROBUILD
RESHAPE

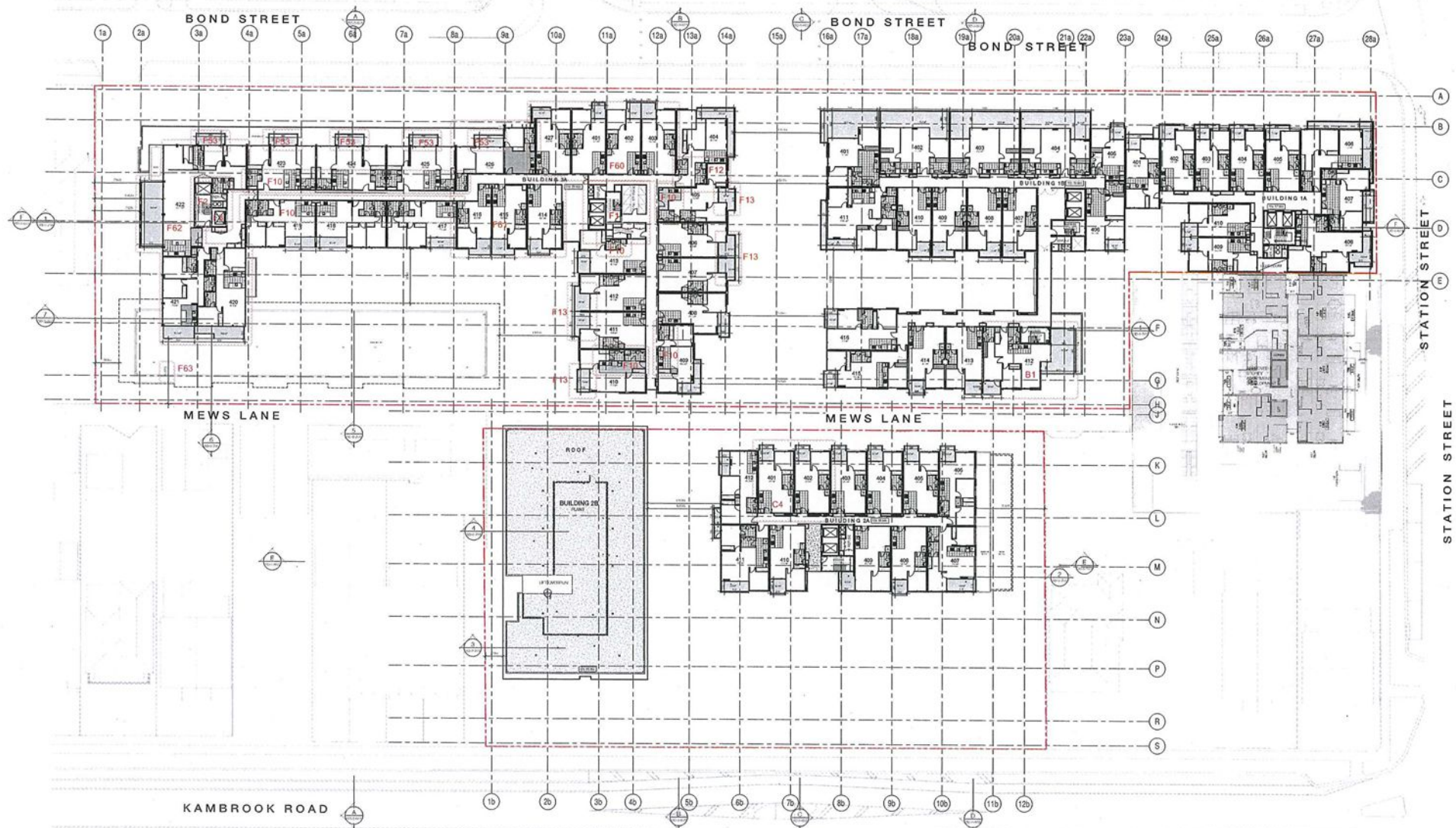
Caulfield
VILLAGE

THIRD FLOOR

Date	Score	
09.08.2013	1 : 200 DAO	1:400 DAO
	Exam	Gr
	AJCM/EL/JC	NM
Job No.	Exam No.	Phy
20997	SD-0-204	2

SJB Architects
75 Coventry St
Southbank VIC
3006 Australia
T 61 3 9599 6000
F 61 3 9599 6234
sja.com.au





North Arrow



Rev	Date	Revision	By	Chk
1	09/09/2013	Initial Design	AL	AL
2	09/09/2013	Design Development	AL	AL
3	09/09/2013	Final Design	AL	AL
4	09/09/2013	Construction	AL	AL
5	09/09/2013	As Built	AL	AL



Project: CAULFIELD VILLAGE DEVELOPMENT
PLAN - RESIDENTIAL PRECINCT
KAMBROOK ROAD

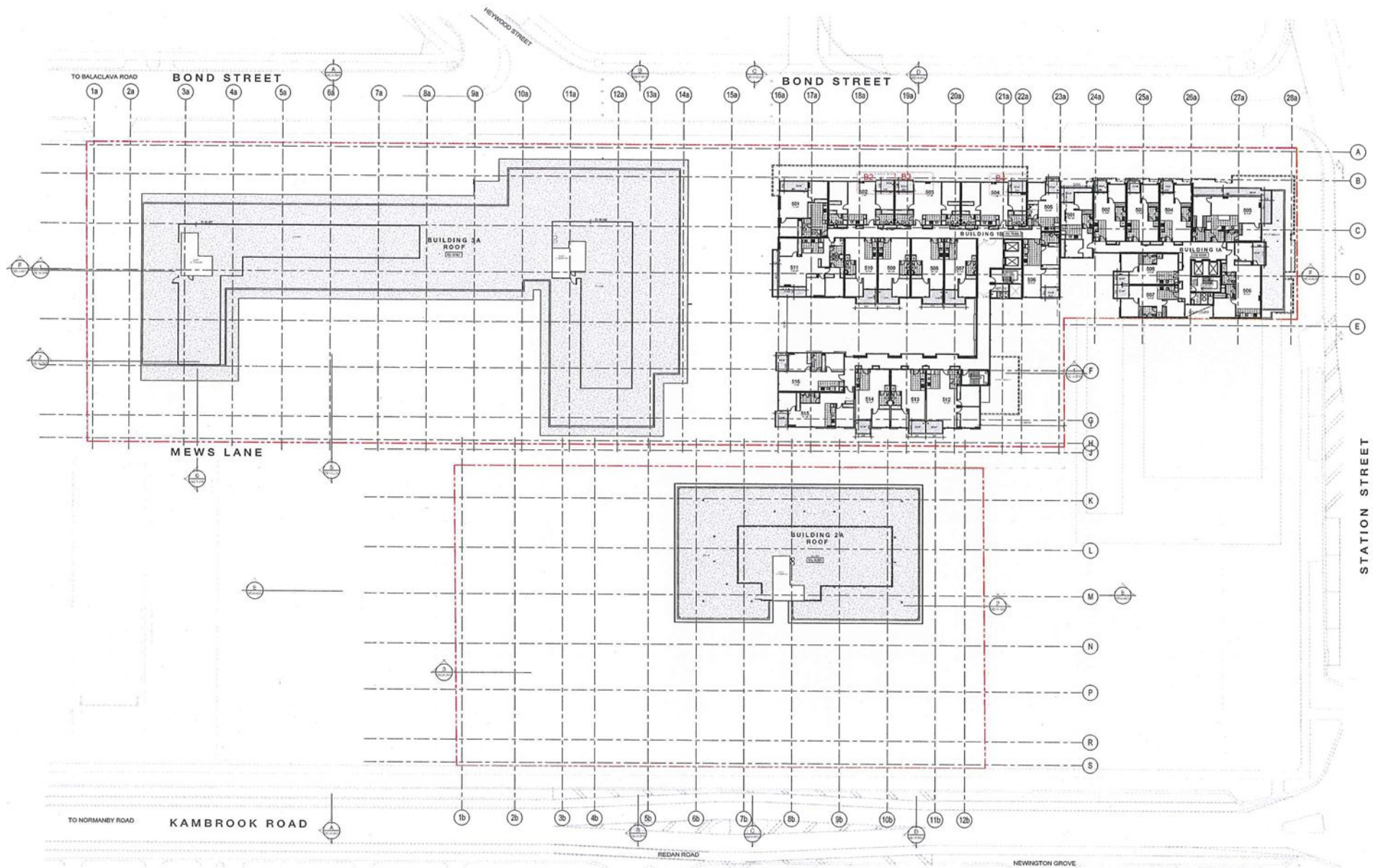
Drawing: FOURTH FLOOR

Date: 09/09/2013
Scale: 1:200 (A4) 1:400 (A2)

Drawn: AL/AM/AL/AD
Check: NM

Job No: 20997
Drawing No: SD-0-205
Sheet: 21





In providing and offering this document for use, the user agrees that SJB Architects Pty Ltd (SJB) is not responsible for any errors or omissions, or for any consequences arising from the use of this document. The user is responsible for ensuring that the information contained in this document is accurate and complete. SJB Architects Pty Ltd is not responsible for any errors or omissions, or for any consequences arising from the use of this document.



Rev	Date	Description	By	Chk
1	01/08/2013	Issue for construction	MB	MB
2	01/08/2013	Issue for construction	MB	MB
3	01/08/2013	Issue for construction	MB	MB
4	01/08/2013	Issue for construction	MB	MB
5	01/08/2013	Issue for construction	MB	MB
6	01/08/2013	Issue for construction	MB	MB
7	01/08/2013	Issue for construction	MB	MB
8	01/08/2013	Issue for construction	MB	MB
9	01/08/2013	Issue for construction	MB	MB
10	01/08/2013	Issue for construction	MB	MB
11	01/08/2013	Issue for construction	MB	MB
12	01/08/2013	Issue for construction	MB	MB
13	01/08/2013	Issue for construction	MB	MB
14	01/08/2013	Issue for construction	MB	MB
15	01/08/2013	Issue for construction	MB	MB
16	01/08/2013	Issue for construction	MB	MB
17	01/08/2013	Issue for construction	MB	MB
18	01/08/2013	Issue for construction	MB	MB
19	01/08/2013	Issue for construction	MB	MB
20	01/08/2013	Issue for construction	MB	MB
21	01/08/2013	Issue for construction	MB	MB
22	01/08/2013	Issue for construction	MB	MB
23	01/08/2013	Issue for construction	MB	MB
24	01/08/2013	Issue for construction	MB	MB
25	01/08/2013	Issue for construction	MB	MB
26	01/08/2013	Issue for construction	MB	MB
27	01/08/2013	Issue for construction	MB	MB
28	01/08/2013	Issue for construction	MB	MB

Client Name & Logo



Project

CAULFIELD VILLAGE DEVELOPMENT
PLAN - RESIDENTIAL PRECINCT
KAMBROOK ROAD

Drawing

FIFTH FLOOR

Date Scale

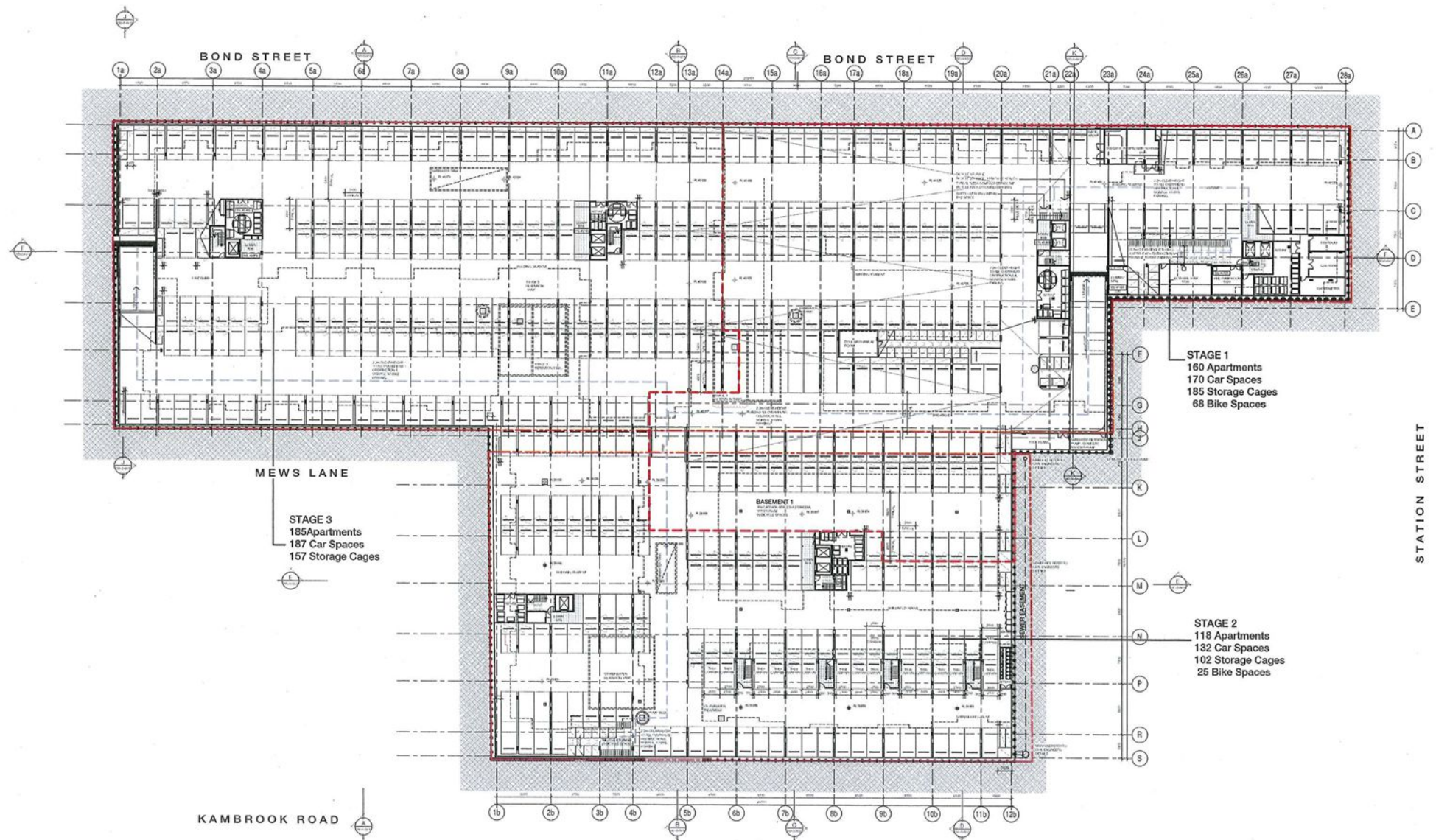
01/08/2013 1:200 & 1:400 & 1:400 & 1:400

Drawn: AUM/BJC
Check: MB

Job No: 20997
SD-0-206

SJB Architects
25 Lonsdale St
Melbourne VIC
3000 Australia
T 03 9594 0000
F 03 9594 0001
info@sjb.com.au





STAGE 1
160 Apartments
170 Car Spaces
185 Storage Cages
68 Bike Spaces

STAGE 3
185 Apartments
187 Car Spaces
157 Storage Cages

STAGE 2
118 Apartments
132 Car Spaces
102 Storage Cages
25 Bike Spaces

STATION STREET

KAMBROOK ROAD

In preparing this plan, the architect has assumed the responsibility for the design of the building and its components, and has not assumed the responsibility for the design of the site or the design of the infrastructure. The architect is not responsible for the design of the site or the design of the infrastructure. The architect is not responsible for the design of the site or the design of the infrastructure.

Architect



Rev.	Date	By	Chk.	Description
1	08/08/2013	AK	AK	Initial Design
2	08/08/2013	AK	AK	Revised Design
3	08/08/2013	AK	AK	Final Design
4	08/08/2013	AK	AK	Final Design
5	08/08/2013	AK	AK	Final Design
6	08/08/2013	AK	AK	Final Design
7	08/08/2013	AK	AK	Final Design
8	08/08/2013	AK	AK	Final Design
9	08/08/2013	AK	AK	Final Design
10	08/08/2013	AK	AK	Final Design

Client Name & Logo



Project

CAULFIELD VILLAGE DEVELOPMENT
PLAN - RESIDENTIAL PRECINCT
KAMBROOK ROAD

Drawing

B1 - STAGING PLAN

Date

08/08/2013

Scale

1:200 @A0

Drawn

AK/MH/JG

Check

NM

Rev. No.

20997

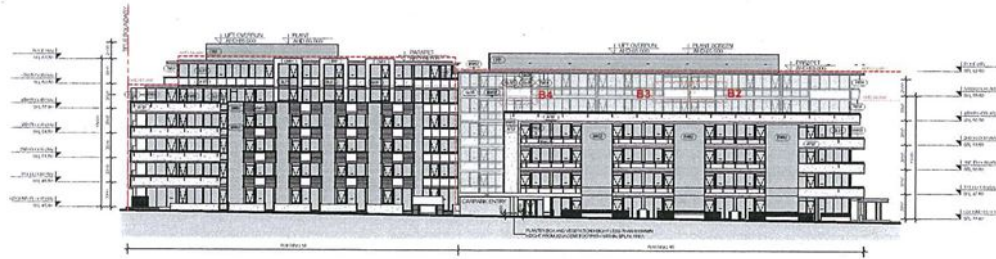
SD-0-210

Sheet

6

SJB Architects
25 Church St
Southport QLD
4215 Australia
T 07 5500 0000
F 07 5500 0000
info@sjb.net.au

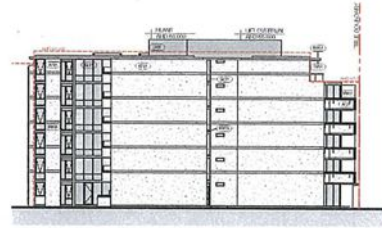




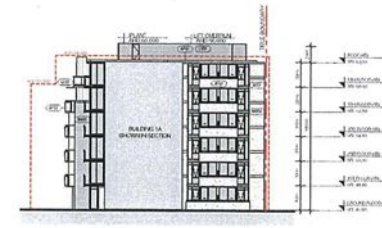
1 BUILDING 1-A & 1-B EAST
SCALE 1:20



2 BUILDING 1-A SOUTH
SCALE 1:20



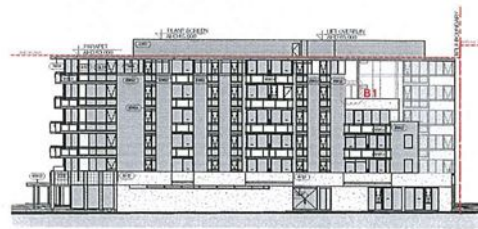
3 BUILDING 1-A WEST
SCALE 1:20



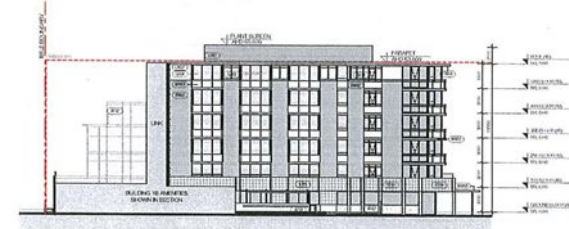
4 BUILDING 1-A NORTH
SCALE 1:20



5 BUILDING 1-B NORTH
SCALE 1:20



6 BUILDING 1-B WEST
SCALE 1:20



7 BUILDING 1-B EAST - COURTYARD
SCALE 1:20



8 BUILDING 1-B WEST - COURTYARD
SCALE 1:20



9 BUILDING 1-B SOUTH
SCALE 1:20



External Photos - Stage 1/2/3

1	Building 1-A East	1/20
2	Building 1-A South	1/20
3	Building 1-A West	1/20
4	Building 1-A North	1/20
5	Building 1-B North	1/20
6	Building 1-B West	1/20
7	Building 1-B East - Courtyard	1/20
8	Building 1-B West - Courtyard	1/20
9	Building 1-B South	1/20

In preparing and obtaining this document the recipient agrees that SJB Architects Pty Ltd, who has not been a party to the development, shall not be responsible for any errors or omissions in the information provided, and shall not be responsible for any errors or omissions in the information provided, and shall not be responsible for any errors or omissions in the information provided.

Rev	Date	Revision	By	CHK
1	09/08/2013	Initial Construction	SD	SD
2	09/08/2013	Revised	SD	SD
3	09/08/2013	Revised	SD	SD
4	09/08/2013	Revised	SD	SD
5	09/08/2013	Revised	SD	SD
6	09/08/2013	Revised	SD	SD
7	09/08/2013	Revised	SD	SD
8	09/08/2013	Revised	SD	SD
9	09/08/2013	Revised	SD	SD
10	09/08/2013	Revised	SD	SD
11	09/08/2013	Revised	SD	SD
12	09/08/2013	Revised	SD	SD
13	09/08/2013	Revised	SD	SD
14	09/08/2013	Revised	SD	SD
15	09/08/2013	Revised	SD	SD
16	09/08/2013	Revised	SD	SD
17	09/08/2013	Revised	SD	SD
18	09/08/2013	Revised	SD	SD
19	09/08/2013	Revised	SD	SD
20	09/08/2013	Revised	SD	SD
21	09/08/2013	Revised	SD	SD
22	09/08/2013	Revised	SD	SD
23	09/08/2013	Revised	SD	SD
24	09/08/2013	Revised	SD	SD
25	09/08/2013	Revised	SD	SD
26	09/08/2013	Revised	SD	SD
27	09/08/2013	Revised	SD	SD
28	09/08/2013	Revised	SD	SD
29	09/08/2013	Revised	SD	SD
30	09/08/2013	Revised	SD	SD
31	09/08/2013	Revised	SD	SD
32	09/08/2013	Revised	SD	SD
33	09/08/2013	Revised	SD	SD
34	09/08/2013	Revised	SD	SD
35	09/08/2013	Revised	SD	SD
36	09/08/2013	Revised	SD	SD
37	09/08/2013	Revised	SD	SD
38	09/08/2013	Revised	SD	SD
39	09/08/2013	Revised	SD	SD
40	09/08/2013	Revised	SD	SD
41	09/08/2013	Revised	SD	SD
42	09/08/2013	Revised	SD	SD
43	09/08/2013	Revised	SD	SD
44	09/08/2013	Revised	SD	SD
45	09/08/2013	Revised	SD	SD
46	09/08/2013	Revised	SD	SD
47	09/08/2013	Revised	SD	SD
48	09/08/2013	Revised	SD	SD
49	09/08/2013	Revised	SD	SD
50	09/08/2013	Revised	SD	SD
51	09/08/2013	Revised	SD	SD
52	09/08/2013	Revised	SD	SD
53	09/08/2013	Revised	SD	SD
54	09/08/2013	Revised	SD	SD
55	09/08/2013	Revised	SD	SD
56	09/08/2013	Revised	SD	SD
57	09/08/2013	Revised	SD	SD
58	09/08/2013	Revised	SD	SD
59	09/08/2013	Revised	SD	SD
60	09/08/2013	Revised	SD	SD
61	09/08/2013	Revised	SD	SD
62	09/08/2013	Revised	SD	SD
63	09/08/2013	Revised	SD	SD
64	09/08/2013	Revised	SD	SD
65	09/08/2013	Revised	SD	SD
66	09/08/2013	Revised	SD	SD
67	09/08/2013	Revised	SD	SD
68	09/08/2013	Revised	SD	SD
69	09/08/2013	Revised	SD	SD
70	09/08/2013	Revised	SD	SD
71	09/08/2013	Revised	SD	SD
72	09/08/2013	Revised	SD	SD
73	09/08/2013	Revised	SD	SD
74	09/08/2013	Revised	SD	SD
75	09/08/2013	Revised	SD	SD
76	09/08/2013	Revised	SD	SD
77	09/08/2013	Revised	SD	SD
78	09/08/2013	Revised	SD	SD
79	09/08/2013	Revised	SD	SD
80	09/08/2013	Revised	SD	SD
81	09/08/2013	Revised	SD	SD
82	09/08/2013	Revised	SD	SD
83	09/08/2013	Revised	SD	SD
84	09/08/2013	Revised	SD	SD
85	09/08/2013	Revised	SD	SD
86	09/08/2013	Revised	SD	SD
87	09/08/2013	Revised	SD	SD
88	09/08/2013	Revised	SD	SD
89	09/08/2013	Revised	SD	SD
90	09/08/2013	Revised	SD	SD
91	09/08/2013	Revised	SD	SD
92	09/08/2013	Revised	SD	SD
93	09/08/2013	Revised	SD	SD
94	09/08/2013	Revised	SD	SD
95	09/08/2013	Revised	SD	SD
96	09/08/2013	Revised	SD	SD
97	09/08/2013	Revised	SD	SD
98	09/08/2013	Revised	SD	SD
99	09/08/2013	Revised	SD	SD
100	09/08/2013	Revised	SD	SD



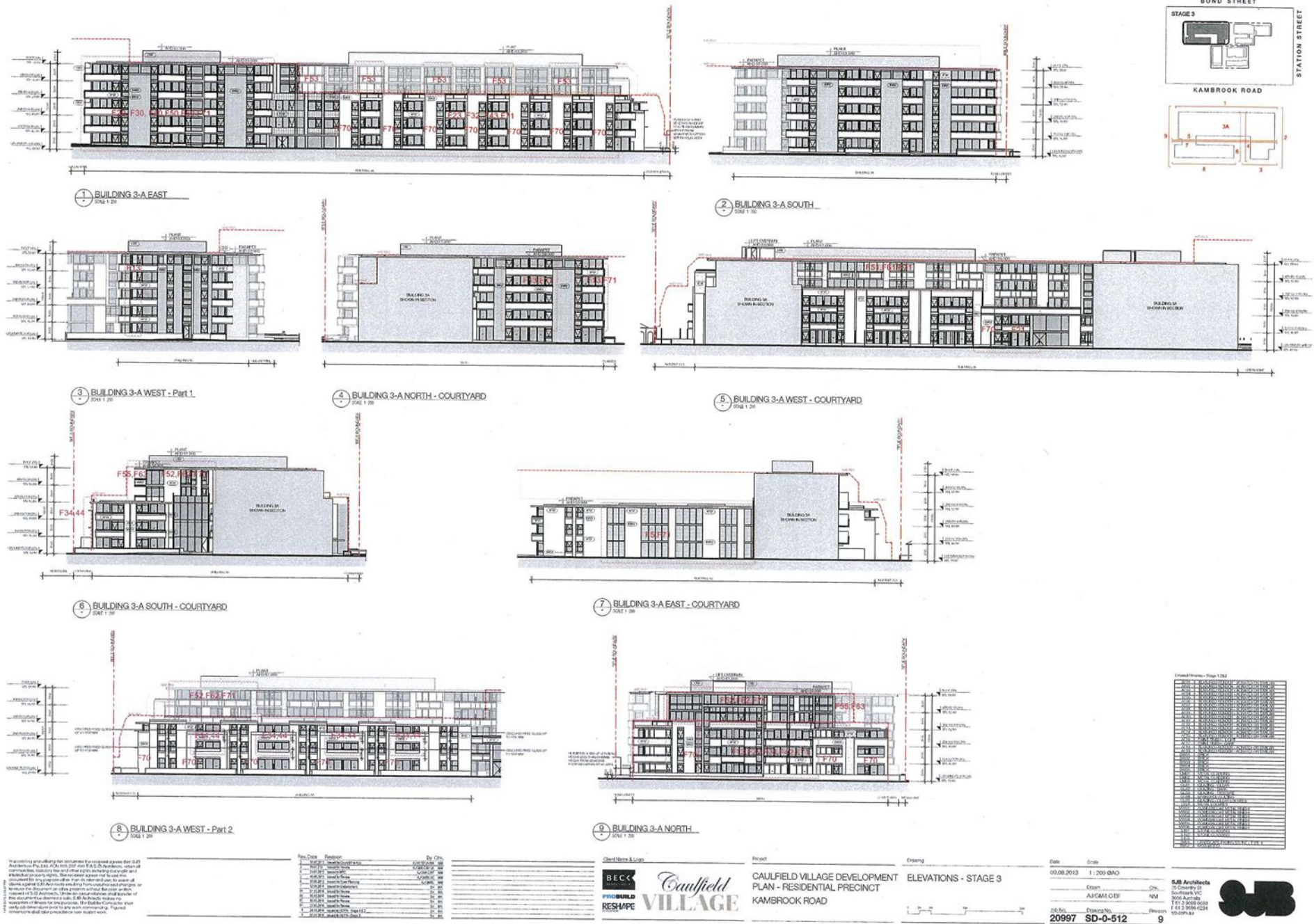
Client Name & Logo
Project
CAULFIELD VILLAGE DEVELOPMENT
PLAN - RESIDENTIAL PRECINCT
KAMBROOK ROAD

Drawing
ELEVATIONS - STAGE 1

Date
09/08/2013
Scale
As indicated
1:400 Q&A2

Drawn
SD
Checked
SD
Reviewed
SD
Approved
SD





Item 9.7

VCAT WATCH
APRIL 2015Enquiries: Michael Henderson
Supervising Planner (VCAT)

1. Purpose

To report to Council recent VCAT decisions.

The VCAT process allows appellants to amend their proposal between the time that Council makes a decision and the time VCAT considers the matter. Section 84B of the Planning and Environment Act requires VCAT to “take into account” any relevant Planning Policy, not necessarily apply it.

2. Decisions

ADDRESS	50 LATHAM STREET, BENTLEIGH EAST
PROPOSAL	ALTERATIONS TO THE EXISTING DWELLING AND CONSTRUCTION OF A SINGLE STOREY DWELLING TO THE REAR.
COUNCIL DECISION	REFUSAL (MANAGER)
PROPOSAL CONSIDERED BY VCAT	THE PROPOSAL WAS AMENDED BY THE APPLICANT PRIOR TO THE VCAT HEARING BY THE SUBSTITUTION OF DIFFERENT PLANS TO THAT ORIGINALLY CONSIDERED BY COUNCIL. THE KEY CHANGES TO THE PROPOSAL WERE AS FOLLOWS: <ul style="list-style-type: none"> • REDUCTION IN THE PAVING AREA WITHIN THE FRONT SETBACK; • LARGER OPEN SPACE AREA FOR THE EXISTING DWELLING; AND • REDUCTION IN THE SIZE OF UNIT 2.
VCAT DECISION	REFUSAL
APPELLANT	FIRST ANGLE

“Having considered the purpose of the current zone, I accept Council’s view that the proposal is not appropriate in the current zone and inconsistent with the neighbourhood character policy of the planning scheme.” VCAT Member – Christina Fong

- The subject site is located within the Neighbourhood Residential Zone, where the built form generally consists of single storey dwellings. A number of multi-dwelling developments are interspersed within the area.
- The application was refused on grounds relating to the excessive level of hard paving within the front setback and its incompatibility with Council Policy. The application also failed to ensure adequate solar access to the secluded private open space of each dwelling.
- In determining the application, the Tribunal held that the application was inconsistent with the preferred neighbourhood character, whereby car parking within the front setback is discouraged. The Tribunal noted that the purpose of the Neighbourhood Residential Zone has an emphasis on neighbourhood character policy and nominated design guidelines.

Item 9.7 (cont'd)

- The Tribunal also held that the solar access afforded to the secluded private open space was inadequate and fails to meet the planning objectives for the site.
- On this basis, the Tribunal affirmed Council's decision and directed that no planning permit is to issue.

3. Recommendation

That Council note:

1. The reported planning decisions of the Victorian Civil and Administrative Tribunal (VCAT).
2. VCAT and officer comments.

Crs Lipshutz/Okotel

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

VCAT WATCH**NEW HEARING DATES*****MAJOR CASES***

COMPULSORY CONFERENCE	FULL HEARING	APPEAL NO.	PROPERTY	PROPOSAL	ZONE	COUNCIL DECISION	APPEAL AGAINST
19 May 2015	1 July 2015 (3 days)	P514/2015	110-114 Mimosa Road, Carnegie	Construction of a four storey building comprising 41 dwellings	Residential Growth Zone	Refusal (Manager)	Refusal (Applicant)
29 May 2015	9 July 2015 (2 days)	P564/2015	64-66 Bent Street, McKinnon	Construction of a part three and part four storey building comprising 31 dwellings	General Residential Zone	Refusal (Resolution)	Refusal (Applicant)

NEW APPEALS LODGED***PLANNING AND ENVIRONMENT LIST***

APPEAL NO.	PROPERTY	PROPOSAL	ZONE	COUNCIL DECISION	APPEAL AGAINST
P311/2015	201 Grange Road, Glen Huntly	Construction of two double storey dwellings	Neighbourhood Residential Zone	Refusal (Manager)	Refusal (Applicant)
P348/2015	482-484 North Road, Ormond	Construction of a four storey building comprising of a shop, caretakers dwelling and 19 dwellings	Mixed Use Zone	Permit (Resolution)	Conditions (Applicant)
P369/2015	7 Melva Street, Bentleigh East	Construction of two double storey dwellings	Neighbourhood Residential Zone	Permit (Manager)	Conditions (Applicant)
P452/2015	1122 Dandenong Road, Carnegie	Construction of two double storey dwellings	General Residential Zone	NOD (DPC)	NOD (Objector)
P287/2015	7 Elimtta Road, Carnegie	Construction of two double storey dwellings	Neighbourhood Residential Zone	Refusal (Manager)	Refusal (Applicant)
P522/2015	1 Marston Street, Bentleigh	Construction of two double storey dwellings	Neighbourhood Residential Zone	Permit (DPC)	Conditions (Applicant)
P291/2015	372 Centre Road, Bentleigh	<p>Modification to an existing permit allowing the construction of a five storey building comprising five dwellings and a shop.</p> <p>The proposed changes are:</p> <ul style="list-style-type: none"> • Alterations to the car stacker system; • Deletion of the dumbwaiter; and • Alteration to the balcony of unit 2. 	Commercial 1 Zone	Permit (DPC)	Permit (Applicant s87A)*

- Section 87A of the 'Planning and Environment Act 1987' is for an application to amend a permit issued at the direction of VCAT.

Item 9.8**VICTORIA'S DEVELOPMENT BOOM AND
ITS EFFECT ON NEW DWELLING
APPROVALS****Rocky Camera
Coordinator Strategic Planning****1. Proposal**

At the 24 February 2015 Ordinary Council Meeting, Council resolved:

"That a report be prepared outlining the number of new dwellings approved in the General Residential Zones and Residential Growth Zones. This report also to include the number of dwellings pending approval since they were created by the previous government. That the report show this information broken down by location. That the report also show a comparison to a previous relevant period".

2. Community Plan

Town Planning and Development: To manage the rate and extent of change to the built environment consistent with State and local planning policies to achieve a diversity of housing as sympathetic as possible to neighbourhood character.

3. Recommendation

That Council notes:

- a) that there has been a development boom in Victoria
- b) that there has been an upward trend in dwellings approved (by Council or by VCAT) in the 15 months before the new zones were introduced and the 15 months after the new zones were introduced
- c) that the new residential zones do not permit any extra development over the arrangements under the former zones and policies but introduce maximum height limits over all residentially-zoned land which did not exist before,
- d) that Grade Separation may make Glen Eira more sought-after for residential development and
- e) that Council has written to the Minister for Planning seeking details on the proposed Government review of the Government's planning zones.

4. Background

Glen Eira's new residential zones were approved by the Minister for Planning on the 23rd August 2013. They were a neutral conversion of Glen Eira's longstanding housing policies which differentiated the municipality into 'Minimal Change' and 'Housing Diversity Areas'.

These housing policies were approved by the Minister for Planning over 10 years ago, following extensive community consultation. A key element of the policies is that they clearly delineated boundaries over the entire municipality. The policies precisely defined where higher, medium and lower density housing should go. The new residential zones did not change any of the boundaries set under the previous housing policies.

Residentially zoned properties which are located in Council's Housing Diversity Areas are now zoned either General Residential or Residential Growth. These zones, together with the Neighbourhood Residential Zone, contain mandatory maximum height limits. The former Residential 1 Zone had no mandatory maximum height limit.

Item 9.8 (cont'd)

Contrary to some publicity, there is nothing that can be applied for *after* the new zones that could not have been applied for *before* the new zones. On the contrary, the new zones introduce maximum heights which were not there before and which are binding on VCAT. The zones contain Schedules for setbacks from neighbouring properties and other elements – see the Guide attached.

This report addresses development in land zoned Residential Growth and General Residential. The report excludes development in land zoned Commercial. There are no height limits on land zoned Commercial. The Report also excludes development in land zoned Neighbourhood Residential which comprises the majority of residentially zoned land.

Development Boom

The previous Minister for Planning reported on the 27th August 2014 that Victoria was in the midst of a building boom (Attachment 1). In 2013-14 Victoria had the highest value of building work in Australia (total of \$24.9 billion).

The majority of the new dwelling approvals within the General Residential Zones and Residential Growth Zones have been apartment dwellings. The recent growth in apartment dwellings is not solely confined to the City of Glen Eira. On the 3rd March 2015 the Australian Bureau of Statistics (ABS) released the latest housing approvals. This data shows that dwelling approvals have risen for the last eight months with the main growth being in apartment dwellings (Attachment 2).

The State Government's Metropolitan Planning Strategy "*Plan Melbourne*" forecasts that Melbourne will grow to a population of 7.7 million people by 2051 (up from 4.3 million people in 2013). On 19th March 2015 the current Minister for Planning stated in The Age newspaper that '*Melbourne has to house almost 100,000 new residents each year, and apartments were a major part of this.*' (Attachment 3)

Whilst the growth in apartment dwellings is largely a result of population growth, the other factor in this growth is the change in housing preferences.

Population growth and the change in housing preferences have increased demand for housing. In response, planning permit applications for multi-dwelling developments have steadily increased. In turn, new dwelling approvals have steadily risen.

Figure 1 shows the gradual increase in dwellings approvals in Glen Eira's General Residential Zone and Residential Growth Zone after the new residential zones were introduced. It also shows dwelling approvals in the corresponding residential locations and period prior to the introduction of the new zones.

A partner at KPMG recently wrote an article in The Australian newspaper stating that the boom in units '*reflects the values, behaviour and work preferences of the nation*' (Attachment 4). More and more people now prefer to live close to jobs, shops and other essential services rather than live on a large block of land further out from these services.

Glen Eira is one of the places where more and more people are choosing to live given its proximity to public transport (including three train lines), the commitment to grade separations of nine road/train intersections, the quality of parks, community facilities, schools, shopping and other services. These strategic locations are typically zoned Commercial 1, Residential Growth and General Residential.

Item 9.8 (cont'd)

If there were no separate zones, purchasers would generally pay more for apartments closer to public transport, shops etc so developers are more likely to want to build in those locations. They are also the locations which tend to be zoned Commercial, Residential Growth or General Residential.

Some elements of the real estate industry have asserted that the new zones have encouraged development. With respect, the real estate industry makes money from sales of property and it is understandable that any change (whether to interest rates, government policies or town planning) may be represented as 'reasons to sell'. For example, there are many examples in other parts of Melbourne and in other cities of neighbours combining to sell their properties collectively because the sites may be worth more together than separately. This has happened in Glen Eira for many years but appears to have been highlighted and publicised more in recent times.

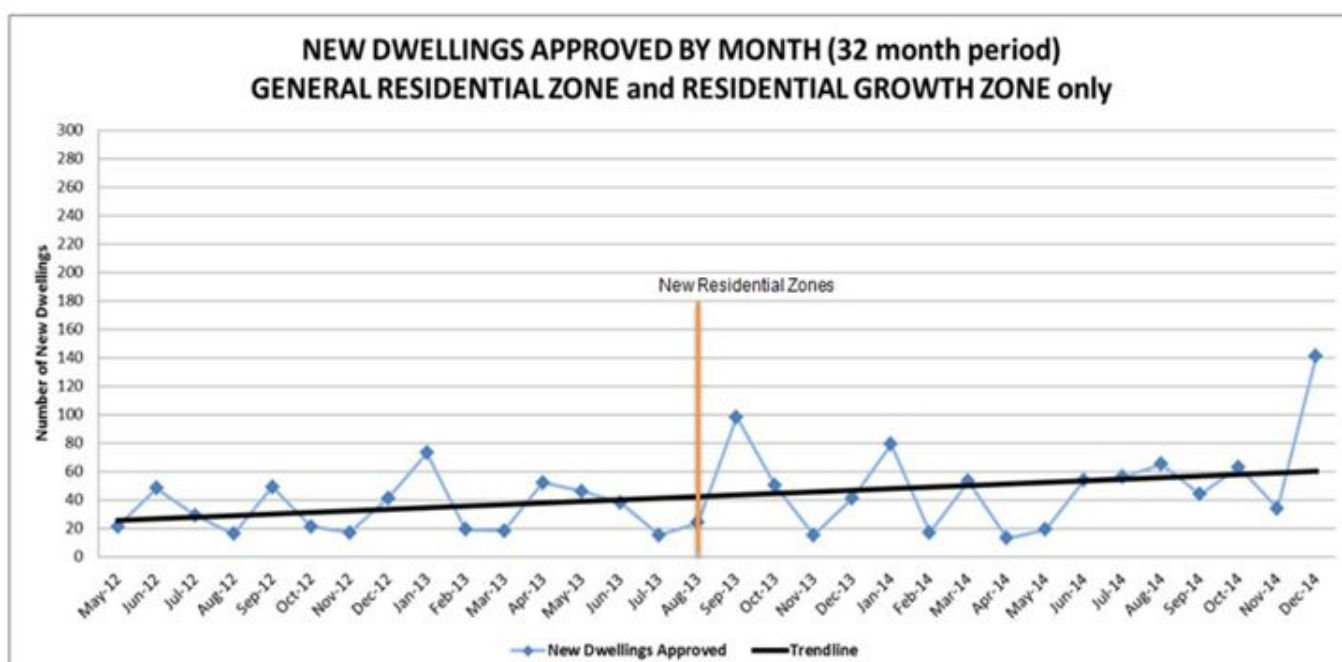
5. New dwellings approved - General Residential and Residential Growth Zones

Figure 1- Trend in dwellings approvals since May 2012

Item 9.8 (cont'd)

The graph above includes applications lodged before the new residential zones came into effect on 23 August 2013 but approved after 23 August. There was a mini-rush of applications lodged before the new zones took effect in order to avoid the mandatory height limits of the new zones. This may explain the above-trend result in September 2013. Also, the above-trend results in January 2013 and January 2014, can be explained by the typical pre-summer rush in applications that occurs each year.

From 1 October 2013 to 31 December 2014 (15 month period), there have been 744 new dwellings approved in the General Residential Zone and Residential Growth Zone combined. A breakdown of these dwelling approvals by suburb is detailed below:

Suburb	New dwellings approved
Bentleigh	116
Bentleigh East	48
Carnegie	221
Caulfield	11
Caulfield North	134
Caulfield East	5
Caulfield South	6
Elsternwick	20
Gardenvale	0
Glen Huntly	47
McKinnon	7
Murrumbeena	50
Ormond	55
St Kilda East	24
Total (Post New Residential Zones)	744

Dwellings were also approved in Commercial zones and the Neighbourhood Residential Zone.

The table below details the number of new dwellings approved from May 2012 to July 2013 (just prior to the introduction of the new residential zones).

This timeframe (15 months) is comparable with the timeframe undertaken in analysing the number of dwellings approved in the General Residential Zones and Residential Growth Zones.

Suburb	New dwellings approved
Bentleigh	61
Bentleigh East	28
Carnegie	92
Caulfield	2
Caulfield North	39
Caulfield East	0
Caulfield South	36
Elsternwick	0
Gardenvale	0
Glen Huntly	22
McKinnon	6
Murrumbeena	63
Ormond	19
St Kilda East	58
Total (Prior to New Residential Zones)	426

Item 9.8 (cont'd)**6. New dwellings pending approval - General Residential Zone and Residential Growth Zone**

The table below details the number of new dwellings currently under consideration by Council in the General Residential Zone and Residential Growth Zone (for the period up to the 1st April 2015). Under consideration means “applied for”. It does not necessarily imply approval.

The planning permit applications for these dwellings are yet to be decided. Possible decision outcomes could be approval, refusal or approval with a reduction in dwelling numbers. Council's decision can also be modified or overturned if it is challenged at the Victorian Civil and Administrative Tribunal.

Suburb	Number of dwellings seeking planning permission
Bentleigh	8
Bentleigh East	55
Carnegie	124
Caulfield	4
Caulfield North	0
Caulfield East	0
Caulfield South	4
Elsternwick	0
Gardenvale	0
Glen Huntly	0
McKinnon	13
Murrumbeena	16
Ormond	1
St Kilda East	0
Total	225

Grade separation will have numerous positive impacts for Glen Eira. One consequence, however, may be to make Glen Eira more sought-after for development (*“no boom gates between you and the CBD”*).

7. Review of Residential Zones

The current State government announced before the 2014 election that it would conduct an independent review of the residential zones.

Late last year Council wrote to the then Acting Minister for Planning seeking details on the review of the residential zones (Attachment 5). Council is currently awaiting a response.

Item 9.8 (cont'd)

Crs Lobo/Delahunty

That Council notes

- a) That there has been a development boom in Victoria
- b) That month on month data shows there has been an upward trend in dwellings approved across the entire municipality (by Council or by VCAT) in the 15 months before the new zones were introduced and 15 months after the new zones were introduced.
- c) That the March 2015 quarter data has not been included.
- d) That the disbursement of these new dwellings shows an extraordinary increase in suburbs such as Carnegie, North Caulfield and Bentleigh
- e) That the new residential zones do not permit any extra development than under the former arrangements. The present zones provide certainty.
- f) That the new residential zones do introduce maximum height limits over all residentially owned land
- g) That Council acknowledges the current zones have, for many parts, directed development to where it should be
- h) That Council further acknowledges that development occurring in the general residential zones is changing the neighbourhoods where these zones exist and placing some pressure on current homeowners which we expect to increase with the restrictions allowed in neighbouring municipalities
- i) In view of the fact that the present government has promised the residents to have a look at the zones, the Council to write directly to the Hon Richard Wynne and ask him what he would like to do.
- j) That this letter be copied to the relevant State representatives in Southern Metro, Caulfield, Bentleigh and Oakleigh.

The MOTION was put and LOST.

Item 9.8 (cont'd)**Crs Hyams/Lipshutz****That Council notes:**

1.
 - a) that there has been a development boom in Victoria
 - b) that there has been an upward trend in dwellings approved (by Council or by VCAT) in the 15 months before the new zones were introduced and the 15 months after the new zones were introduced
 - c) that the new residential zones do not permit any extra development over the arrangements under the former zones and policies but introduce maximum height limits over all residentially-zoned land which did not exist before,
 - d) that Grade Separation may make Glen Eira more sought-after for residential development and
 - e) that Council has written to the Minister for Planning seeking details on the proposed Government review of the Government's planning zones.
2. That Council write to the Planning Minister enclosing Council's letter of December 23 and informing him that we have yet to receive a response to that letter and requesting a response and that Council's letter say that we insist on community consultation occurring prior to any changes.

The MOTION was put and CARRIED.

Attachment 1 – Media Release on Victoria's Building Boom 2014

Media release

The Hon Matthew Guy MLC

Minister for Planning

Minister for Multicultural Affairs & Citizenship

Wednesday 27 August 2014

Victoria's building boom continues

- **New ABS figures show value of building work in Victoria is the highest in Australia**
- **2013-14 was Victoria's best year on record, with building work worth \$24.9 billion**
- **Napthine Government building a better Victoria**

Victoria's building boom is continuing at a strong pace according to new Australian Bureau of Statistics (ABS) figures, Planning Minister Matthew Guy said today.

"Victoria's building boom shows no signs of abating," Mr Guy said.

"The Napthine Government's strong planning policy has made Victoria's building sector the strongest of any state.

"Victoria's land supply program has been the most successful of any state, releasing 95,000 housing lots in metropolitan Melbourne alone. The strong competition between developers has dropped the median lot price from \$225,000 in 2010 to around \$191,000 now. This 15 per cent saving has benefited both homebuyers and builders.

"Encouraging greater density in the central city area has driven more construction jobs on high rise projects, while catering for our population growth.

"Zone reforms to residential and commercial zones have provided certainty to both builders and residents, making it clear what can be built where, rather than the anything-goes *Melbourne 2030* approach under Labor.

"Land release in regional cities such as Geelong, Ballarat and the Latrobe Valley has continued to grow the construction sector in those communities," Mr Guy said.

The Construction Work Done figures, released by the ABS today, show that the value of building work, including residential and non-residential building, jumped by 1.0 per cent compared with the previous quarter, to \$6.39 billion.

Over the previous 12 months, the total value increased by 0.7 per cent, to \$24.9 billion. This is 10 per cent above New South Wales' total building value for the same period.

Detached house construction rose 2.1 per cent for the quarter, to \$2.06 billion, and was 9.3 per cent higher than the corresponding quarter of the previous year.

Non-residential building work jumped 4.0 per cent for the quarter, up to \$2.28 billion. The value of non-residential building work for the year to June 2014 jumped by 5.7 per cent compared with the previous year, to a value of \$8.87 billion.

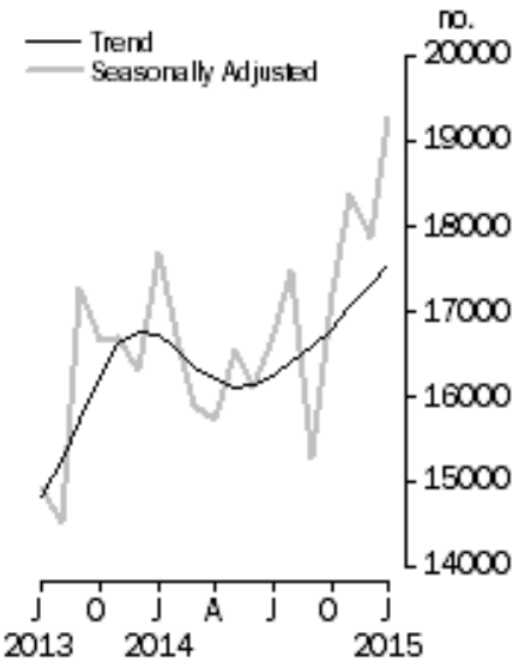
Note: All of the figures quoted are Seasonally Adjusted and can be found on Table 5 of the ABS Series 8755.0, released today.

Media contact: Rochelle Jackson 0419 986 643 rochelle.jackson@minstaff.vic.gov.au

Visit www.premier.vic.gov.au for more news



Attachment 2 - ABS, Building Approvals (January 2015)



Attachment 3 – The Age Article

Print Article: Melbourne's 'appalling legacy' of poor apartments

Page 4 of 4

"What it will change is the profitability of the apartment," he said.

Bigger apartments would cost more to build, he conceded. "But developers are making apartments smaller and smaller and smaller because it supercharges their profits."

He said developers were "profit gouging from the public" and that the Property Council's assertion that improved standards would hurt affordability was "indefensible".

Mr Wynne on Wednesday told Fairfax Media that "some apartments in Melbourne *are* poorly designed".

"Some apartments are too small, too dark and badly ventilated," he said. "I certainly would not want my children to live in them."

Mr Wynne said Melbourne had to house almost 100,000 new residents each year, and apartments were a major part of this.

"But [apartments] need to improve our communities not weaken them," he said.

This story was found at: <http://www.theage.com.au/victoria/melbournes-appalling-legacy-of-poor-apartments-20150318-1m14c6.html>

Attachment 4 - The Australian Newspaper Article

MARCH 14-15, 2015 | www.theaustralian.com.au/projectapartment

Social change driving great shift away from the suburbs

The boom in units reflects the values, behaviour and work preferences of the nation

WHAT do you suppose is the most powerful force shaping the residential property market? Some might say interest rates. Others might be inclined to answer the basic cost of housing. Or, indeed, the relationship between the supply of and demand for housing, and especially apartments. As you might expect, I think differently. I think the single most powerful force in property is not the bluntness of numbers but rather the sharp impact of social change. If the will of the Australian people want it so, then it will be so.

They want a new social contract with the city, they want a range of living models, they want daily access to the very best the state has to offer.

I agree in the short term there can be responses to movements in interest rates, to the cost of housing, and even to a supposed oversupply of apartments. But from the altitude of decades, rather than months or years, what seems to matter, what shapes, what drives the residential property market are the values and behaviours of the people the market serves.

Let me explain a case in point.

The three-bedroom brick veneer conceived as a separate house on a separate block of land perfectly suited the suburban landscape in the boom years that followed WWII. Why would you live in the dark, dank, crime-ridden inner city when you could choose the light and space and modernity of a warmly bungalowised suburbia?

It was as if the evolutionist Charles Darwin himself had crafted the perfect accommodation to house the traditional nuclear family.

In that model, dad toddles off to work, mum stays at home to mind the house and garden, and the kids attend local schools. Sweet suburban bliss.

The driving force that shaped Australian suburbia from the 50s to the 80s was the family and prevailing ideas about how a household should operate. Almost half a century later, it seems everything has changed.

The narrative of suburban life, of relationships, of how and where we work, has changed. Mum and dad both work, but most likely in a city office rather than a suburban factory. The household has one or two kids, or indeed no kids, rather than the brood of four or five that played backyard cricket. Knowledge work now springs

eternal from the institutions and offices of the inner city, while low-skilled factory work retreats and evaporates from the suburbs, forcing today's Australians to change, if not to question, the model of their metropolitan lives.

Why would you live in the sparse, lifeless and frankly naff suburbs when you could choose to live amid the vibrancy and the opportunity of all the inner city has to offer? The apartment delivers connectivity to the state's best jobs, best shopping, best cultural and sporting facilities, and best parks and gardens. And besides, most Australians by now have had at least holiday exposure to the lifestyle models of the older and denser cities of Europe, Asia and North America. The peculiarity of Australia's historic fixation with suburbia is being brought into line with global trends.

The apartment boom isn't a matter of "bubble or no bubble" — it is a structural, behavioural, shift by the nation. It's not for everyone, but it is for more people today than it was yesterday, and it will be for even more people in future. The inner-city social and property landscape is changing not because of the arrival of trendy hipsters and downsizers wanting to imitate a Parisian or Manhattan

lifestyle but because Australians want it to change. They want a new social contract with the city, they want a range of living models, they want daily access to the very best the state has to offer.

And that's why I don't think it is an issue of adequate supply or oversupply of apartments. I believe the current great apartment shift will remain in situ, on trend and in motion until such time as the property industry's offer aligns with the values, behaviour and workforce preferences of the Australian people.

Bernard Salt is a KPMG Partner and an adjunct professor at Curtin University Business School; bsalt@kpmg.com.au

Attachment 5 - Letter to Minister for Planning regarding a review of residential zones



Office of the Mayor

Cr Jim Magee

23 December 2014

The Hon. Robin Scott MP
Acting Minister for Planning
Level 20, 1 Spring Street
MELBOURNE VIC 3000

Dear Mr Scott,

Residential Zones

I refer to the Victorian Labor Party document *Keeping it Liveable Labor's Plan for Your Community*. Page 5 of this document states as follows:-

"Labor will conduct an independent review to understand what went wrong with the Liberals' residential zone changes. The review panel will consider protocols for best practice consultation and the appropriate role of the Minister, councils and the community in the planning process."

At the Glen Eira Council meeting of 16 December 2014 Council resolved as follows:

"That a report be prepared detailing how the state government intends to review planning zones and how this might impact Glen Eira."

In order to facilitate this report, can you please provide details of the proposed independent review including:

- the scope of the review;
- the terms of reference of the review panel; and
- when the review will be undertaken.

Yours sincerely,

CR JIM MAGEE
MAYOR

Glen Eira City Council

80 MCGs of parklands
enough footpaths to reach Sydney
enough drains to reach Mikhara
enough roads to reach South Australia
\$500m of town planning projects
2,000 food safety inspections
4,000 off-street car spaces
23,000 tonnes of recycling
32,000 tonnes of waste
one million library loans
care for 4,500 elderly
services for 8,000 children
9,000 immunisations
67 school crossings
46,000 street trees
8,500 street lights
45 sportsgrounds
47 playgrounds
and much more

Glen Eira City Council

Corner Glen Eira and Hawthorn Roads,
Caulfield, Victoria
PO Box 42 Caulfield South 3162
ABN 65 952 882 314

Telephone 03 9524 3333

National Relay Service TTY dial 13 36 77 or
Speak and Listen 1300 555 727 or
www.jprelay.com.au then enter 03 9524 3333
Facsimile 03 9523 0339
Email mail@gleneira.vic.gov.au
Website www.gleneira.vic.gov.au

Bentleigh • Bentleigh East • Brighton East • Carnegie
Caulfield • Elsternwick • Gardenvale • Glen Huxley
McKinnon • Murrumbeena • Ormond • St Kilda East

PROCEDURAL MOTION

Crs Lipshutz/Hyams

That an extension of time be granted for tonight's Council Meeting to conclude at 11.00PM.

The PROCEDURAL MOTION was put and CARRIED unanimously.

Item 9.9**OPEN SPACE – POSSIBLE PRIVATE DONATIONS
FOR PRIVATE MEMORIALS ON PUBLIC LAND****Enquiries: Paul Burke
Director Community Relations****1. Purpose**

At the 17 March 2015 Ordinary Council Meeting (Item 11.1), Council resolved:

“That a report be prepared encompassing:

A draft policy in relation to individuals or corporations wishing to donate park furniture.

1.1 The policy should address the following:

- 1.1 Whether the park furniture to be donated is to be supplied by the donor or the Council;*
- 1.2 Whether the donor can nominate the park in which the donated park furniture is to be situated.*
- 1.3 Whether the donor can nominate where in the park the donated park furniture is to be situated.*
- 1.4 What acknowledgment is to be provided for the donation; eg a plaque on the donated park furniture.*
- 1.5 Whether the Council may re-site the donated park furniture.*
- 1.6 What if any rights and entitlements the donor may have following the donation.*
- 1.7 What acknowledgment (if any) is to be provided should the donated park furniture be destroyed or permanently removed.*

1.2 The report should identify which if any other municipal Councils in Victoria have provision for such donations and the terms in relation thereto.

1.3 Any issue which may derogate from adopting such policy.”

2. Corporate Goal

Theme 5: *To enhance recreation facilities and open space to meet current and future needs of the local community.*

3. Background

From time to time, Council is approached by individuals or groups wishing to place some form of memorial in one of Council's parks. A typical example would be to commemorate a recently deceased family member who enjoyed a particular spot in the park. Another example would be to acknowledge a local community group which is active in the area.

The approach usually is presented as a donation of a bench, tree or other minor asset. The essential element, however, is a plaque commemorating the person or group.

Item 9.9 (cont'd)**4. Issues****4.1 Park Furniture**

Council is responsible for all assets on the land that Council owns or controls. If an item of park furniture was supplied by, for example, a family, Council would be responsible for the item's fitness for purpose. If it was not fit for purpose and a member of the public suffered damage, Council would probably be liable. (Insurers would quickly demand that Council increase controls and management over the suitability of assets.)

Standards for items intended for public land need to be higher than on private property. Items in parks are not secured by fences and are not always under visual surveillance. They can be vulnerable to rough treatment or vandalism which would not be expected in a private property. Council's specifications for park furniture are generally higher than people might buy for domestic use. Purchase costs can be higher in order to avoid repair and maintenance costs later on.

Increasingly, such items are made out of recycled materials, including plastics. They are highly durable but may not be the style of furniture that people feel appropriate for commemorating a loved one.

Council aims to install compatible park furniture across a park in order to achieve a coherent look and to provide equal functionality in different locations. It also avoids suggestions of favouring some uses or interests. It would be undesirable to have quite different items across a park depending on the taste of hypothetical donors or the amounts that they were prepared to spend.

The same issues relate to trees. Trees are selected for particular qualities, conditions, effects at maturity and their contribution to the overall look of the park. Selections of trees by others would be inconsistent with these objectives.

For all these reasons, it would be unacceptable to permit non-council bodies to select, supply or install assets into Council's parks.

4.2 Monetary Donations

If Council accepted money towards an item in a park, it would create a right enforceable at law according to the terms of the transaction.

Council is subject to a growing incidence of parties initiating, or threatening, Court action to assert private interests over public land:

- Drive way crossovers
- Street trees
- Nature strips
- Claims of rights to undertake organised sport in passive parks
- Clubs occupying council land breaching the conditions of their leases or licences
- Clubs seeking to sublet Council land (secured at a peppercorn cost) for commercial gain.

Item 9.9 (cont'd)

This has included threats of Supreme Court litigation, threats of injunctions, claims in VCAT (other than town planning appeals) and so on.

Memorials to a deceased relative can give rise to deep emotions where people are willing to invest time and money for sentimental reasons which they would not rationally do under other circumstances. That fact that an item was identified with a loved one through a plaque with the person's name could intensify matters. Positions can also change as different family members take a greater or lesser role in an issue.

Unless the terms of donation were heavily circumscribed to the point of a detailed contract, it is foreseeable that a party could seek to take court action at some point in the future eg '*you cannot put a new public toilet near Grand Pa's bench*' or a noisy playground or bring the off leash area closer or change the species of tree.

It is not merely a question of whether such legal action would succeed. It is also how much it might cost Council (ie all ratepayers) to defend and how long the legal process might frustrate Council from managing its own land.

A program providing for donations, plaques, legal agreements etc would be likely to be highly labour intensive, inherently complex and politically sensitive.

In an extreme case, Council could have entered into contracts for works only to be obstructed and become liable for damages to the contractor for the delay or cancellation of the project.

4.3 Public v Private

This goes to the central issue of the appropriate uses of public land.

There is a view that public land is no-one's land. That is wrong. Public land is every one's land.

There is a big difference.

Public land should be managed in accordance with Section 3C(1) of the Local Government Act which is reprinted on the cover of the Agenda for every Council Meeting:

*"The primary object of a Council
is to endeavour to achieve
the best outcomes for the local community
having regard to the
long term and cumulative effects of decisions."*

Public land should be managed in the interests of the Community as a whole and not in the interests of individuals or sub-groups.

Item 9.9 (cont'd)**4.4**

For many years, Council has been transforming its open space. This has been imperative because Glen Eira has the least open space per person of any Metropolitan Melbourne Council.

Park master plans and other initiatives have greatly improved the quality of open space. (Council is now concentrating on initiatives to improve the quantity.)

Active management of open space requires change. Change involves removing or relocating park furniture (or even trees) in order to achieve better open spaces overall.

Council should not allow private interests to be asserted such that they may compromise or obstruct Council's management of public land for the benefit of the community as a whole.

For example, during the transformation process, Caulfield Park has moved from eight ovals to seven. Five ovals have been reconfigured to improve compliance with safety standards, cater for more forms of activity and incorporate warm season grass surfaces for active and passive users alike. In all cases, some trees were removed and more trees planted and park furniture relocated or replaced.

The Aviary in Caulfield Park was replaced by an extremely popular playground. It would have been unfortunate if someone had asserted that the Aviary could not be removed because a park bench had been accepted by Council to commemorate a past family member's regular communing with the birds. It is not only legal action but allegations of bad faith to the media, lobbying of elected representatives, appeals to the Department in relation to Crown Land and so on.

Council needs to undertake continual improvement of open space. This means continual change.

- Council has asked that equipment for older adults be incorporated into parks
- Cycling is likely to increase in some linear parks
- Council is considering providing facilities for small sided soccer at non-commercial rates
- Water sensitive urban design (WSUD) is likely to be incorporated to capture rain water for reuse in parks
- Technology is likely to develop to the point where solar or wind power can be used to power lights or other facilities in parks
- Council has previously investigated the provision of wi-fi in parks
- *Crime prevention through environmental design* (CPTED) sometimes recommends relocating or redesigning elements in parks
- Achieving all-abilities access sometimes requires changes
- The security environment may require changes in future to the layout or features in parks
- And so on.

Item 9.9 (cont'd)

Some of these changes may be challenging enough without having to negotiate assertions of individual rights in defence of existing conditions.

4.5 Open Space Strategy

On 8 April 2014, Council adopted its Open Space Strategy, following extensive community consultation.

The strategy specifically addressed proposed memorials and monuments in open space because the issue had been raised in other open space strategies in other municipalities.

Council's adopted Strategy states:

7.7 Cultural heritage values, public art and memorials**7.7.3 Memorials and monuments in open space**

“with limited amount of open space in the municipality, Council does not support installation of any memorials from community groups and individuals.”

During the consultation phases, no comments were received opposing this policy.

4.6 Other Public Land Managers

Council's request of 17 March asked for information about other Councils' approaches to this issue.

Local governments in regional and rural Victoria appear more likely to accept donations of park furniture:

- Councils are less likely to have the resources to change the layouts or uses of many parks
- smaller populations with less intense use of existing open space.

Some park furniture is simply installed in parks by local residents or groups, particular sports clubs, without seeking or obtaining Council permission.

As a general rule, the more active a council is in managing its open space, the less likely it is to operate a program of donated park furniture.

Of our five neighbouring Councils, four have advised that they do not have a policy governing this issue. The fifth has advised that they get many requests to install plaques at the foreshore. That Council has a policy of accepting donations which fully fund the proposal. (Foreshore sites are less likely to undergo changes of use.)

Brighton General Cemetery, Springvale Botanical Cemetery and others provide a range of options for memorials.

Memorials may also be incorporated into Family owned private property.

Item 9.9 (cont'd)**5. Action**

For the above reasons, it is suggested that Council manage its public land for the benefit of the community as a whole and not allow any new private memorials by individuals or groups.

If council wishes to take a different view, legal advice would probably be required on how to minimise risks of private interests compromising public objectives.

6. Recommendation

That Council manage all public open space in the interest of the community as a whole and not accept or allow private memorials by individuals or groups.

Crs Lipshutz/Hyams

1. That Council draft a policy to provide for individuals, corporations and unincorporated bodies to donate park furniture.
2. The Policy must address and provide for the following:
 - 2.1 That any park furniture be supplied by the Council;
 - 2.2 Whether the Donor can nominate the park and where in the park the furniture is to be situated;
 - 2.3 That notwithstanding 2.2 above, the Council be the final arbiter of where in the park the furniture is to be situate;
 - 2.4 The size and type of plaque to be affixed to the donated park furniture;
 - 2.5 Whether Council may re-site donated park furniture
 - 2.6 What is to occur in relation to the plaque in the event that the donated park furniture is damaged, destroyed or permanently removed;
 - 2.7 The period of time that the plaque shall remain;
 - 2.8 The right of the Council to reject donations
 - 2.9 Any Administration fee;
 - 2.10 Any other matter Officers consider appropriate.
3. The Policy must be presented by the last Council Meeting in June.

The MOTION was put and CARRIED.

Item 9.10**COUNCIL COMMUNITY LEASING POLICY**

File No:
Enquiries: Noel Kiernan
Manager Buildings & Properties

1. Purpose

To consider the appropriate manner to review Council's Community Leasing Policy.

2. Community Plan

To deliver strong local leadership and governance in open and responsible manner in the best interests of the community.

3. Background

At the Ordinary Council Meeting of 3 February 2015, Ordinary Business, Crs Delahunty/Sounness asked:

"That a report be prepared to explore the best ways to review the Community Leasing Policy.

This MOTION was put and CARRIED unanimously."

This Report is in response to the Motion.

Officers understand this matter relates to an incident where a community organisation was found to be in breach of its lease with Council having subleased land to a commercial entity.

Council leases property to community organisations in accordance with its *Community Leases Policy* adopted in 2006. In leasing land, Council uses a lease agreement comprising a set of standard terms of conditions, modified to suit specific requirements of each property.

The standard terms and conditions are regularly reviewed to ensure they remain current.

4. Issues

At present, Council limits the commercial use of Council managed land through a long standing standard lease condition that states:

"No Assignment or Sub-letting

Tenant must not deal with its interest in the land, including assigning or subletting the land to a new tenant, unless it has obtained the Council's prior written consent".

If Council would like to make this standard lease condition explicit in the Policy it could insert an additional clause that states:

'2.9 A Council community lease must provide a condition that does not allow the tenant to deal with interest in the land including assigning or subletting the land to a new tenant, unless it has obtained the Council's prior written consent.'

Item 9.10 (cont'd)

If Council was to amend the policy, officers recommend advising all community leaseholders of the change. The Council could also take the opportunity to remind the groups of their existing obligations under the lease not to assign or sublet the property to others.

5. Recommendation

Should Council want to amend the Policy, officers recommend that Council:

- i. Amend its *Community Leases Policy* to include after clause 2.8:

‘2.9 A Council community lease must provide a condition that does not allow the tenant to deal with interest in the land including assigning or subletting the land to a new tenant, unless it has obtained the Council's prior written consent.’
- ii. Write to all clubs and community groups holding community leases with Council advising them of the change to the policy and reminding them of their obligations in relation to assigning and subletting.

Crs Lipshutz/Delahunty

That Council Amend its *Community Leases Policy* to include after clause 2.8:

- ‘2.9 A Council community lease must provide a condition that does not allow the tenant to deal with interest in the land including assigning or subletting the land to a new tenant, unless it has obtained the Council's prior written consent.’**

9.51PM Cr Okotel departed the Chamber.

The MOTION was put and CARRIED unanimously.

ATTACHMENT 1
Community Leasing Policy

*	POLICY NUMBER:	7.6
*	TITLE:	Community Leases
*	ADOPTED BY:	Glen Eira City Council
*	DATE ADOPTED:	1 May 2006

1. Objective

- 1.1 To provide a framework for the leasing of Council owned or controlled land to community based organisations and sporting clubs where exclusive use of the land is granted.
- 1.2 To maximise the use of Council assets and provide for responsible management.
- 1.3 To manage risk associated with occupancies of Council owned or controlled land.
- 1.4 To encourage a cooperative engagement with community based organisations and sporting clubs to promote mutual benefits.

2. Policy

- 2.1 This policy only relates to leasing for community based organisations and sporting clubs (clubs).
- 2.2 Clubs with exclusive occupation of Council property must have a current lease.
- 2.3 Council will only lease land to clubs that are incorporated associations or other legal entities.
- 2.4 Through leasing Council will seek to ensure that all laws are observed.
- 2.5 Where the lease is a land only lease Council recognises that clubs originally established the buildings and improvements on the land and that the clubs will remain responsible for maintenance, repairs and alterations to buildings and other improvements on the land.
- 2.6 A lease will have a term of nine years. Future Councils should not be unduly bound by decisions which excessively encumber land.
- 2.7 Leases will contain appropriate risk management measures including the following:
 - 2.7.1 Clubs will indemnify Council against any claims unless the Council is negligent,
 - 2.7.2 Clubs will have in place adequate public liability insurance,
 - 2.7.3 Clubs will have in place adequate building insurance, and
 - 2.7.4 Clubs will ensure that appropriate documentation and insurance is in place for occasional or hired use of the land by third parties.

- 2.8 Leases will contain measures to promote engagement between Council and the clubs including the following:
 - 2.8.1 Clubs will provide annual reports that contain information including financials, memberships, details of office bearers and use of the land by other groups, and
 - 2.8.2 Clubs will meet with a Council representative annually to discuss plans for future use and maintenance and to allow inspection of the land.
- 2.9 A Council community lease must provide a condition that does not allow the tenant to deal with interest in the land including assigning or subletting the land to a new tenant, unless it has obtained the Council's prior written consent.'

3. Guidelines

- 3.1 Council will seek to establish standard leasing for like uses for reasons of administrative ease and fairness. However, Council recognises that variances to standard leasing will be required in special circumstances including the following:
 - 3.1.1 Leasing of crown land,
 - 3.1.2 Leasing where Council is the owner of buildings and improvements on the land, and
 - 3.1.3 Minor and relatively inconsequential amendments to suit particular circumstances of a club.
- 3.2 Council will allow a reasonable time for clubs to enter into a new lease or to renew a lease recognising that office bearers act in a voluntary capacity and allowing for meeting cycles. However, lease negotiations with clubs should not take longer than 6 months to complete.
 - 3.2.1 Council will enter into negotiations with existing lessees no less than six months prior to the expiry of the existing lease,
 - 3.2.2 Where lease negotiations have been ongoing for 6 months or longer without exceptional circumstances clubs will be provided with a reasonable deadline for conclusion,
 - 3.2.3 If the deadline has passed and a lease has not been agreed, clubs will be deemed to have repudiated any rights to occupy the land,
 - 3.2.4 In circumstances described in 3.2.3 above, following formal resolution Council may take any or all of the following action:
 - 3.2.4.1 Secure the site to prevent unauthorised access to the land,
 - 3.2.4.2 Invite the former tenant club to a Council meeting to make a submission about any matters relating to the property and tenancy, and
 - 3.2.4.3 Invite expressions of interest for the future use of the land.

* **Relevant Legislation:** *Local Government Act 1989, Cultural and Recreational Lands Act 1963, Associations Incorporation Act 1981*

* **Relevant Community Plan:** *Objective 3 – Advance the public interest by good governance and responsible management of community assets, finances and risks.*

* **Cross References to other Policies / Documents:**

* **Responsible Officer(s):** Manager Buildings and Properties

Item 9.11**LEASE AND LICENCE AGREEMENTS – 965 GLEN
HUNTLY ROAD, CAULFIELD**

File Nos: SUB11/329 SUB11/330
Enquiries: Noel Kiernan – Manager
Buildings and Properties

1. Purpose

To seek Council approval to enter in to Deed of Renewal of lease with Mingos Properties Pty Ltd and a new licence agreement with Glen Eira Historical Society for occupation of 965 Glen Huntly Road, Caulfield.

2. Community Plan

Services that support the community: to maintain high service standards and deliver universal community services that support the needs of families, youth, and the aged.

3. Background

In May 2009 Council resolved to relocate Glen Eira Historical Society from Bailey Reserve as part of the GESAC development.

Council executed a lease in June 2009 with Mingos Properties Pty Ltd for premises at 965 Glen Huntly Road, Caulfield (see Attachment 1) on the following terms:

Term:	2 years
Further terms:	3 further terms of 2 years each
Rent:	\$27,000 pa subject to market review at each further term and 4% increase at commencement of the second year of each term

In May 2009 Council executed a licence with Glen Eira Historical Society for their subsequent occupation of 965 Glen Huntly Road as follows:

Rent:	\$104.00 plus GST per annum
Term:	2 years
Option:	Nil

In May 2011 and in 2013 Council entered in to a Deed of Renewal with Mingos Properties Pty Ltd and subsequently entered in to a new licence for the same tenure with Glen Eira Historical Society.

The Glen Eira Historical Society's tenure with Council operating from the property can only coincide with the terms of tenure with Mingos Properties Pty Ltd.

The second term with Mingos Properties Pty Ltd expires in May 2015 as does the current licence with Glen Eira Historical Society.

Item 9.11 (cont'd)**4. Proposal**

Council must enter in to a Deed of Renewal with Mingos Properties Pty Ltd and resolve to execute a new licence with Glen Eira Historical Society.

The Deed of Renewal with Mingos Properties Pty Ltd will be finalised on the following terms:

Rent:	\$32,849.61 plus GST per annum plus 4% increase at commencement of second year
Term:	2 years
Options:	nil

A new licence agreement with Glen Eira Historical Society will be finalised on the following terms:

Rent:	\$104.00 plus GST per annum
Term:	2 years
Option:	Nil

5. Recommendation

That:

- i. Council approves entering in to a Deed of Renewal of Lease with Mingos Properties Pty Ltd ACN 004 794 870 for 965 Glen Huntly Road, Caulfield;
- ii. Council authorises officers to finalise the terms of such agreement with Mingos Properties Pty Ltd ACN 004 794 870;
- iii. Council approves entering into a licence agreement with the Glen Eira Historical Society A0041700U;
- iv. Council authorises officers to finalise the terms of such agreement with the Glen Eira Historical Society A0041700U; and
- v. Council authorises the execution of the lease and licence agreements by Council officers in an appropriate manner including affixing of the common seal.

Crs Pilling/Hyams

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

Attachment 1

Location of 965 Glen Huntly Road, Caulfield



Item 9.12**DEED OF RENEWAL OF LEASE – ARMADALE
BOWLS CLUB DEED OF RENEWAL**

File No: 2704000015B
Enquiries: Noel Kiernan – Manager
Buildings and Properties

1. Purpose

To seek approval to execute a Deed of Renewal of Lease with Armadale Bowls Club Inc. which occupies Council land at Princes Park, Caulfield South.

2. Community Plan

To enhance and develop sustainable community assets and infrastructure to meet the needs of the current and future generations.

3. Background

In April 2000 Council resolved to enter in to the lease with Armadale Bowls Club (the Club) on the following conditions:

Term:	15 years (plus two ten year options)
Rent:	60% of the general rate applicable to the property
Capital works:	The Club spends a minimum of \$400,000 on capital works
Membership:	If the Club's membership is less than 180 members for three successive years, Council may terminate the lease
Competition:	The club must continue to field teams in competition sanctioned by the Royal Victorian Bowls Association, the Victorian Ladies Bowls Association or their successors.

Council advertised the proposed lease as required under the Local Government Act 1989¹ and the lease was executed in July 2000. The lease plan is shown hatched in Attachment 1. The first term of the lease will expire on 5 July 2015.

The Club wishes to take up the first option of 10 years of its lease, see Attachment 2.

4. Discussion

The Club has complied with all the original conditions of its lease with Council and has a current membership of 283.

A Deed of Renewal will now be prepared for the first option of 10 years.

¹ Prior to entering in to a lease of 10 years or more Council must publically advertise its intention to lease and invite submissions on the proposal. It is not required to undertake further public consultation for renewal options at the discretion of the tenant.

Item 9.12 (cont'd)

The Deed will include variations to the existing lease to reflect legislative changes since 2000 and update a number of existing terms and conditions to accord with more up-to-date sporting lease agreements. These include but are not limited to:

- No smoking on the premises or within 10 metres of the entrance;
- Updated Occupational Health and Safety clauses;
- Public Liability Insurance increased to \$20m;
- New 'Noise' clauses ensure that tenants comply with Environment Protection Authority Victoria (EPA) SEPN-1 and SEPN-2 requirements – i.e. amplified and mechanical noise limits. Tenants must also manage patron noise;

5. Recommendation

That:

- i. Council authorises Officers to finalise a Deed of Renewal of Lease with Armadale Bowls Club Incorporated; and
- ii. Council authorises the execution of the Deed of Renewal of Lease in an appropriate manner including the affixing of the common seal.

Crs Sounness/Esakoff

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.


ATTACHMENT 1

Lease Plan for Armadale Bowls Club (shown hatched)




ATTACHMENT 2

Letter from Armadale Bowls Club

 **ARMADALE BOWLS CLUB**
INCORPORATED
ABN 11 202 972 504
41 Sussex Road, Princes Park, Caulfield South, Victoria 3162
Telephone: **9528 4620**
Email: abcbowlsclub@bigpond.com Website: www.armadalebowlsclub.com.au

Board President
Tom Weisler
t: 9867 1515 m: 0417 035 983

Records Management
Secretary of Board
Les Newman
t: 9592 5959 m: 0411 086 065
Received


CITY OF GLEN EIRA
G103831

10th November 2014

Ms Amanda Mills
Property Coordinator
Glen Eira City Council
PO Box 42
Caulfield South 3162

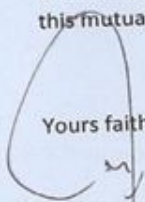
Re Armadale Bowls Club, Princess Park, 41 Sussex Rd Caulfield South.

Dear Amanda

In accordance with the lease of the above property dated, 5th July 2000, and Clause 16, we hereby seek your agreement to grant a further term of the lease, on the same terms and conditions.

We respectfully apply for the further term of 10 years in accordance with Clause 10 of the schedule.

We thank you for your assistance during the first term of the lease and look forward to continuing this mutually beneficial lease, which provides the community with a first class bowling facility.

Yours faithfully

Les Newman
Hon. Secretary
Armadale Bowls Club Inc

Registered Number A00087390
ALL MAIL TO SECRETARY AT CLUB ADDRESS

Item 9.13**PROCUREMENT POLICY REVIEW****Enquiries: Peter Swabey
Chief Financial Officer****1. Proposal**

For Councillors to review and approve the Procurement Policy.

2. Community Plan

Governance – to deliver strong local leadership and governance in an open and responsible manner in the best interest of the community.

3. Background

S186A(7) of the Local Government Act 1989 states that:

“At least once in each financial year, a Council must review the current procurement policy and may, in accordance with this section, amend the procurement policy.”

The last review was undertaken in April 2014 for the 2013/2014 financial year and endorsed by Council at the Council meeting of 29 April 2014.

This review covers the 2014-15 financial year.

4. Policy Review

The amendment in this review relates to purchases made pursuant to S186(5)(c) of the *Local Government Act 1989*. This section of the *Local Government Act* states that Councils do not have to go through a tender process if the Minister has approved other arrangements.

Approval has been granted by the Minister that contracts entered into through Procurement Australia and MAV Procurement will provide Councils access to suppliers selected through a competitive process, and that leveraging the combined purchasing power of Councils will result in economies of scale and savings to them. In practical terms, this means that Councils are now able to access all Procurement Australia and MAV Procurement contracts, irrespective of whether Council approved them as tendering agent (please note, that the Minister had previously approved some State Government contracts under S186(5)(c) of the *Local Government Act 1989*).

A ‘clean’ copy of the policy and a copy of the policy with ‘tracked’ changes are attached.

This policy document is placed on Council’s Internet site for public viewing. A copy of the Procurement Policy is also available at the Town Hall for public inspection.

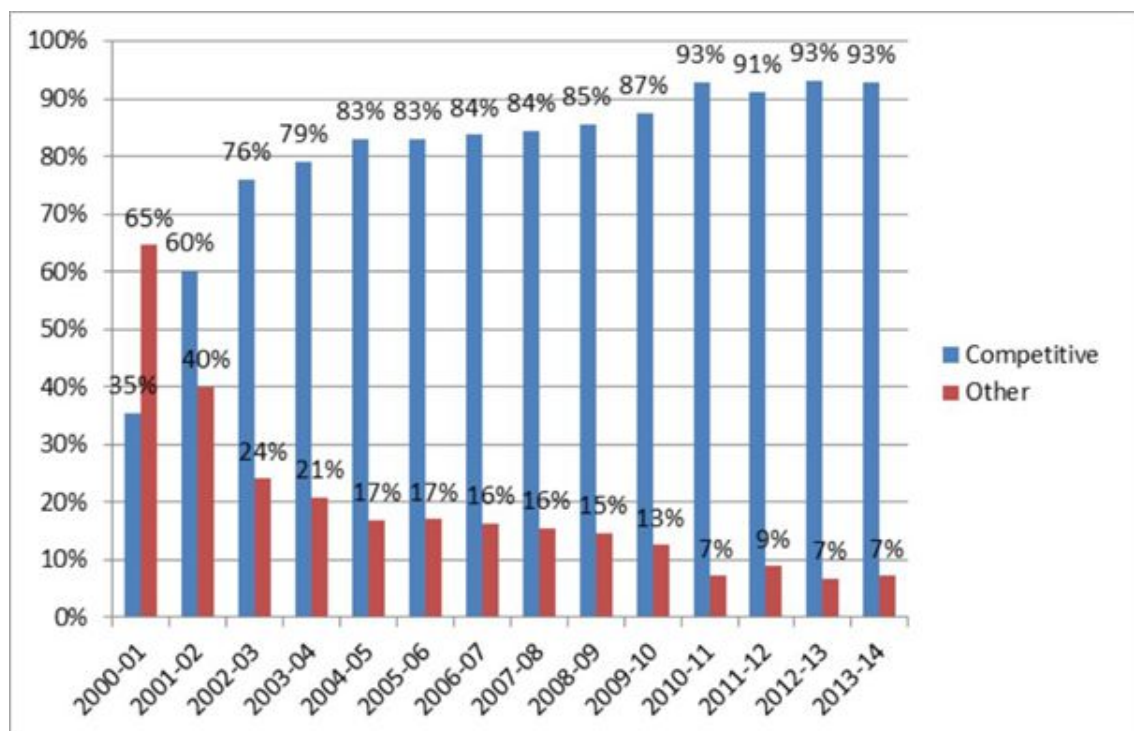
Item 9.13 (cont'd)**5. Current Procurement Practices**

Council aims for 'best practice' in procurement and has a number of processes which provide internal controls and checks over the purchase of goods and services.

Examples of these are as follows:

- 1) An annual internal audit review of Council's financial compliance and transactions covering purchasing, accounts payable and credit cards;
- 2) Annual review of purchasing expenditure relating to S186 thresholds (by \$ value);
- 3) Dual approval of all purchase orders by authorised officers within delegated limits;
- 4) Annual report on expenditure of environmentally friendly products and services through the ECO-Buy program;
- 5) A report on Council's purchasing through competitive processes (refer following graph); and
- 6) Daily monitoring of purchase orders raised.

In addition to the above processes, Council Officers have been proactive in attending procurement network meetings and seminars in connection with procurement Best Practice in Local Government.

Competitive Vs Other Expenditure

Item 9.13 (cont'd)

6. Recommendation

That Council accept the changes to the Procurement Policy and that the Procurement policy be adopted.

Crs Hyams/Lipshutz

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

Procurement Policy

Date first adopted: 10 February 2003 Amended and adopted: 4 November 2009 23 November 2010 22 May 2012 19 March 2013 29 April 2014 <u>28 April 2015</u>	Version: 6 Next review date: May 2015 <u>April 2016</u>	Status: Reviewed
Position Title of Responsible Business Unit Manager:	Chief Financial Officer	

CONTENTS

1.	TITLE.....	1
2.	OBJECTIVE.....	1
3.	OVERVIEW OF THE PURCHASING PROCESS	1
4.	SCOPE.....	1
5.	PURCHASING DECISIONS	2
6.	PAYMENT TERMS.....	2
7.	OCCUPATIONAL HEALTH AND SAFETY (OH&S)	2
8.	SUSTAINABILITY	3
9.	SOCIAL PROCUREMENT	3
10.	CONFLICT OF INTEREST	3
11.	FAIR AND HONEST DEALING	4
12.	ETHICS AND PROBITY	4
13.	GIFTS, FAVOURS AND HOSPITALITY	4
14.	CONFIDENTIALITY	4
15.	ENDORSEMENTS	4
16.	CONTINUOUS IMPROVEMENT	5
17.	BEST VALUE.....	5
18.	PERFORMANCE MEASUREMENT	5
19.	RESPONSIBLE FINANCIAL MANAGEMENT	5
20.	TENDERS AND QUOTATIONS	6
21.	USE OF PURCHASING CARDS.....	8
22.	CHARTER OF HUMAN RIGHTS.....	8
23.	RELEVANT LEGISLATION	8
24.	RELEVANT COMMUNITY PLAN GOAL(S)	8
25.	CROSS REFERENCES TO OTHER POLICIES/DOCUMENTS.....	8
26.	RESPONSIBLE OFFICER	8
	PROCUREMENT FLOW CHART	9

1. TITLE

Procurement Policy

2. OBJECTIVE

The objective of this policy is to ensure that Council's expenditure on the procurement of goods and services is effective, accountable, ethical, lawful and environmentally responsible.

3. OVERVIEW OF THE PURCHASING PROCESS

All purchasing policies and procedures are managed centrally. Individual purchases are made by the responsible staff members using the Council's purchasing system. The system and the purchases are overseen by the Purchasing Manager.

The purchasing system software is a module of Council's financial management system. A purchase order must be raised and approved prior to the purchase of any goods/services with a few exceptions e.g. utility costs; credit card purchases. All purchase orders have a minimum of two approvers.

Dollar value delegations for staff involved in raising and approving purchase orders are pre-approved and built into the workflow system, thus providing additional security.

The payment process is activated on receipt of an invoice that is scanned and matched against an approved purchase order. When receipt of the goods/services is acknowledged by the relevant officer by authorising the invoice, payment is processed.

One of the key objectives of the purchasing process is to ensure that Council always receives value for money and that orders are raised in such a way that this can be demonstrated (Please refer to Section ~~19~~20 - Tenders and Quotations).

When purchasing goods/services, staff must first consider purchasing from authorised or existing Council contracts, Procurement Australia contracts, ~~or~~ MAV Procurement contracts or selected State Government contracts. Alternatively, a purchase must be made through a competitive process, unless under \$5,000, where the seeking of competitive quotes is preferred but not mandatory.

4. SCOPE

A substantial percentage of Council funds are expended through the procurement of goods and services.

The scope of this policy is to ensure that Council's purchasing activities:

- (a) Maximise the benefit to Council;
- (b) Comply with all legal, statutory and Council requirements;
- (c) Ensure that Council's rights and obligations are protected;
- (d) Minimise the risk to Council and the community;
- (e) Maintain a consistent, transparent and auditable process;
- (f) Promote fair competition from suppliers;
- (g) Are approved prior to committing Council funds to external parties;
- (h) Consider the purchase of recycled and environmentally friendly products wherever practicable; and
- (i) Develop an awareness of the range of recycled and environmentally friendly products

among staff responsible for purchasing decisions.

5. PURCHASING DECISIONS

Purchasing decisions will be made in compliance with Section 186 of the Local Government Act 1989. This means that "Goods and Services" valued above the specified levels (\$150,000 and 'Works' valued above \$200,000 as at the date of this policy) (over the term of the contract) will be purchased through a publicly advertised tender process or through contracts approved pursuant to S186(5)(c) of the Local Government Act, including Procurement Australia (PA) contracts, Municipal Association of Victoria – Procurement (MAVP) contracts and selected State Government Contracts (SGC).

Tender documentation will include selection criteria and evaluations will be based on the selection criteria.

The delegated authority to call tenders rests with Corporate Counsel who reports to the Chief Executive Officer.

Contracts will be awarded in accordance with delegated authority. (as at the date of this policy, contracts above \$250,000 or \$750,000 for roads and drains require approval by Council resolution).

All successful and unsuccessful tenderers will be notified in writing of the tender evaluation outcomes.

Purchases under Section 186 thresholds will also be subject to a competitive process with a tender required for expenditure above \$50,000 unless purchased through contracts approved pursuant to S186(5)(c) of the Local Government Act, including Procurement Australia (PA) contracts, Municipal Association of Victoria – Procurement (MAVP) contracts and selected State Government contracts (SGC) or a quotation process ~~has been~~ approved by the CEO. If special circumstances exist, CEO approval must be sought to waive the quotation process. For expenditure between \$5,000 and \$50,000, a minimum of three quotations are required, except in the following circumstances:

- (a) in an emergency situation;
- (b) where the work is highly specialised; and
- (c) where less than three quotations are received due to a lack of suppliers having the ability to carry out the work.

In these instances, the purchase of the goods or services must be approved by the relevant Director.

For expenditure under \$5,000 competition is encouraged but not mandatory.

The risk implications to Council of all purchases (including purchases under \$5000), must be considered. Corporate Counsel should be consulted where a potential risk is identified.

6. PAYMENT TERMS

Payment terms are 30 days from the end of the month from the date on the invoice, unless otherwise arranged and agreed.

7. OCCUPATIONAL HEALTH AND SAFETY (OH&S)

Council takes Occupational Health & Safety issues very seriously and has developed an Occupational Health & Safety Manual. Section OH&S- P019 refers to the purchase of goods, which must comply with specified requirements. Purchasing staff must familiarise themselves with these requirements. A key element in the OH&S Manual is to determine health and safety requirements prior to the purchase of any equipment, materials or substances and communicate those requirements or specifications to the supplier. Staff will need to consider the following:

- (a) Legal requirements;
- (b) Relevant standards;
- (c) Potential impact on affected personnel;
- (d) Training requirements;
- (e) Changes to work procedures;
- (f) Personal protective equipment; and
- (g) Any other relevant technical data or information.

When raising purchase orders staff must complete the OH&S check list section unless there are absolutely no OH&S considerations.

8. SUSTAINABILITY

Council will use its best endeavours to support sustainability through its purchasing activity, monitor and report on Council activities and programs that have an impact on or contribute to the environment, including general procurement.

The Council is committed to adopting a Green Procurement approach by supporting the principles of sustainable procurement within the context of purchasing on a 'Value for Money' basis.

Value for Money purchasing decisions made by the Council are made on the basis of whole-of-life cost and non-price factors including contribution to the Council's sustainability objectives.

The Council prefers to purchase environmentally preferred products whenever they achieve the same function and Value for Money outcomes.

Council is a member of the Eco Buy Program.

A committee oversees the ECO-Buy program and staff are encouraged to consider purchasing environmentally friendly products as per the policy.

9. SOCIAL PROCUREMENT

The Council is committed to Socially Responsible Procurement by:

- (a) Ensuring all procurement practices are sustainable and strategically aligned with the wider Council objectives;
- (b) Achieving greater value for money across the community through the use of effective procurement;
- (c) Ensuring all businesses have the same opportunity to tender for Council contracts; and
- (d) Enhancing partnerships with other Councils, suppliers and community stakeholders.

10. CONFLICT OF INTEREST

Council staff must avoid situations in which their private interest's conflict, or might reasonably be thought to conflict, or have the potential to conflict, with their duties as a Council employee.

Council staff must not participate in any action or matter associated with the arrangement of a contract (i.e. evaluation, negotiation, recommendation, or approval), in which they or any member of their immediate family has an interest, or holds a position of influence or power in a business undertaking tendering for the work.

The onus is on the member of Council staff involved being alert to and promptly declaring an actual or potential conflict of interest to the Council. Staff should consult the Code of Conduct on conflict issues.

Council's contract/tender documentation requires Contractors to declare any actual or potential conflict of interest that the Contractor, or any of its employees, agents or sub-contractors may have. Council also requires Contractors to make a declaration in relation to collusive tendering.

11. FAIR AND HONEST DEALING

All prospective contractors and suppliers must be afforded an equal opportunity to tender or quote. This requires compliance with this policy and associated procedures at all times.

Impartiality must be maintained throughout the procurement process so it can withstand public scrutiny.

12. ETHICS AND PROBITY

The Council's procurement activities must be performed with integrity and in a manner able to withstand the closest possible audit scrutiny.

Council staff must at all times conduct themselves in ways that are, and are seen to be, ethical and of the highest integrity.

13. GIFTS, FAVOURS AND HOSPITALITY

Council activities will be conducted professionally and not influenced, or perceived to be influenced, by the receipt or prospect of gifts, favours or hospitality.

Staff are prohibited from seeking gifts, favours or hospitality, whether for their own benefit or the benefit of another staff member, family member or client. Staff should refer to the Gifts, Favours and Hospitality Policy for further details.

14. CONFIDENTIALITY

The commercial interests of existing and potential suppliers must be protected. Confidentiality of information provided by existing and prospective suppliers must be maintained at all times, particularly commercially sensitive material, prices, discounts, rebates, profit, manufacturing and product information.

Commercial in-confidence information received by the Council during the procurement process must not be disclosed, except on a need to know basis and otherwise in accordance with legal requirements, and is to be stored in a secure location.

This includes, without limitation:

- (a) Information disclosed by organisations in tenders, quotation or during tender negotiations;
- (b) All information that is either marked as, or has the nature of being, commercial in confidence; and
- (c) Pre-contract information including but not limited to information provided in quotes and tenders or subsequently provided in pre-contract negotiations.

Discussion with potential suppliers during tender evaluations should not go beyond the extent necessary to resolve doubt on what is being offered by that supplier. Any communication with tenderers should go through Corporate Counsel.

At no stage should any discussion be entered into which could have potential contractual implications prior to the contract approval process being finalised other than authorised pre-contractual negotiations.

15. ENDORSEMENTS

Council staff must not endorse any products or services. Individual requests received for

endorsement must be referred to Directors or CEO.

16. CONTINUOUS IMPROVEMENT

The Council is committed to continuous improvement and will review the procurement policy on an annual basis to ensure that it continues to meet its wider strategic objectives.

17. BEST VALUE

Council must use Best Value principles in procuring goods and services. Best Value in procurement requires the selection of goods, services and works taking into account both cost and non-cost factors including:

- (a) contribution to the advancement of the Council's priorities;
- (b) non-cost factors such as fitness for purpose, quality, service and support; and
- (c) cost-related factors including whole-of-life costs and transaction costs associated with acquiring, using, holding, maintaining and disposing of the goods, services or works.

18. PERFORMANCE MEASUREMENT

Appropriate performance measures have been established to ensure a high level of competitive procurement activity, which is verified through regular reporting. The culture of competitive procurement is also encouraged through the monitoring of purchasing activity and staff training.

19. RESPONSIBLE FINANCIAL MANAGEMENT

The principles of responsible financial management are applied to all procurement activities.

To give effect to these principles, the availability of existing funds within an approved budget, or source of funds, must be established prior to the commencement of any procurement action for the supply of goods, services or works.

Council staff may authorise the expenditure of funds within their financial delegations.

Council funds must be used efficiently and effectively to procure goods, services and works and every attempt must be made to contain the costs of the procurement process without compromising any of the procurement principles set out in this document.

20. TENDERS AND QUOTATIONS

To assist staff in ensuring that their purchasing activities provide the maximum benefit to Council and meet legislative requirements, the following table is provided below.

Purchase Value (GST inclusive)	Method of Purchase	Reason	Refer To
Over \$150,000 for Goods & Services <u>or</u> Over \$200,000 for Works	Tender is mandatory <u>or</u> <u>purchase through</u> <u>contracts approved</u> <u>pursuant to S186(5)(c)</u> <u>of the Local</u> <u>Government Act,</u> <u>including PA contracts,</u> <u>MAVP contracts and</u> <u>selected SGC.</u> <u>Tender is mandatory</u>	Section 186 of the <i>Local</i> <i>Government</i> <i>Act</i> Section 186 of the Local Government Act	Corporate Counsel <u>or</u> <u>Purchasing Manager for</u> <u>information on agency</u> <u>contracts</u> Corporate Counsel
\$50,000 - \$150,000 For Goods & Services, <u>and/or</u> \$50,000 - \$200,000 For Works	Tender or <u>purchase</u> <u>through contracts</u> <u>approved pursuant to</u> <u>S186(5)(c) of the Local</u> <u>Government Act,</u> <u>including PA contracts</u> <u>MAVP contracts and</u> <u>selected SCG or 3</u> <u>quotes, or</u> Procurement Australia or MAV Procurement Contracts allowable with the written approval from the CEO. CEO can also determine to waive the requirement for 3 quotes; approval must be submitted to the Purchasing Manager.	Council Policy	Corporate Counsel Completed quote forms must be returned to Corporate Counsel
\$5,000 - \$50,000	3 Quotes or Procurement Australia or MAV Procurement Contracts, PA or <u>MAVP contracts,</u> Directors can waive the requirement for 3 quotes; their approval must be submitted to the Purchasing Manager	Council Policy	Purchasing Manager Completed quote forms must be returned to the Purchasing Manager

Formatted: Line spacing: Exactly 12.5 pt

Formatted Table

Up to \$5,000	Quotes not mandatory. However, staff are encouraged to seek competitive quotes to ensure Council receives maximum value benefit.	Council Policy	Responsible Officer
---------------	--	----------------	---------------------

The procurement flowchart shown as “Attachment 1” of this document sets out the process. Staff should also refer to the Procurement Procedures.

There are a number of exceptions to the process of obtaining competitive quotations. The following are a few examples:

- (a) Some Utility Contracts (gas, water, electricity). These are paid on invoice. (no purchase order required either);
- (b) Legal fees are exempted from the provisions of Section 186 of the *Local Government Act* and in day to day operations (however, there is no reason why quotes or tenders could not be obtained);
- (c) In instances where a contractor has already undertaken work and holds either relevant materials (e.g. artwork, research, etc.), specific knowledge or specialist equipment, it may be more cost effective or rational to continue with that contractor for further works without obtaining further competitive quotes, provided that the expenditure complies with S186 thresholds, In such a case, the preferred course is to confirm the further work in writing and emphasize it is on the same Council conditions as the previous work;
- (d) Where the contractor/supplier is known to be the only possible supplier (e.g. purchase of an additional module to a computer program already in use by Council; maintenance agreement for software or proprietary equipment of the supplier or the only licensed dealer in a product) there is obviously no point in obtaining quotations. Again, the Purchasing Manager should be advised prior to placing a purchase order to avoid the order being queried on audit and ensuring compliance with S186 of the LG Act.

If a Council contract exists for a particular goods/service, the contracted supplier must be used. Approval from the Purchasing Manager must be sought to purchase outside any Council contracts.

~~Procurement Australia and MAV Procurement suppliers can be used for purchases up to \$150,000 (CEO consent required if more than \$50,000), although this does not restrict staff from seeking alternative quotations and selecting a better option if it is considered to be in Council's best interest.~~

As a general rule, quotations sought and managed by staff will be for standard off-the-shelf goods and services with a minimal risk to Council.

All quotations must be confirmed in writing, be included on Council's “Quote Form” and include all associated costs. Quotations must then be evaluated against pre-determined criteria to enable the selection of a successful offer. Staff are reminded that it is not mandatory to select the cheapest offer and must be careful to select the supplier that offers the overall maximum benefit to Council. This process must be transparent, consistent and documented.

Important Note:

- ***Quotations for the purchase of any goods/services, irrespective of dollar value, that may present a risk to Council, physical or otherwise, must be referred to Corporate Counsel prior to proceeding with the purchase.***
- ***All ‘Conditions’ for contracts or quotations must be based on Glen Eira City***

Council's Standard Conditions or be pre-approved by Corporate Counsel. Any additional/alternative conditions submitted by the supplier with a quotation or tender must be referred to Corporate Counsel for approval.

21. USE OF PURCHASING CARDS

Generally speaking, all goods and services should be purchased via the corporate purchasing system by raising an order. Periodically, staff will require goods/services from retail outlets, service providers or via electronic means where payment is required at the point of sale. In this instance, Council provides for the purchase via purchasing/credit cards. Only relatively minor items/services (e.g. generally less than \$1,000) should be purchased through a credit card. Please refer to the "Purchasing Card" Policy for further details.

22. CHARTER OF HUMAN RIGHTS

This procurement policy is compatible with the Charter of Human Rights and Responsibilities on the basis that the provisions in this policy do not raise any human rights issues or limit any human right.

23. RELEVANT LEGISLATION

Section 186 of the Local Government Act 1989

24. RELEVANT COMMUNITY PLAN GOAL(S)

Theme 4 - Governance

25. CROSS REFERENCES TO OTHER POLICIES/DOCUMENTS

ECO-Buy Resolution and Memorandum of Understanding

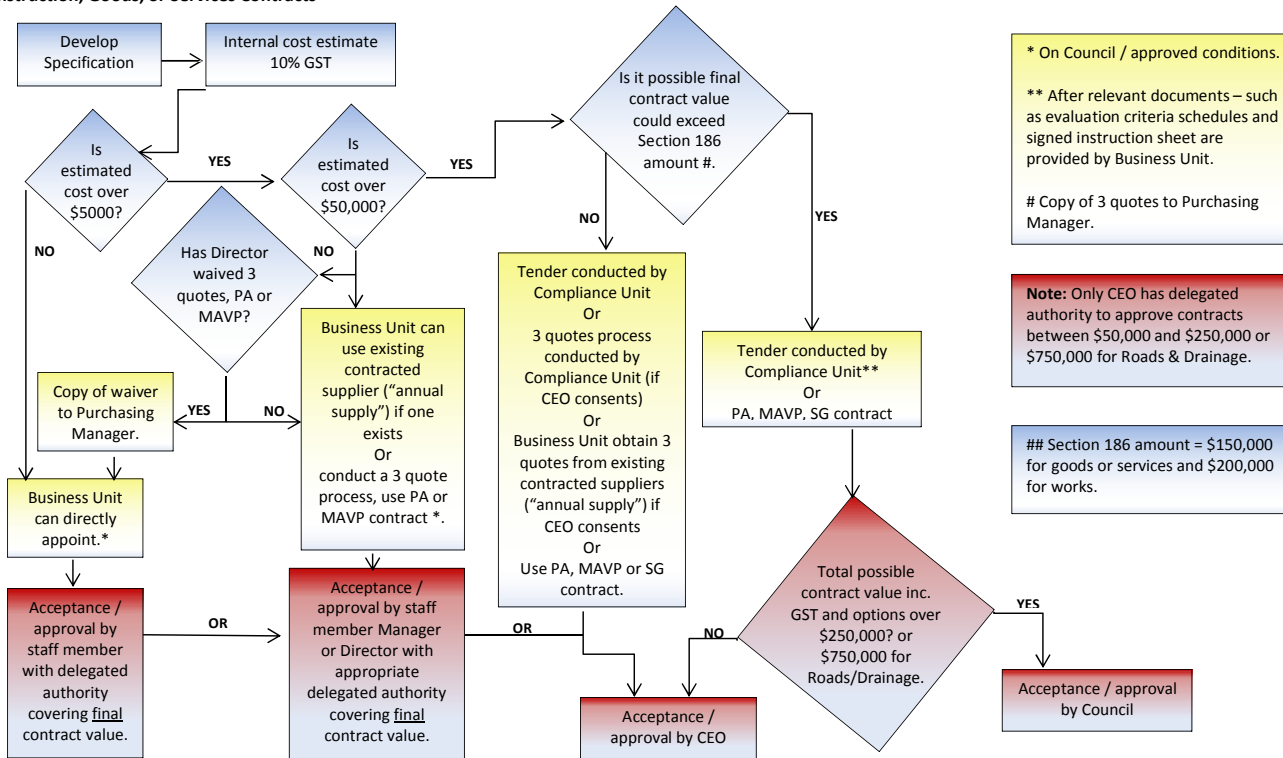
26. RESPONSIBLE OFFICER

Chief Financial Officer

PROCUREMENT FLOW CHART

Construction, Goods, or Services Contracts

ATTACHMENT 1



Procurement Policy

Date first adopted: 10 February 2003 Amended and adopted: 4 November 2009 23 November 2010 22 May 2012 19 March 2013 29 April 2014 28 April 2015	Version: 6 Next review date: April 2016	Status: Reviewed
Position Title of Responsible Business Unit Manager:	Chief Financial Officer	

CONTENTS

1.	TITLE	1
2.	OBJECTIVE	1
3.	OVERVIEW OF THE PURCHASING PROCESS	1
4.	SCOPE.....	1
5.	PURCHASING DECISIONS	2
6.	PAYMENT TERMS.....	2
7.	OCCUPATIONAL HEALTH AND SAFETY (OH&S).....	2
8.	SUSTAINABILITY	3
9.	SOCIAL PROCUREMENT	3
10.	CONFLICT OF INTEREST	3
11.	FAIR AND HONEST DEALING	4
12.	ETHICS AND PROBITY	4
13.	GIFTS, FAVOURS AND HOSPITALITY	4
14.	CONFIDENTIALITY	4
15.	ENDORSEMENTS	4
16.	CONTINUOUS IMPROVEMENT	5
17.	BEST VALUE.....	5
18.	PERFORMANCE MEASUREMENT	5
19.	RESPONSIBLE FINANCIAL MANAGEMENT	5
20.	TENDERS AND QUOTATIONS	6
21.	USE OF PURCHASING CARDS.....	7
22.	CHARTER OF HUMAN RIGHTS.....	8
23.	RELEVANT LEGISLATION	8
24.	RELEVANT COMMUNITY PLAN GOAL(S)	8
25.	CROSS REFERENCES TO OTHER POLICIES/DOCUMENTS.....	8
26.	RESPONSIBLE OFFICER	8
	PROCUREMENT FLOW CHART	9

1. TITLE

Procurement Policy

2. OBJECTIVE

The objective of this policy is to ensure that Council's expenditure on the procurement of goods and services is effective, accountable, ethical, lawful and environmentally responsible.

3. OVERVIEW OF THE PURCHASING PROCESS

All purchasing policies and procedures are managed centrally. Individual purchases are made by the responsible staff members using the Council's purchasing system. The system and the purchases are overseen by the Purchasing Manager.

The purchasing system software is a module of Council's financial management system. A purchase order must be raised and approved prior to the purchase of any goods/services with a few exceptions e.g. utility costs; credit card purchases. All purchase orders have a minimum of two approvers.

Dollar value delegations for staff involved in raising and approving purchase orders are pre-approved and built into the workflow system, thus providing additional security.

The payment process is activated on receipt of an invoice that is scanned and matched against an approved purchase order. When receipt of the goods/services is acknowledged by the relevant officer by authorising the invoice, payment is processed.

One of the key objectives of the purchasing process is to ensure that Council always receives value for money and that orders are raised in such a way that this can be demonstrated (Please refer to Section 20 - Tenders and Quotations).

When purchasing goods/services, staff must first consider purchasing from authorised or existing Council contracts, Procurement Australia contracts, MAV Procurement contracts or selected State Government contracts. Alternatively, a purchase must be made through a competitive process, unless under \$5,000, where the seeking of competitive quotes is preferred but not mandatory.

4. SCOPE

A substantial percentage of Council funds are expended through the procurement of goods and services.

The scope of this policy is to ensure that Council's purchasing activities:

- (a) Maximise the benefit to Council;
- (b) Comply with all legal, statutory and Council requirements;
- (c) Ensure that Council's rights and obligations are protected;
- (d) Minimise the risk to Council and the community;
- (e) Maintain a consistent, transparent and auditable process;
- (f) Promote fair competition from suppliers;
- (g) Are approved prior to committing Council funds to external parties;
- (h) Consider the purchase of recycled and environmentally friendly products wherever practicable; and
- (i) Develop an awareness of the range of recycled and environmentally friendly products among staff responsible for purchasing decisions.

5. PURCHASING DECISIONS

Purchasing decisions will be made in compliance with Section 186 of the Local Government Act 1989. This means that “Goods and Services” valued above the specified levels (\$150,000 and ‘Works’ valued above \$200,000 as at the date of this policy) (over the term of the contract) will be purchased through a publicly advertised tender process or through contracts approved pursuant to S186(5)(c) of the *Local Government Act*, including Procurement Australia (PA) contracts, Municipal Association of Victoria – Procurement (MAVP) contracts and selected State Government Contracts (SGC).

Tender documentation will include selection criteria and evaluations will be based on the selection criteria.

The delegated authority to call tenders rests with Corporate Counsel who reports to the Chief Executive Officer.

Contracts will be awarded in accordance with delegated authority. (as at the date of this policy, contracts above \$250,000 or \$750,000 for roads and drains require approval by Council resolution).

All successful and unsuccessful tenderers will be notified in writing of the tender evaluation outcomes.

Purchases under Section 186 thresholds will also be subject to a competitive process with a tender required for expenditure above \$50,000 unless purchased through contracts approved pursuant to S186(5)(c) of the *Local Government Act*, including Procurement Australia (PA) contracts, Municipal Association of Victoria – Procurement (MAVP) contracts and selected State Government contracts (SGC) or a quotation process approved by the CEO. If special circumstances exist, CEO approval must be sought to waive the quotation process. For expenditure between \$5,000 and \$50,000, a minimum of three quotations are required, except in the following circumstances:

- (a) in an emergency situation;
- (b) where the work is highly specialised; and
- (c) where less than three quotations are received due to a lack of suppliers having the ability to carry out the work.

In these instances, the purchase of the goods or services must be approved by the relevant Director.

For expenditure under \$5,000 competition is encouraged but not mandatory.

The risk implications to Council of all purchases (including purchases under \$5000), must be considered. Corporate Counsel should be consulted where a potential risk is identified.

6. PAYMENT TERMS

Payment terms are 30 days from the end of the month from the date on the invoice, unless otherwise arranged and agreed.

7. OCCUPATIONAL HEALTH AND SAFETY (OH&S)

Council takes Occupational Health & Safety issues very seriously and has developed an Occupational Health & Safety Manual. Section OH&S- P019 refers to the purchase of goods, which must comply with specified requirements. Purchasing staff must familiarise themselves with these requirements. A key element in the OH&S Manual is to determine health and safety requirements prior to the purchase of any equipment, materials or substances and communicate those requirements or specifications to the supplier. Staff will need to consider the following:

- (a) Legal requirements;
- (b) Relevant standards;

- (c) Potential impact on affected personnel;
- (d) Training requirements;
- (e) Changes to work procedures;
- (f) Personal protective equipment; and
- (g) Any other relevant technical data or information.

When raising purchase orders staff must complete the OH&S check list section unless there are absolutely no OH&S considerations.

8. SUSTAINABILITY

Council will use its best endeavours to support sustainability through its purchasing activity, monitor and report on Council activities and programs that have an impact on or contribute to the environment, including general procurement.

The Council is committed to adopting a Green Procurement approach by supporting the principles of sustainable procurement within the context of purchasing on a 'Value for Money' basis.

Value for Money purchasing decisions made by the Council are made on the basis of whole-of-life cost and non-price factors including contribution to the Council's sustainability objectives.

The Council prefers to purchase environmentally preferred products whenever they achieve the same function and Value for Money outcomes.

Council is a member of the Eco Buy Program.

A committee oversees the ECO-Buy program and staff are encouraged to consider purchasing environmentally friendly products as per the policy.

9. SOCIAL PROCUREMENT

The Council is committed to Socially Responsible Procurement by:

- (a) Ensuring all procurement practices are sustainable and strategically aligned with the wider Council objectives;
- (b) Achieving greater value for money across the community through the use of effective procurement;
- (c) Ensuring all businesses have the same opportunity to tender for Council contracts; and
- (d) Enhancing partnerships with other Councils, suppliers and community stakeholders.

10. CONFLICT OF INTEREST

Council staff must avoid situations in which their private interest's conflict, or might reasonably be thought to conflict, or have the potential to conflict, with their duties as a Council employee.

Council staff must not participate in any action or matter associated with the arrangement of a contract (i.e. evaluation, negotiation, recommendation, or approval), in which they or any member of their immediate family has an interest, or holds a position of influence or power in a business undertaking tendering for the work.

The onus is on the member of Council staff involved being alert to and promptly declaring an actual or potential conflict of interest to the Council. Staff should consult the Code of Conduct on conflict issues.

Council's contract/tender documentation requires Contractors to declare any actual or potential conflict of interest that the Contractor, or any of its employees, agents or sub-contractors may have. Council also requires Contractors to make a declaration in relation to collusive tendering.

11. FAIR AND HONEST DEALING

All prospective contractors and suppliers must be afforded an equal opportunity to tender or quote. This requires compliance with this policy and associated procedures at all times.

Impartiality must be maintained throughout the procurement process so it can withstand public scrutiny.

12. ETHICS AND PROBITY

The Council's procurement activities must be performed with integrity and in a manner able to withstand the closest possible audit scrutiny.

Council staff must at all times conduct themselves in ways that are, and are seen to be, ethical and of the highest integrity.

13. GIFTS, FAVOURS AND HOSPITALITY

Council activities will be conducted professionally and not influenced, or perceived to be influenced, by the receipt or prospect of gifts, favours or hospitality.

Staff are prohibited from seeking gifts, favours or hospitality, whether for their own benefit or the benefit of another staff member, family member or client. Staff should refer to the Gifts, Favours and Hospitality Policy for further details.

14. CONFIDENTIALITY

The commercial interests of existing and potential suppliers must be protected. Confidentiality of information provided by existing and prospective suppliers must be maintained at all times, particularly commercially sensitive material, prices, discounts, rebates, profit, manufacturing and product information.

Commercial in-confidence information received by the Council during the procurement process must not be disclosed, except on a need to know basis and otherwise in accordance with legal requirements, and is to be stored in a secure location.

This includes, without limitation:

- (a) Information disclosed by organisations in tenders, quotation or during tender negotiations;
- (b) All information that is either marked as, or has the nature of being, commercial in confidence; and
- (c) Pre-contract information including but not limited to information provided in quotes and tenders or subsequently provided in pre-contract negotiations.

Discussion with potential suppliers during tender evaluations should not go beyond the extent necessary to resolve doubt on what is being offered by that supplier. Any communication with tenderers should go through Corporate Counsel.

At no stage should any discussion be entered into which could have potential contractual implications prior to the contract approval process being finalised other than authorised pre-contractual negotiations.

15. ENDORSEMENTS

Council staff must not endorse any products or services. Individual requests received for endorsement must be referred to Directors or CEO.

16. CONTINUOUS IMPROVEMENT

The Council is committed to continuous improvement and will review the procurement policy on an annual basis to ensure that it continues to meet its wider strategic objectives.

17. BEST VALUE

Council must use Best Value principles in procuring goods and services. Best Value in procurement requires the selection of goods, services and works taking into account both cost and non-cost factors including:

- (a) contribution to the advancement of the Council's priorities;
- (b) non-cost factors such as fitness for purpose, quality, service and support; and
- (c) cost-related factors including whole-of-life costs and transaction costs associated with acquiring, using, holding, maintaining and disposing of the goods, services or works.

18. PERFORMANCE MEASUREMENT

Appropriate performance measures have been established to ensure a high level of competitive procurement activity, which is verified through regular reporting. The culture of competitive procurement is also encouraged through the monitoring of purchasing activity and staff training.

19. RESPONSIBLE FINANCIAL MANAGEMENT

The principles of responsible financial management are applied to all procurement activities.

To give effect to these principles, the availability of existing funds within an approved budget, or source of funds, must be established prior to the commencement of any procurement action for the supply of goods, services or works.

Council staff may authorise the expenditure of funds within their financial delegations.

Council funds must be used efficiently and effectively to procure goods, services and works and every attempt must be made to contain the costs of the procurement process without compromising any of the procurement principles set out in this document.

20. TENDERS AND QUOTATIONS

To assist staff in ensuring that their purchasing activities provide the maximum benefit to Council and meet legislative requirements, the following table is provided below.

Purchase Value (GST inclusive)	Method of Purchase	Reason	Refer To
Over \$150,000 for Goods & Services or Over \$200,000 for Works	Tender is mandatory or purchase through contracts approved pursuant to S186(5)(c) of the <i>Local Government Act</i> , including PA contracts, MAVP contracts and selected SGC.	Section 186 of the <i>Local Government Act</i>	Corporate Counsel or Purchasing Manager for information on agency contracts
\$50,000 - \$150,000 For Goods & Services, or \$50,000 - \$200,000 For Works	Tender or purchase through contracts approved pursuant to S186(5)(c) of the <i>Local Government Act</i> , including PA contracts MAVP contracts and selected SCG or 3 quotes, allowable with the written approval from the CEO. CEO can also determine to waive the requirement for 3 quotes; approval must be submitted to the Purchasing Manager.	Council Policy	Corporate Counsel Completed quote forms must be returned to Corporate Counsel
\$5,000 - \$50,000	3 Quotes, PA or MAVP contracts, Directors can waive the requirement for 3 quotes; their approval must be submitted to the Purchasing Manager	Council Policy	Purchasing Manager Completed quote forms must be returned to the Purchasing Manager
Up to \$5,000	Quotes not mandatory. However, staff are encouraged to seek competitive quotes to ensure Council receives maximum value benefit.	Council Policy	Responsible Officer

The procurement flowchart shown as “Attachment 1” of this document sets out the process. Staff should also refer to the Procurement Procedures.

There are a number of exceptions to the process of obtaining competitive quotations. The following are a few examples:

- (a) Some Utility Contracts (gas, water, electricity). These are paid on invoice. (no purchase order required either);
- (b) Legal fees are exempted from the provisions of Section 186 of the *Local Government Act* and in day to day operations (however, there is no reason why quotes or tenders could not be obtained);
- (c) In instances where a contractor has already undertaken work and holds either relevant materials (e.g. artwork, research, etc.), specific knowledge or specialist equipment, it may be more cost effective or rational to continue with that contractor for further works without obtaining further competitive quotes, provided that the expenditure complies with S186 thresholds. In such a case, the preferred course is to confirm the further work in writing and emphasize it is on the same Council conditions as the previous work;
- (d) Where the contractor/supplier is known to be the only possible supplier (e.g. purchase of an additional module to a computer program already in use by Council; maintenance agreement for software or proprietary equipment of the supplier or the only licensed dealer in a product) there is obviously no point in obtaining quotations. Again, the Purchasing Manager should be advised prior to placing a purchase order to avoid the order being queried on audit and ensuring compliance with S186 of the LG Act.

If a Council contract exists for a particular goods/service, the contracted supplier must be used. Approval from the Purchasing Manager must be sought to purchase outside any Council contracts.

As a general rule, quotations sought and managed by staff will be for standard off-the-shelf goods and services with a minimal risk to Council.

All quotations must be confirmed in writing, be included on Council's “Quote Form” and include all associated costs. Quotations must then be evaluated against pre-determined criteria to enable the selection of a successful offer. Staff are reminded that it is not mandatory to select the cheapest offer and must be careful to select the supplier that offers the overall maximum benefit to Council. This process must be transparent, consistent and documented.

Important Note:

- ***Quotations for the purchase of any goods/services, irrespective of dollar value, that may present a risk to Council, physical or otherwise, must be referred to Corporate Counsel prior to proceeding with the purchase.***
- ***All ‘Conditions’ for contracts or quotations must be based on Glen Eira City Council’s Standard Conditions or be pre-approved by Corporate Counsel. Any additional/alternative conditions submitted by the supplier with a quotation or tender must be referred to Corporate Counsel for approval.***

21. USE OF PURCHASING CARDS

Generally speaking, all goods and services should be purchased via the corporate purchasing system by raising an order. Periodically, staff will require goods/services from retail outlets, service providers or via electronic means where payment is required at the point of sale. In this instance, Council provides for the purchase via purchasing/credit cards. Only relatively minor items/services (e.g. generally less than \$1,000) should be purchased through a credit card. Please refer to the “Purchasing Card” Policy for further details.

22. CHARTER OF HUMAN RIGHTS

This procurement policy is compatible with the Charter of Human Rights and Responsibilities on the basis that the provisions in this policy do not raise any human rights issues or limit any human right.

23. RELEVANT LEGISLATION

Section 186 of the Local Government Act 1989

24. RELEVANT COMMUNITY PLAN GOAL(S)

Theme 4 - Governance

25. CROSS REFERENCES TO OTHER POLICIES/DOCUMENTS

ECO-Buy Resolution and Memorandum of Understanding

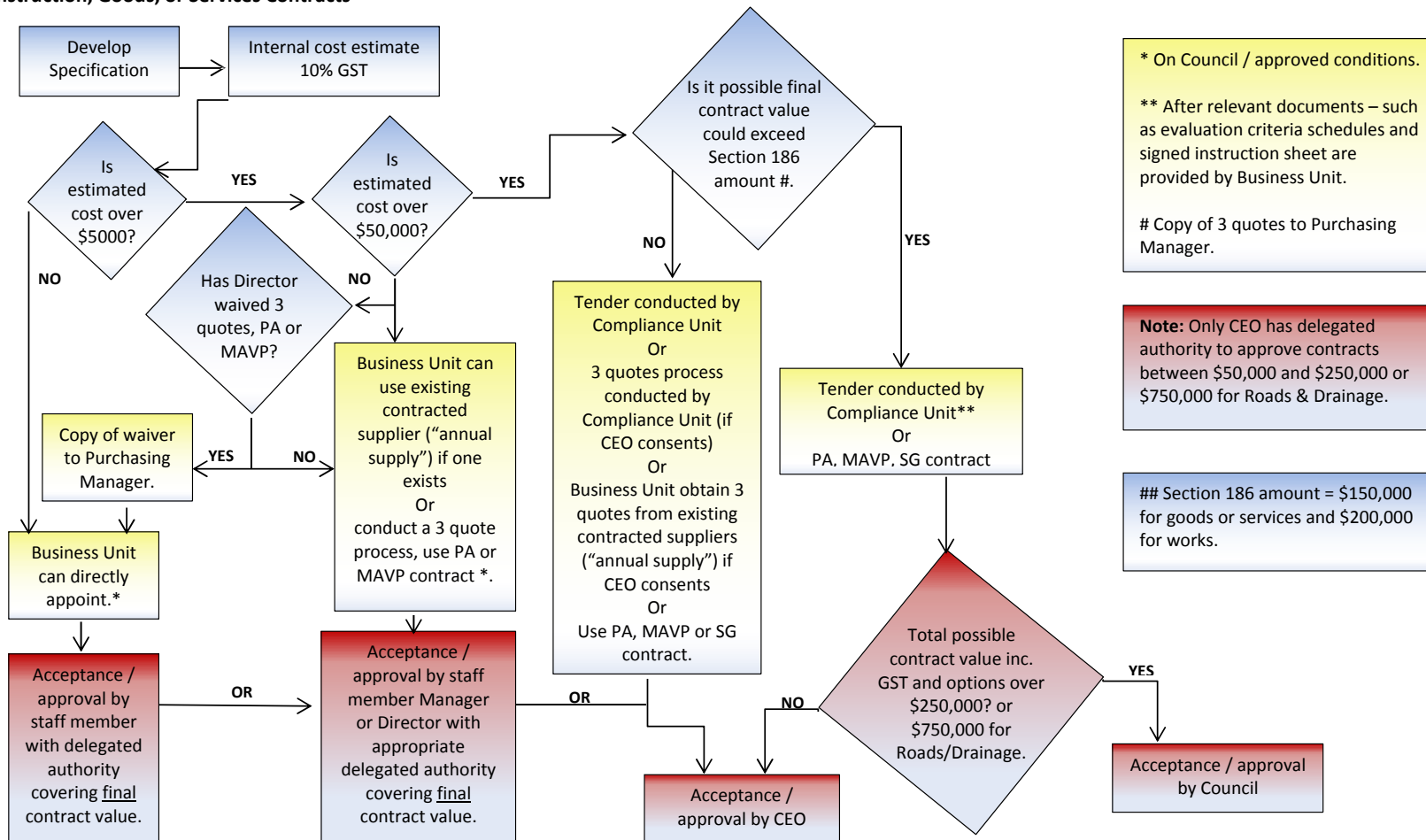
26. RESPONSIBLE OFFICER

Chief Financial Officer

PROCUREMENT FLOW CHART

ATTACHMENT 1

Construction, Goods, or Services Contracts



Item 9.14

**GLEN EIRA CITY COUNCIL
FINANCIAL REPORT
FOR THE PERIOD ENDING 31 MARCH 2015**

**File No:
Enquiries: Peter Swabey
Chief Financial Officer**

1. Proposal

To receive the Financial Report for the period ending 31 March 2015.

2. Corporate Goal***Theme 4: Governance***

To deliver strong local leadership and governance in an open and responsible manner in the best interests of the community.

Key Points

- The positive operating result year to date is higher than was anticipated when the annual budget was set.
- The balance sheet position is sound.
- The cash position is sound.

3. Liquidity

Over the last few years, Council has fully utilised cash reserves by investing heavily in capital works projects. It is forecasted that Council's adjusted liquidity ratio (i.e. the level of current assets the Council has available to meet its current liabilities which are likely to fall due in the next 12 months) will remain above 1. This ratio has been adjusted for residential aged care deposits. This reflects a need for prudence with cash-flows (refer to page 17).

4. Contents**Page**

▪ Executive Summary.....	1
▪ Financial Strategy.....	4
▪ Assurance Map.....	9
▪ Income Statement.....	11
▪ Balance Sheet	12
▪ Income Statement by Functions/Activities.....	13
▪ Performance Graphs.....	14
▪ Capital Works Program.....	20
▪ Debtors Report.....	22
▪ Financial Ratios (<i>Performance Indicators</i>).....	23

5. Recommendation

That the report be received and noted.

Item 9.14 (cont'd)

Crs Lipshutz/Delahunty

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

Glen Eira City Council Financial Report
Executive Summary
for the period ending 31 March 2015

(a) Current Month Budget Result

At the end of March 2015, the performance against budget from ordinary activities showed a positive variance of \$6.37M due to higher than anticipated revenue of \$3.47M and savings in operating expenditure of \$2.9M (refer to page 14 for details of the variances).

(b) Current Month Forecast Result

The forecast result expected for the financial year is an operating surplus of \$14.13M compared with the original adopted *2014-15 Annual Budget* of \$10.2M.

Please note that any surplus from day-to-day operations is used to accelerate capital works projects. Annual budget to forecast movements to date show an increase in operating revenue of \$3.35M, decrease in operating expenditure of \$1.05M and a net increase in non-operational activities \$470K.

(c) Open Space Contributions

Contributions

Council receives public open space levies under the *Subdivision Act*. Council will continue to spend far more on additional and improved public open space than Council receives in levies.

On 25 November 2014, Council considered and adopted the Report of the Independent Panel and adopted Amendment C120.

Council requested the Minister of Planning approve Amendment C120. This has been approved and Council has achieved the new uniform levy rate of 5.7% (Amendment C120).

The effect of Amendment C120, if it had applied to actual open space contributions from 1 July 2014 to 31 March 2015, would have been to increase revenue for open space by \$859,775 (33.81%), as per the amounts shown in the table below.

Description	Actual Contributions for month of March 2015	Contribution based on 5.7% Rate for the month of March 2015	Actual Contributions Year to Date	Contribution based on 5.7% Rate Year to Date
Open Space Monetary Contribution	\$352,298	\$482,733	\$2,542,840	\$3,402,615
Open Space Land Contribution	\$Nil	\$Nil	\$Nil	\$Nil

No open space contributions were received between 12 March to 31 March 2015, where the new levy rate of 5.7% was applied.

Glen Eira City Council Financial Report
Executive Summary
for the period ending 31 March 2015

Open Space Reserve

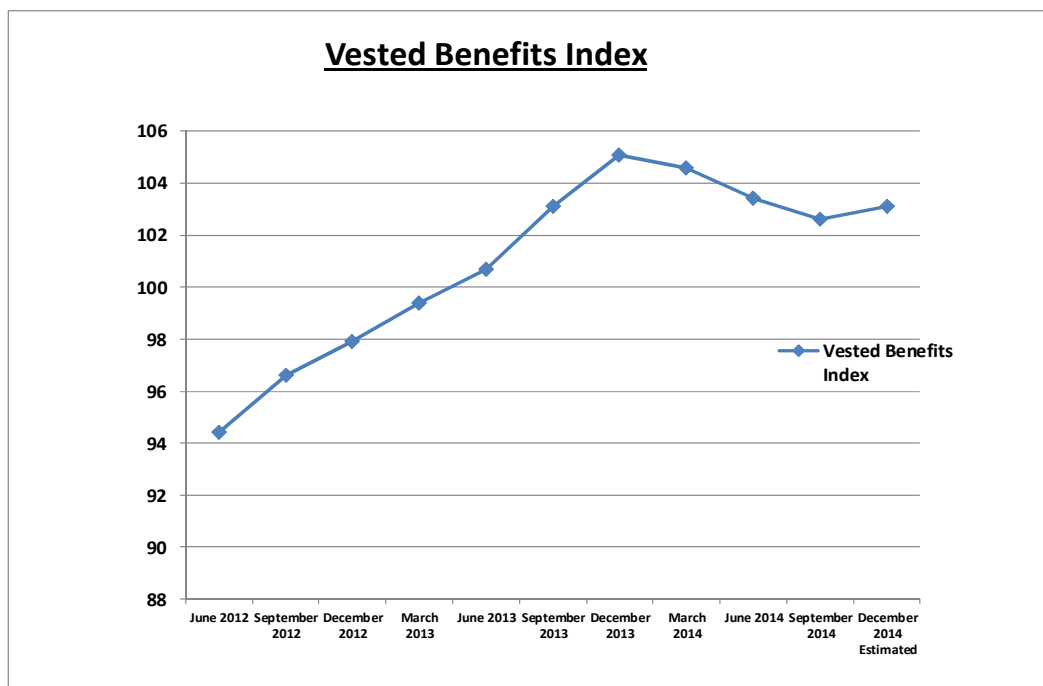
The balance of the Open Space Reserve as at 31 March 2015 is as follows:

Description	Amount
Opening Balance as at 1 July 2014	\$2,482,802
Open Space Contributions received to date	\$2,542,840
Open Space Capital Expenditure	(\$1,569,335)
Closing Balance as at 31 March 2015	\$3,456,308

Please note the majority of the Open Space Reserve funds are earmarked to be spent on the development of Booran Reserve (formerly Glen Huntly Reservoir).

(d) Superannuation – Defined Benefits Scheme – Vested Benefits Index ('VBI')

The VBI is the key index that the super fund regulator, APRA, considers when assessing the financial position of the Defined Benefit Plan. In simple terms, this measures whether there would be enough assets to meet the liabilities of the Defined Benefit Plan if it became necessary to pay all members their total entitlements on a particular day. For the Plan to be in a satisfactory financial position requires a VBI of 100% or more. Below is the estimated VBI since 30 June 2012:



Glen Eira City Council Financial Report
Executive Summary
for the period ending 31 March 2015

(e) Forecast adjustments for March 2015

Income from ordinary activities increase of \$427K

The favorable expenditure forecast movement is mainly due to:

- **Grants favourable variance of \$123K** due better than budget Aged Care Funding Instrument (ACFI Funding) at Residential Aged Care Facilities \$70K and Child Care Fee Relief \$33K.
- **Other Revenue favourable variance of \$169K** due to higher than anticipated Open Space contributions for the month of March (\$352K actuals).

Expenditure from ordinary activities decrease of \$888K

The favorable expenditure forecast movement is mainly due to:

- **Employee Costs favourable variance of \$457K** mainly due to the timing of staff recruitment.
- **Utility Costs favourable variance of \$224K** due to favourable variances for electricity and water costs.

(f) Capital Works Program

As at the end of March 2015, total capital works expenditure in 2014-15 is expected to be \$40.37M, represented by:

- New capital projects as per the *2014-15 Annual Budget* \$29.79M
- Capital works funding \$424K
- Carry forward expenditure from the 2013-14 financial year \$7.98M
- Forecast increase year to date \$2.18M.

Capital Works Forecast Adjustments for March 2015 relate to:

- Additional funding of \$80K to accommodate the works on loading bays at the Glen Works Depot.

FINANCIAL STRATEGY

Each year, the Auditor-General of Victoria performs an audit of the Local Government sector and produces a report to Parliament of the results of those audits. As part of this process, the Auditor-General assesses the financial sustainability of Councils based on analysis of the trends in some key financial indicators. At the Glen Eira Council Audit Committee meeting in August 2012, the Auditor-General stated that the financial indicators were just indicators rather than absolutes.

The following 3 pages explain and present the financial sustainability risks for Councils in 2013-14.

Risk assessment criteria for financial sustainability indicators




Risk	Underlying result	Liquidity	Indebtedness	Self-financing	Capital replacement	Renewal gap
High	Negative 10% or less Insufficient revenue is being generated to fund operations and asset renewal.	Equal to or less than 1.0 Insufficient current assets to cover liabilities.	More than 60% Potentially long-term concern over ability to repay debt levels from own-source revenue.	Less than 10% Insufficient cash from operations to fund new assets and asset renewal.	Equal to or less than 1.0 Spending on capital works has not kept pace with consumption of assets.	Equal to or less than 0.5 Spending on existing assets has not kept pace with consumption of these assets.
Medium	Negative 10% to zero A risk of long-term run-down to cash reserves and inability to fund asset renewals.	1.0–1.5 Need for caution with cash flow, as issues could arise with meeting obligations as they fall due.	40–60% Some concern over the ability to repay debt from own-source revenue.	10–20% May not be generating sufficient cash from operations to fund new assets.	1.0–1.5 May indicate spending on asset renewal is insufficient.	0.5–1.0 May indicate insufficient spending on renewal of existing assets.
Low	More than zero Generating surpluses consistently.	More than 1.5 No immediate issues with repaying short-term liabilities as they fall due.	40% or less No concern over the ability to repay debt from own-source revenue.	20% or more Generating enough cash from operations to fund assets.	More than 1.5 Low risk of insufficient spending on asset renewal.	More than 1.0 Low risk of insufficient spending on asset base.

Source: Victorian Auditor-General's Office.

FINANCIAL STRATEGY (continued)

The overall financial sustainability risk assessment is calculated using the ratings determined for each indicator.




Overall financial sustainability risk assessment

	High risk of short-term and immediate sustainability concerns indicated by either: <ul style="list-style-type: none">• red underlying result indicator or• red liquidity indicator.
	Medium risk of longer-term sustainability concerns indicated by either: <ul style="list-style-type: none">• red self-financing indicator or• red indebtedness indicator or• red capital replacement indicator or• red renewal gap indicator.
	Low risk of financial sustainability concerns—there are no high-risk indicators.

Source: Victorian Auditor-General's Office.

A trend analysis uses actual figures for the previous five years and a trend analysis using forecast figures for the following three years. The sustainability indicators are colour coded in line with the risk assessment criteria. The legend is used in presenting the results of our assessments.

Legend for financial sustainability tables

	Downward trend
	No substantial trend
	Upward trend
<i>Source:</i> Victorian Auditor-General's Office.	

FINANCIAL STRATEGY (continued)

Financial sustainability risk assessment results 2013–14

Inner metropolitan councils	Average Underlying result (%)	Liquidity	Indebtedness (%)	Self-financing (%)	Capital replacement	Renewal gap	Sustainability assessment
Banyule City Council	3.59	4.09	56.67	16.61	2.12	1.52	●
Bayside City Council	9.79	2.20	12.37	28.90	1.53	0.97	●
Boroondara City Council	8.68	1.76	33.66	23.58	2.09	1.76	●
Darebin City Council	3.58	1.64	1.24	17.63	1.17	1.08	●
Glen Eira City Council	8.38	1.38	17.97	23.53	2.23	1.77	●
Hobsons Bay City Council	5.62	0.99	0.88	24.61	1.50	1.33	●
Kingston City Council	7.85	1.68	14.00	24.32	1.71	1.45	●
Maribyrnong City Council	4.27	2.62	4.53	25.48	1.26	1.41	●
Maroondah City Council	2.61	1.61	1.65	25.00	1.53	1.03	●
Melbourne City Council	3.19	1.33	0.85	24.50	1.74	1.14	●
Monash City Council	-1.30	1.54	7.92	10.62	1.15	0.86	●
Moonee Valley City Council	3.02	1.61	6.99	16.66	1.25	0.87	●
Moreland City Council	4.39	1.49	35.74	14.90	1.55	0.96	●
Port Phillip City Council	0.24	1.59	2.52	7.89	1.37	0.73	●
Stonnington City Council	10.60	2.10	11.09	28.21	1.88	1.50	●
Whitehorse City Council	4.55	2.13	5.70	19.99	1.67	1.23	●
Yarra City Council	4.76	1.07	24.05	16.28	1.37	1.16	●
Category average	4.93	1.81	13.99	20.51	1.60	1.22	●
Category risk assessment	Low	Low	Low	Low	Low	Low	Low

Source: Victorian Auditor-General's Office.

Glen Eira City Council was assessed as having a low sustainability risk in 2013-14.

FINANCIAL STRATEGY (continued)

Monthly Report Relative to Financial Strategy

		Objective	2014-2015 Annual Budget as at 30 June 2015	2014-2015 Forecast	Comment
a.	One of a Council's most important functions is to renew community infrastructure. This involves not only maintaining assets but renewing and improving assets (e.g. enlarging drains, providing for all abilities and genders in community facilities, providing for all-year-round recreation at GESAC). Inner metro Councils need to be spending significantly more than depreciation if they are to achieve this.	New Works: Depreciation x 125% = \$24.08m	\$30.21m	\$32.39m	Council adopted a capital works program of \$38.21m (includes \$30.21m of new works and carry forwards from 2013-14 of \$8m). The forecast of \$32.39m excludes carry forwards from the 2013-14 financial year.
b.	Councils must make surpluses on their recurrent operations in order to have more money for capital expenditure.	Operating Surplus to be achieved.	Surplus \$10.2m	Surplus \$14.13m	Council's operating forecast has increased due to better than anticipated income and savings in expenditure items.
c.	Council aims to keep average rates and charges significantly below benchmark Councils and provide a pensioner rate rebate over the State Government's universal rebate. <ul style="list-style-type: none">Average Rates and ChargesPensioner Rate Rebate	Council aims to keep average rates and charges significantly below benchmark Councils and the pensioner rate rebate above the State Government's universal rebate.	\$1,474 \$270	No Change	Average rates and charges are well below the average of inner metropolitan Councils (\$247 per assessment less than the average of inner metropolitan Councils). This means that Council charges \$15.2m p.a. less than inner metropolitan municipalities and has \$15.2m p.a. less for upgrading or providing facilities and services. In addition the Council provides one of the highest pensioner rebates in Victoria.*
d.	Operating costs per property should be kept as low as possible in order to generate <u>both</u> operating surpluses <u>and</u> lower Rates.	Council should aim to keep average operating costs below the average benchmark Councils.	\$1,871	No Change	In terms of operational expenditure (excluding depreciation), Glen Eira ranks as spending \$197 less per assessment (\$12.1m) than the average for the Inner Metropolitan grouping.*
e.	Interest on the money borrowed to build GESAC should be paid for by GESAC. <ul style="list-style-type: none">% of GESAC interest costs paid for by GESAC (before depreciation).	100%	100%	100%	Community participation in GESAC has been ahead of expectations.
f.	Liquidity should be managed so as to cover all obligations as and when they fall due.	Adjusted Liquidity Ratio should be 1.0 or greater.	1.11	1.60	At this point, Council's liquidity ratio is forecast at 1.60.

* Based on audited financial results from 2013-14.

FINANCIAL STRATEGY (continued)

Monthly Report Relative to Auditor General's Indicators































The Auditor General's indicators are set out on his website ("*Local Government: Results of the 2013-14 Audits*"). This includes the definitions of the indicators, the three categories of risk and the results for all Councils as at 30 June.

	Indicator	Actual 30-Jun-14	Budget 30-Jun-15	Forecast 30-Jun-15	Comment
a.	Adjusted Liquidity Ratio	1.38	1.11	1.60	Glen Eira's adjusted liquidity ratio is expected to remain between 1.0 and 1.6 in order to maximise renewal of community facilities.
b.	Underlying (<i>Operating</i>) Result	8.38%	6.05%	6.77%	A positive result indicates an operating surplus.
c.	Indebtedness	17.97%	29.74%	29.52%	Relates to Council's level on non-current liabilities (<i>substantially borrowings</i>) as a percentage of own-source revenue. This is expected to decrease over time.
d.	Self-Financing	23.53%	20.86%	22.76%	Measures the ability to replace assets using cash generated by Council's operations.
e.	Capital Replacement	2.23	2.17	2.43	A measure greater than 1.0 indicates a rate of spending higher than depreciation. Glen Eira has the highest average of all inner metropolitan Councils. Expect this figure to remain as a low risk.
f.	Renewal Gap	1.77	1.67	1.84	Measures the rate of spending on existing assets. Glen Eira has the highest average of all inner metropolitan Councils. Expect this figure to remain as a low risk.
g.	Sustainability Assessment	Green	Green	Green	Low risk (<i>best available classification</i>).

ASSURANCE MAP

The assurance map considers the key risks to Council in achieving its objectives and performance expectations, and the assurance activities which have been conducted over the operation of controls that apply to those risks. The Assurance Map is indicative of the type of activity in place to provide Council Management with comfort that the control environment is operating as intended. A formal review of strategic risks is undertaken annually by Executive. The risks have been identified, assessed and ranked in order of risk exposure to Council. The assurance map will be updated after every formal review and when assurance activities are proposed or undertaken.

Council's Strategic Risks	Risk Rating	Type of Assurance						Previous (2011-2014) and proposed IA activity 2014/15-2016/17, and/or other independent reviews/checks
		Management	External Parties				Internal Audit	
		Management Review / self-assessment	Insurance Coverage	LG Investigations / Compliance Inspectorate	VAGO Performance Audits*	Independent Consultants / External party review	Internal Audit	
1. Legislation or Standards – Changes generally	E							Food Safety (2011/12) Statutory Planning (2013/14)
2. Legislation or Standards – Cost shifting	E							
3. Funding – Shortfalls	H							
4. Contracts – consultant errors	H							Tendering (2013/14) Contract Management (2013/14)
5. Insurance – failure to comply with policy	H							
6. Contracts – indemnities beyond insurance coverage	H							Contract Management (2013/14)
7. Contractors - insurances	H							Contract Management (2013/14)
8. Contractors – Council liability for the actions of contractors	H							Contract Management (2013/14) Parks & Open Space Maintenance (2014/15)
9. IT – security compromised	H							IT Sensitive Information (2011/12) IT Security (2012/13, 2014/15) IT General Controls (2015/16) IT Strategy (management) (2013/14)
10. Advice – incorrect advice provided	H							Statutory Planning (2013/14)

Council's Strategic Risks	Risk Rating	Type of Assurance						Previous (2011-2014) and proposed IA activity 2014/15-2016/17, and/or other independent reviews/checks
		Management	External Parties				Internal Audit	
		Management Review / self-assessment	Insurance Coverage	LG Investigations / Compliance inspectorate	VAGO Performance Audits*	Independent Consultants / External party review	Internal Audit	
11. Infrastructure – serious deficiency	H							Asset Management (2013/14) Parks & Open Space Maintenance (2014/15) Land and Building Revaluation biennial (ongoing)
12. Contracts – wrong authority / process	H							Tendering (2013/14) Contract Management (2013/14) Financial Compliance transaction analysis (ongoing)
13. Road Management Act / Plan – failure to comply	H							
14. Clayton Landfill – tightening of requirements and fines	H							Clayton Landfill Review (2014/15)
15. Contract Agreements /Partnerships inappropriate relationships entered into	H							Tendering (2013/14) Contract Management (2013/14) Financial Compliance transaction analysis (ongoing)
16. Clayton Landfill – permanent site closure	H							Clayton Landfill Review (2014/15)
17. Health & Safety – safe & healthy workplace not maintained	H							SafetyMAP recertification (2013/14) OH&S Review (2015/16)
18. Embezzlement	H							Fraud Review (2013/14) Financial Controls (2014/15) Financial Compliance transaction analysis (ongoing)
19. Public Liability General	M							
20. Power exercised inconsistent with delegation	M							Tendering (2013/14) Contract Management (2013/14) Financial Compliance transaction analysis (ongoing) Fraud review (2013/14) Financial Controls (2014/15)

* Reviews performed are ad-hoc and Council may or may not be included in selected sampling



Level of coverage provided where not all aspects of the risk may have been addressed by assurance activity.

Please note that the External Audit process is designed to enable the A-G to express an opinion on the annual financial report. The external audit is not a comprehensive audit of all systems and processes and is not designed to uncover all deficiencies, breaches and irregularities in those systems and processes.

Glen Eira City Council
Income Statement
for period ending 31 March 2015



	2014-15 Year to Date Actual	2014-15 Year to Date Budget	2014-15 Year to Date Variance	2014-15 Year to Date Variance	2014-15 Last Month Forecast	2014-15 Current Month Forecast	2014-15 Current Month Forecast Movement	2014-15 Annual Budget	2014-15 Budget Forecast Variance	2014-15 Budget Forecast Variance
	\$ 000's	\$ 000's	\$ 000's	(%)	\$ 000's	\$ 000's	\$ 000's	\$ 000's	\$ 000's	(%)
REVENUES										
Revenue from Ordinary Activities										
General Rates	76,690	76,613	77	0.1%	76,668	76,690	22	76,613	77	0.1%
Supplementary Rates	439	300	139	46.2%	519	539	20	400	139	34.7%
Waste and Recycling Charges	13,410	13,463	(52)	(0.4%)	13,826	13,709	(117)	13,728	(18)	(0.1%)
Investment Income	1,172	792	381	48.1%	1,380	1,436	56	1,055	381	36.1%
Grants	16,644	16,058	586	3.6%	21,565	21,688	123	21,152	536	2.5%
User Charges and Other Fees	17,867	17,496	371	2.1%	23,647	23,743	96	23,477	266	1.1%
Statutory Fees and Fines	3,562	3,445	117	3.4%	4,586	4,643	57	4,526	117	2.6%
Other Revenue	4,641	2,788	1,853	66.5%	5,399	5,568	169	3,716	1,853	49.9%
Total Revenue from Ordinary Activities	134,426	130,955	3,470	2.65%	147,590	148,017	427	144,668	3,349	2.3%
EXPENSES										
Expenses from Ordinary Activities										
Employee Costs	47,653	49,075	1,422	2.9%	62,683	62,226	457	63,428	1,203	1.9%
Training	314	538	224	41.6%	559	523	36	739	217	29.3%
Agency	761	1,032	271	26.2%	1,175	1,146	29	1,363	217	15.9%
Materials and Consumables	3,676	4,403	726	16.5%	5,586	5,477	110	5,912	435	7.4%
Contractor Payments	19,342	18,699	(643)	(3.4%)	26,497	26,550	(53)	25,255	(1,295)	(5.1%)
Maintenance	3,916	4,109	193	4.7%	5,852	5,854	(3)	5,885	31	0.5%
Utility Services	2,572	2,890	318	11.0%	3,782	3,558	224	3,611	54	1.5%
Insurances	725	859	134	15.6%	1,003	961	42	1,095	134	12.2%
Other Expenses	2,741	2,920	178	6.1%	3,909	3,885	24	3,982	98	2.5%
Council Donations, Grants and Subsidies	694	811	118	14.5%	899	899	(0)	892	(7)	(0.8%)
Debt Servicing	1,390	1,352	(38)	(2.8%)	2,047	2,024	23	1,986	(38)	(1.9%)
Total Expenses from Ordinary Activities	83,785	86,689	2,904	3.4%	113,991	113,103	888	114,151	1,047	0.9%
Net Result for Reporting Period before non operational activities	50,641	44,266	6,374	14.4%	33,598	34,914	1,316	30,517	4,396	14.4%
NON OPERATIONAL ACTIVITIES										
Proceeds from Sale of Property, Infrastructure, Plant and Equipment	1,060	360	700	194.1%	1,191	1,180	(11)	481	700	145.6%
Written Down Value of Assets Sold/Disposed including Cost of Sales	1,614	1,148	(466)	(40.6%)	1,670	1,997	(326)	1,531	(466)	(30.5%)
Depreciation and Amortisation	15,152	14,448	(704)	(4.9%)	19,838	19,968	(130)	19,264	(704)	(3.7%)
Net Result for Reporting Period	34,935	29,031	5,904	20.3%	13,281	14,130	849	10,203	3,927	38.5%
Key to Variance - Positive figures relate to an increase in revenue and a decrease in expenditure. Negative figures relate to a decrease in revenue and increase in expenditure.										

Glen Eira City Council
Balance Sheet
for period ending 31 March 2015



	Actuals 2013-14 \$ 000's	Annual Budget 2014-15 \$ 000's	Annual Forecast 2014-15 \$ 000's	Year to Date Actual 2014-15 \$ 000's	Previous Month's Actuals 2014-15 \$ 000's
ASSETS					
Current Assets					
Cash and Cash Equivalents	38,869	25,793	41,269	46,819	47,496
Trade and Other Receivables	8,707	8,650	8,707	30,706	40,270
Prepayments	472	631	472	232	301
Total Current Assets	48,048	35,075	50,448	77,757	88,067
Non-Current Assets					
Property, Infrastructure, Plant and Equipment	1,690,329	1,349,980	1,708,739	1,695,373	1,694,110
Intangible Assets	794	1,083	794	774	711
Investments in Associates	2,040	3,191	2,040	2,040	2,040
Financial Assets	5	5	5	5	5
Total Non-Current Assets	1,693,168	1,354,259	1,711,578	1,698,192	1,696,865
TOTAL ASSETS	1,741,217	1,389,334	1,762,027	1,775,949	1,784,933
LIABILITIES					
Current Liabilities					
Trade and Other Payables	11,459	11,318	11,459	10,319	12,351
Trust Funds	22,909	22,369	22,909	23,579	23,984
Provisions	12,141	11,287	12,141	12,093	12,100
Interest-Bearing Liabilities	1,158	1,156	1,158	980	1,090
Superannuation — defined benefits call	2,561	-	-	2,609	2,609
Total Current Liabilities	50,228	46,130	47,667	49,580	52,134
Non-Current Liabilities					
Provisions	708	707	708	816	816
Interest-Bearing Liabilities	21,271	21,205	20,271	20,583	20,583
Total Non-Current Liabilities	21,979	21,912	20,979	21,400	21,400
TOTAL LIABILITIES	72,207	68,042	68,646	70,979	73,533
NET ASSETS	1,669,009	1,321,292	1,693,381	1,704,970	1,711,399
Represented by:					
EQUITY					
Accumulated Surplus	865,313	508,982	889,685	900,246	906,848
Reserves	803,696	812,309	803,696	804,724	804,551
TOTAL EQUITY	1,669,009	1,321,292	1,693,381	1,704,970	1,711,399

Glen Eira City Council
Income Statement by functional activities of the municipality
for period ending 31 March 2015



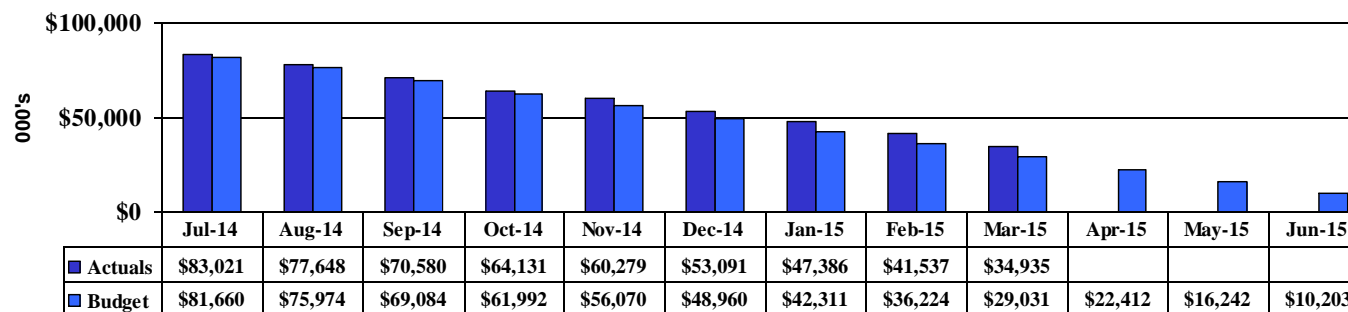
Functional activities	2014-15 Year to Date Revenue	2014-15 Year to Date Expenses	2014-15 Change in Net Assets	2014-15 Annual Forecast	2014-15 Annual Budget	2014-15 Budget Forecast Variance
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Rates	77,129	-	77,129	77,229	77,013	216
Roads, Drains and Building Maintenance	1,014	(9,886)	(8,872)	(11,105)	(11,026)	(79)
Sustainability	14,287	(9,809)	4,478	1,515	1,555	(40)
Community Safety	5,258	(7,701)	(2,443)	(2,951)	(3,388)	437
Park Services	30	(6,509)	(6,480)	(8,803)	(8,552)	(251)
Recreation	604	(1,674)	(1,070)	(1,495)	(1,707)	212
Libraries	944	(3,092)	(2,148)	(3,191)	(3,479)	288
Community Care	6,122	(6,550)	(429)	(687)	(1,033)	346
Family and Community Services	4,172	(7,012)	(2,840)	(4,162)	(4,487)	324
Cultural Services	63	(868)	(805)	(1,089)	(965)	(124)
Debt Servicing	-	(1,373)	(1,373)	(2,002)	(1,962)	(39)
Residential Aged Care	8,589	(9,997)	(1,408)	(1,962)	(2,193)	230
Proceeds, Depreciation/Amortisation, Written Down Value	1,060	(16,766)	(15,706)	(20,784)	(20,314)	(470)
Customer Service and Council Governance	2	(3,579)	(3,577)	(5,108)	(5,762)	654
Community Information	2	(849)	(847)	(1,452)	(1,572)	120
Corporate Counsel	5	(1,213)	(1,208)	(1,603)	(1,691)	88
Business Development	17	(387)	(369)	(553)	(599)	47
Financial Services	4,035	(6,440)	(2,406)	(4,115)	(5,136)	1,021
Capital Subsidies	305	-	305	311	363	(52)
Public Open Space Levies	2,543	-	2,543	3,093	2,200	893
Glen Eira Sports and Aquatic Centre (GESAC)	9,305	(6,845)	2,460	3,044	2,937	107
Net Result for the Reporting Period	135,486	(100,551)	34,935	14,130	10,203	3,927

Brackets denote net cost to Council

Glen Eira City Council

Financial Performance

Cumulative for the period ending 31 March 2015



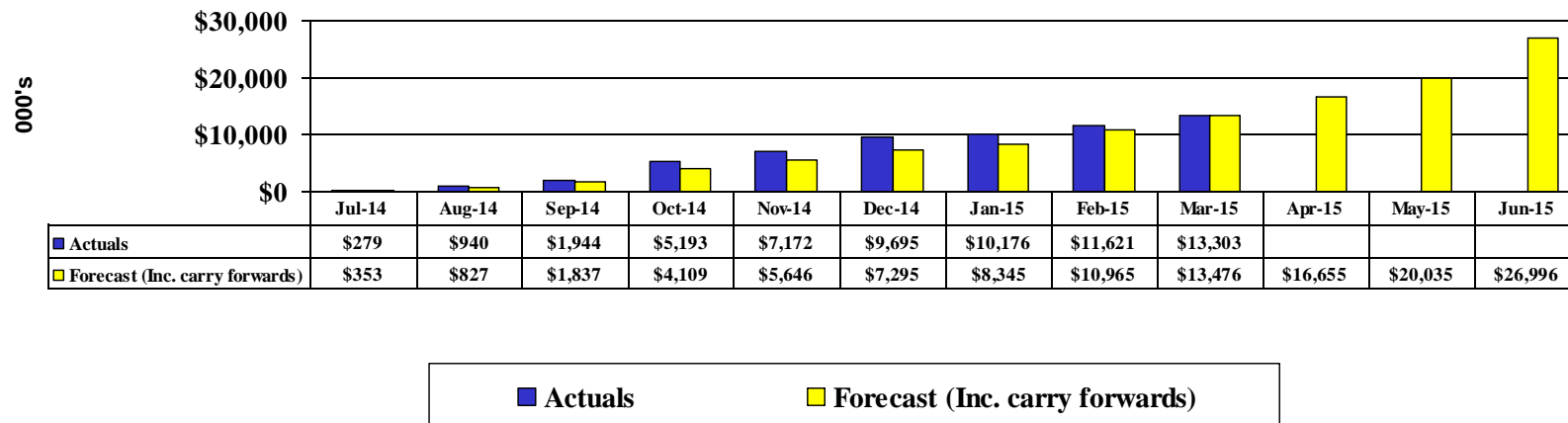
The March 2015 year to date financial performance was \$5.9M better than the year to date budget mainly due to:

- Better than anticipated income received for Other Revenue \$1.85M (including carbon tax refund of \$876K and Open Space Contributions \$893K), Government Grants \$586K, User Charges and Other Fees \$371K, Supplementary Rates \$139K and Statutory Fees and Fines \$117K.
- Higher than expected Interest on Investments \$381K.
- Favourable variances in expenditure items including: Employee Costs \$1.42M, Materials and Consumables \$726K, Utility Services \$318K, Agency \$271K, Training \$224K, Maintenance \$193K, Other Expenses \$178K, Insurances \$134K and Council Donations, Grants and Subsidies \$118K.
- Unfavourable variance in Contractor Payments \$643K, Waste and Recycling Charges \$52K and Debt Servicing Costs \$38K.



Glen Eira City Council

Capital Expenditure *(excluding Major Projects)* for the period ending 31 March 2015



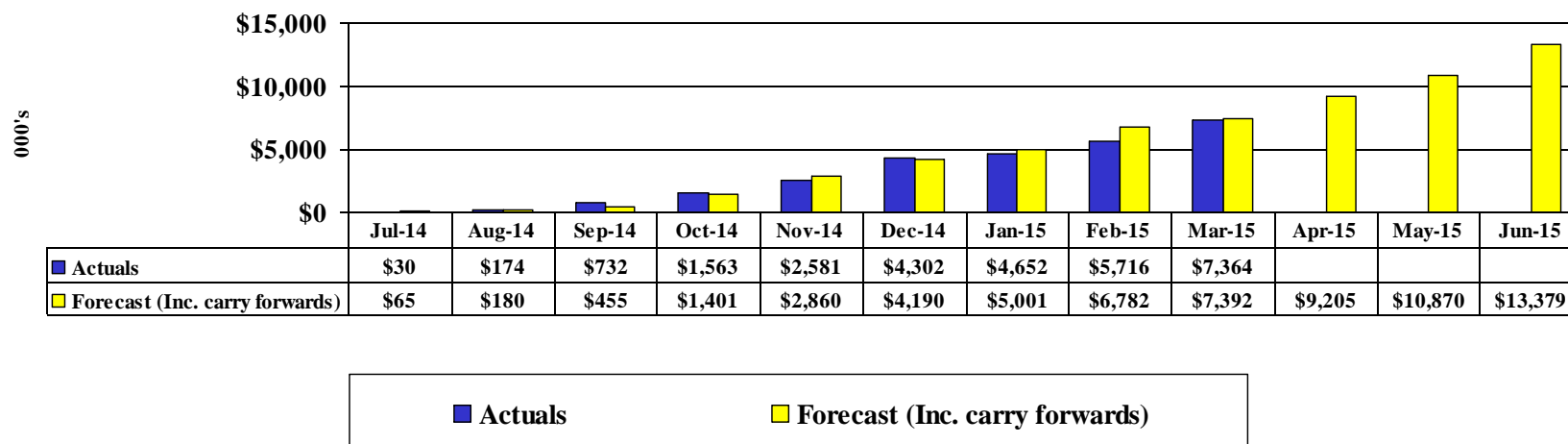
Council's capital expenditure excluding major projects is behind forecast by \$173K mainly due to later than anticipated expenditure in Recreation \$331K, Information Systems \$249K, Drought Tolerant Grass \$165K and Sports Ground Lighting \$164K.

Offsetting this is earlier than anticipated expenditure on Drainage Improvements \$489K and Vehicle Replacement \$352K.

Glen Eira City Council

Capital Expenditure *(Major Projects)*

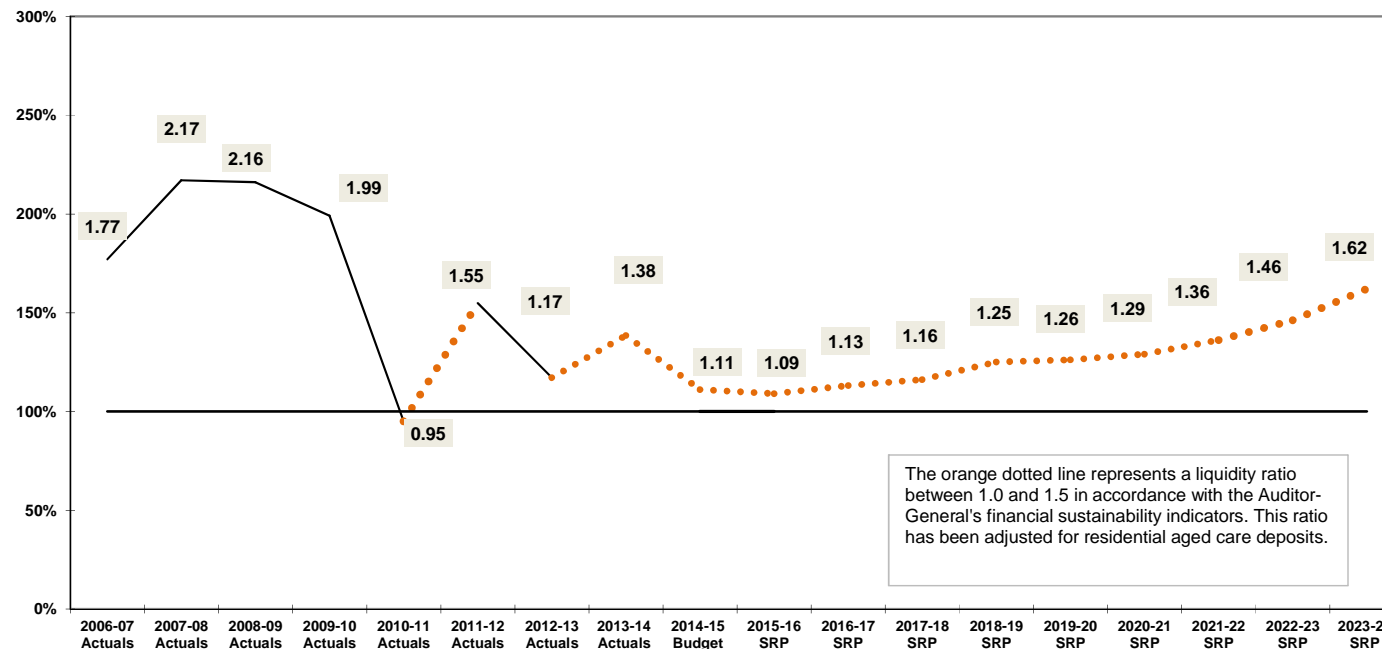
for the period ending 31 March 2015



Glen Eira City Council

Liquidity Management

Adjusted Working Capital Ratio

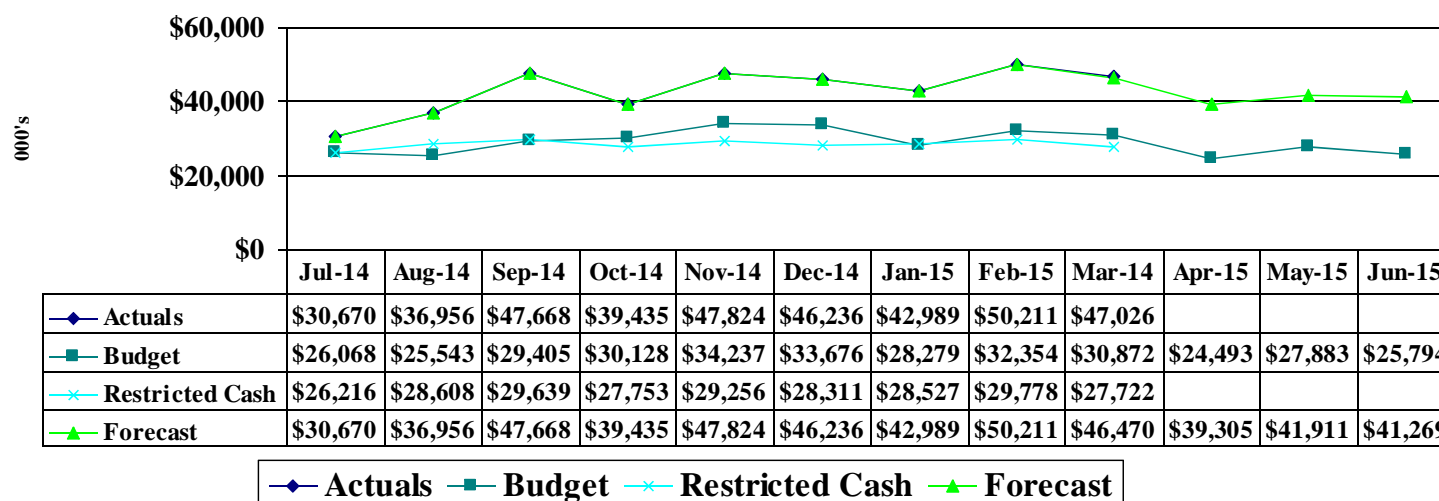


Over the last few years, Council has invested heavily in its capital works program by fully utilising cash reserves. Council has fully borrowed \$25m to fund the construction of the Glen Eira Sports and Aquatic Centre (GESAC). Council will continue to have a large investment in capital works projects. The adjusted working capital ratio above expresses the level of current assets the Council has available to meet its current liabilities. This ratio has been adjusted for residential aged care deposits. Council's long-term forecast has the adjusted liquidity ratio remaining around 1 or 100% for the remainder of this Council term and into the next. This means careful monitoring of the cash flow position to ensure current liabilities are adequately covered and that unanticipated or unbudgeted capital or operating expenses are avoided. As at end of March 2015, the Adjusted Working Capital Ratio is 2.32.

Glen Eira City Council

Cash Balances

For the period ending 31 March 2015

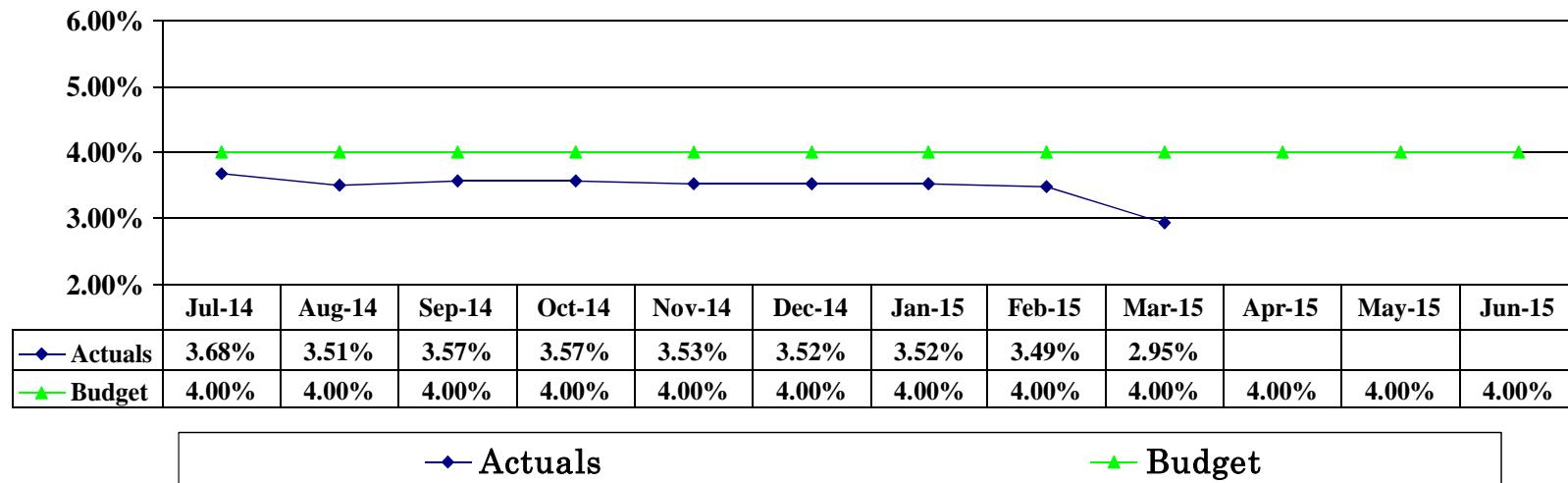


Council's year to date cash balance of \$47.03M is higher than budget for the current month. Council's forecast position to June 2015 of \$41.3M has been adjusted to reflect the movements in Council's Income Statement and Capital Works Program forecast adjustments.

Council has cash assets that are subject to restrictions. Restricted funds as at 31 March 2015 include: Residential Aged Care Deposits of \$20.08M, Trust Funds and Deposits \$3.49M (including asset protection permits), Open Space Reserve \$3.46M and Fire Services Property Levy \$687K.

Glen Eira City Council

Actual Interest Rate vs Budget Interest Rate for the period ending 31 March 2015



Council achieved a slightly lower return of 2.95% against the budget of 4.00%.

Glen Eira City Council Capital Works Program Expenditure for period ending 31 March 2015									
Description	2014-15 Carry Forwards from 2013- 14	2014-15 Adopted Annual Capital Budget	2014-15 Capital Grant Funding	2014-15 Budget Plus 2013-14 Carry Forward	2014-15 YTD Work In Progress	2014-15 YTD Forecast	2014-15 YTD Variance	2014-15 Annual Forecast Projected end of June 2015 expenditure	2014-15 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<u>CAPITAL WORKS: MUST DO</u>									
INFORMATION SYSTEMS	708,000	887,900	-	1,595,900	1,018,772	1,268,000	(249,228)	1,595,900	-
VEHICLE REPLACEMENT	-	1,698,000	-	1,698,000	1,259,116	907,179	351,937	1,638,000	(60,000)
ROAD REHABILITATION-CAPITAL	-	3,553,000	-	3,553,000	1,324,308	1,347,000	(22,692)	3,553,000	-
DRAINAGE IMPROVEMENTS	-	3,500,000	-	3,500,000	1,989,302	1,500,000	489,302	3,500,000	-
LOCAL ROAD RESURFACING	-	1,150,000	-	1,150,000	1,206,793	1,150,000	56,793	1,150,000	-
FOOTPATH REPLACEMENT	-	1,725,000	-	1,725,000	960,789	985,000	(24,211)	1,725,000	-
KERB AND CHANNEL REPLACEMENT PROGRAM	-	160,000	-	160,000	74,981	67,000	7,981	160,000	-
RIGHT OF WAY RENEWAL PROGRAM	-	240,000	-	240,000	235,224	218,000	17,224	240,000	-
TRAFFIC SIGNAL RENEWAL PROGRAM	-	250,000	-	250,000	82,793	105,000	(22,207)	250,000	-
LATM REPLACEMENT	-	221,000	-	221,000	4,560	90,000	(85,440)	221,000	-
CAR PARK REHABILITATION	46,000	305,000	-	351,000	103,569	130,000	(26,431)	366,000	15,000
ROADS TO RECOVERY	-	-	288,000	288,000	152,019	-	152,019	288,000	-
TOTAL MUST DO	754,000	13,689,900	288,000	14,731,900	8,412,226	7,767,179	645,047	14,686,900	(45,000)
<u>CAPITAL WORKS: ROLLING ANNUAL</u>									
HEATING, VENTILATION AND COOLING SYSTEMS RENEWAL PROGRAM	-	25,000	-	25,000	23,830	30,980	(7,150)	30,980	5,980
BUILDING IMPROVEMENTS	-	567,000	-	567,000	290,377	273,150	17,227	557,000	(10,000)
BATHROOM RENEWAL	-	40,000	-	40,000	-	-	-	40,000	-
KITCHEN UPGRADES	-	24,000	-	24,000	24,325	65,000	(40,675)	65,000	41,000
PLANT RENEWAL	-	22,000	-	22,000	20,020	22,000	(1,980)	22,000	-
ROOF REPLACEMENT	19,000	130,000	-	149,000	40,086	39,000	1,086	149,000	-
SHOPPING CENTRE CAR PARK IMPROVEMENTS	119,000	550,000	-	669,000	182,494	233,000	(50,506)	669,000	-
TRAFFIC ENGINEERING	22,000	926,000	-	948,000	453,344	258,000	195,344	948,000	-
LIBRARY BOOKS	-	725,334	61,123	786,457	550,900	610,175	(59,275)	786,457	-
BUILDING PAINTING PROGRAM	-	123,000	-	123,000	49,308	77,000	(27,692)	77,000	(46,000)
RECREATION	159,413	250,000	-	409,413	117,819	155,000	(37,181)	409,413	-
POOL REFURBISHMENT	-	150,000	-	150,000	128,896	164,000	(35,104)	185,000	35,000
BICYCLE STRATEGY	97,000	150,000	-	247,000	39,141	112,000	(72,859)	247,000	-
UPGRADE AND REPLACE AGED PARK FURNITURE	-	444,500	-	444,500	198,765	189,000	9,765	444,500	-
SPORTS GROUND LIGHTING	-	192,000	-	192,000	27,452	192,000	(164,548)	192,000	-
DROUGHT TOLERANT GRASS	-	500,000	-	500,000	60,380	225,000	(164,620)	500,000	-
SAHDE SAILS	-	60,000	-	60,000	64,445	60,000	4,445	60,000	-
PARK PATHWAY LIGHTING	-	30,000	-	30,000	-	30,000	(30,000)	30,000	-
SMALL PARK LANDSCAPING	-	195,000	-	195,000	197,290	195,000	2,290	195,000	-
TOTAL ROLLING ANNUAL	416,413	5,103,834	61,123	5,581,370	2,468,872	2,930,305	(461,433)	5,607,350	25,980

Glen Eira City Council Capital Works Program Expenditure for period ending 31 March 2015 (continued)									
Description	2014-15 Carry Forwards from 2013- 14 (\$)	2014-15 Adopted Annual Capital Budget (\$)	2014-15 Capital Grant Funding (\$)	2014-15 Budget Plus 2013-14 Carry Forward (\$)	2014-15 YTD Work In Progress (\$)	2014-15 YTD Forecast (\$)	2014-15 YTD Variance (\$)	2014-15 Annual Forecast Projected end of June 2015 expenditure (\$)	2014-15 Forecast Adjustments (\$)
CAPITAL WORKS: MAJOR PROJECTS									
PAVILION UPGRADE (CENTENARY PARK)	600,000	1,350,000	50,000	2,000,000	1,048,837	1,580,000	(531,163)	2,000,000	-
PAVILION UPGRADE (DUNCAN MACKINNON)	4,972,893	1,900,000	-	6,872,893	4,140,750	3,733,380	407,370	6,872,893	-
CENTENARY PARK CAR PARK CONSTRUCTION	-	575,000	25,000	600,000	21,530	-	21,530	600,000	-
OPEN SPACE INITIATIVES	-	1,120,000	-	1,120,000	1,028,937	988,000	40,937	1,120,000	-
ELSTERNWICK PLAZA LANDSCAPE IMPROVEMENTS	236,220	350,000	-	586,220	49,703	-	49,703	586,220	-
BOORAN RESERVE COMMUNITY CONSULTATION AND MASTER PLAN DEVELOPMENT	-	200,000	-	200,000	1,074,034	1,090,000	(15,966)	2,200,000	2,000,000
	5,809,113	5,495,000	75,000	11,379,113	7,363,791	7,391,380	(27,589)	13,379,113	2,000,000
SHORT TERM PROJECTS									
FURNITURE & FITTINGS	-	50,000	-	50,000	22,860	-	22,860	50,000	-
INFORMATION SYSTEMS	8,000	249,560	-	257,560	97,090	132,500	(35,410)	257,560	-
HEATING, VENTILATION AND COOLING SYSTEMS RENEWAL PROGRAM	-	250,000	-	250,000	73,900	62,500	11,400	250,000	-
BUILDING IMPROVEMENTS	65,000	902,000	-	967,000	420,774	440,625	(19,851)	1,054,000	87,000
UPGRADE AUDIO & VISUAL EQUIPMENT	-	19,688	-	19,688	21,873	19,688	2,185	19,688	-
REFURBISHMENT OF ILU's	67,000	100,000	-	167,000	126,551	157,500	(30,949)	167,000	-
CONTRACT MANAGEMENT SOFTWARE	8,000	-	-	8,000	-	8,000	(8,000)	8,000	-
SECURITY AND CCTV	-	40,000	-	40,000	-	20,000	(20,000)	40,000	-
FURNITURE, FITTINGS & EQUIPMENT - ADASS	-	-	-	-	34,567	33,045	1,522	33,045	33,045
GREENWASTE BIN ROLLOUT	-	827,000	-	827,000	687,584	724,262	(36,678)	827,000	-
LIBRARY FAST TRACK CUSTOMER SERVICE	-	615,661	-	615,661	86,065	67,161	18,904	615,661	-
CAULFIELD PARK CONSERVATORY	68,000	-	-	68,000	60,210	-	60,210	68,000	-
RECREATION	203,000	884,000	-	1,087,000	373,948	705,000	(331,052)	968,000	(119,000)
GESAC FURNITURE & EQUIPMENT	583,000	903,320	-	1,486,320	50,255	22,000	28,255	1,594,320	108,000
PARKS MINOR CAPITAL WORKS	-	275,000	-	275,000	80,147	83,500	(3,353)	288,500	13,500
PUBLIC HALL FURNITURE	-	10,400	-	10,400	-	10,400	(10,400)	10,400	-
PLINTH CURBING	-	80,000	-	80,000	31,823	72,500	(40,677)	80,000	-
BIN ENCLOSURES	-	17,000	-	17,000	17,458	17,000	458	17,000	-
RESIDENTIAL AGED CARE & STORAGE IMPROVEMENTS	-	246,000	-	246,000	234,594	176,000	58,594	246,000	-
FURNITURE AND EQUIPMENT - MCH OFFICES	-	27,100	-	27,100	-	27,100	(27,100)	27,100	-
LOADING BAYS GLEN WORKS	-	-	-	-	1,976	-	1,976	80,000	80,000
TOTAL SHOPT TERM PROJECTS	1,002,000	5,496,729	-	6,498,729	2,421,675	2,778,781	(357,106)	6,701,274	202,545
TOTAL CAPITAL WORKS EXPENDITURE	7,981,526	29,785,463	424,123	38,191,112	20,666,564	20,867,645	(201,081)	40,374,637	2,183,525
2014-15 Capital Works Reconciliation for period ending 31 March 2015									
Capital Works Carried Forwards from the 2013-14 financial year		\$	7,981,526						
Annual Budget 2014-15		\$	29,785,463						
Capital Grant Funding 2014-15		\$	424,123						
Total 2014-15 Annual Budget including Capital Grants and Carried Forward Projects		\$	38,191,112						
Monthly Forecast Movements:									
Jul 2014	33,045			Oct 2014	2,000,000	Jan 2015	143,000	Apr 2015	-
Aug 2014	-			Nov 2014	38,980	Feb 2015	(111,500)	May 2015	-
Sep 2014	-			Dec 2014	-	Mar 2015	80,000	Jun 2015	-
Closing Capital Balance									40,374,637



OUTSTANDING (NON-RATE) DEBTOR REPORT (\$'000)

Debtors	Current 0-30 days	31-60 days	61-90 days	90 + days	Total Debtors	Provision for Doubtful Debtors	Net Debt Outstanding
General Debtors							
Finance & Valuations	400	83	-	-	483	-	483
Planning & Transport	-	-	-	10	10	3	8
Community Relations	128	47	-	4	179	1	178
Arts & Cultural Services	-	7	-	-	7	-	7
Recreation	128	14	5	-	147	-	147
Community Services	7	3	23	-	33	-	33
Child Care	81	6	-	9	96	2	94
Residential Aged Care	124	32	3	14	173	4	170
Community Care	91	18	1	-	110	-	110
General Debtors Total	959	210	32	37	1,238	9	1,229

Other Debtors	Current 0-3 months	4-6 months	7-12 Months	12 Months +	Total Debtors	Provision for Doubtful Debtors	Net Debt Outstanding
Parking Infringements - Council	606	99	72	23	800	80	720
Parking Infringements - PERIN	-	74	88	1,153	1,314	1,183	131
Other Debtors Total	606	172	160	1,176	2,115	1,263	852
Total Debtors	1,565	382	192	1,213	3,353	5,082	2,081

Comments

Residential Aged Care

The majority of the \$14K in 90+ days is under investigation.

Parking Debtors

Council's Parking Debtors for the current period comprise of :

\$,000

Collection by Council

800

Collection by PERIN Court

1,314

Total Parking Debtors

\$ 2,115

Rate Debtors

Instalment	2014-2015 Opening Balance \$'000	2014-2015 Year to date \$'000
Arrears Brought Forward	4,809	4,809
2014-15 Rates & Garbage Generated	90,071	90,071
2014-15 Fire Services Property Levy	11,242	11,242
Total Rates & Charges	106,122	106,122
Adjustments:		
Glen Eira Pension Rebate	(493)	(516)
State Government Rebate	(1,654)	(1,729)
Fire Services Property Levy Rebate	(398)	(416)
Receipts	-	(77,702)
Interest	-	317
Supplementary Valuations	-	610
Adjustments	-	12
Total Adjustments	(2,545)	(79,423)
Rates & Charges Balance at Month End	103,577	26,699

Glen Eira City Council
Financial Ratios (Performance Indicators)
for period ending 31 March 2015



Financial Ratios (performance indicators)	March 2014-15 (%)	March 2014-15 Ratio	March 2013-14 (%)	March 2013-14 Ratio
(1) Rates/Total Revenue (To identify Council's dependence on non-rate income)				
General & Supplementary Rates	57.38 %	0.57 :1	55.96 %	0.56 :1
Total Revenue				
(The level of Council's reliance on Rate Revenue is determined by assessing rate revenue as a proportion of the Total Revenue of Council)				
(2) Garbage Charge/Total Revenue (To identify Council's dependence on Garbage Charges)				
Garbage Charge	9.98 %	0.10 :1	10.96 %	0.11 :1
Total Revenue				
(3) Interest Received (To identify Council's dependence on Interest Received)				
Interest Received	0.87 %	0.01 :1	0.86 %	0.01 :1
Total Revenue				
(4) Grants & Subsidies/Total Revenue (To identify Council's dependence on Grants & Subsidies)				
Grants & Subsidies	12.38 %	0.12 :1	11.33 %	0.11 :1
Total Revenue				
(5) User Charges & Other Fees/Total Revenue (To identify Council's dependence on User Charges & Other Fees)				
User Charges & Other Fees	13.29 %	0.13 :1	12.79 %	0.13 :1
Total Revenue				
(6) Statutory Fees & Fines/Total Revenue (To identify Council's dependence on Statutory Fees & Fines)				
Statutory Fees & Fines	2.65 %	0.03 :1	3.06 %	0.03 :1
Total Revenue				
(7) Other Revenue/Total Revenue (To identify Council's dependence on Other Revenue)				
Other Revenue	3.45 %	0.03 :1	5.03 %	0.05 :1
Total Revenue				
(8) Accounts Receivable Turnover (days) (To identify the number of days on average it takes for a debtor to pay)				
Average Debtors	28 days	0.28 :1	28 days	0.28 :1
Average Credit Sales				

10. **URGENT BUSINESS - Nil**

11. **ORDINARY BUSINESS**

11.1 **Requests for reports from Officers**

(a) **Crs Hyams/Lipshutz**

I request a report about Council's policy and procedures for handling complaints from residents, ratepayers and other stakeholders. The report is not to cover complaints that fall under the Protected Disclosures Act 2012.

The report is to set out the following:

- a) Council's policies and procedures;
- b) To what extent Council's policies and procedures comply with the Victorian Ombudsman's publication "Councils and Complaints – A good practice guide", released in February this year, whether any changes are required to bring policy or procedures into full compliance and, if so, what those changes are.
- c) The number of complaints received by Council in the most recently documented twelve month period;
- d) The number of these upheld in whole or in part; and
- e) A brief summary of those complaints that were upheld in whole or in part, and the action subsequently taken in relation to these.

The MOTION was put and CARRIED unanimously.

(b) **Crs Pilling/Lipshutz**

I request a report on ways Council could support Youth Connect through, amongst other things, providing work placements or encouraging local businesses to provide work places for at risk youth. In compiling this report, Council Officers should discuss these issues with Youth Connect. This report should be provided for the next Ordinary Council Meeting.

The MOTION was put and CARRIED unanimously.

(c) **Crs Esakoff/Hyams**

I Request for Report that investigates how Council can introduce the use of camouflage trees for the concealment of mobile telecommunication towers in Glen Eira AND the use of appropriate concealment applications (such as panels and fake chimneys) for rooftop telecommunication structures.

This Report should -

a) include advice on how the introduction of these concealment solutions can become a requirement in the Planning Permit process (where a Planning Permit is required) and how it can be required where a Planning Permit is NOT part of the process.

b) how Council can advocate to the Federal Government to achieve these outcomes AND advocate a change in current requirements (where a Planning Permit is required based on the emission of the proposed tower/structure) to one that operates on a cumulative emission basis to address multiple structures on one site.

This Report should be brought back to Council by the end of June 2015.

The MOTION was put and CARRIED unanimously.

(d) Crs Sounness/Hyams

That a report be prepared discussing the effectiveness of the Indian Myna Bird control program Bayside City Council has been running and to recommend on options for participation by Glen Eira City Council.

The MOTION was put and CARRIED unanimously.

11.2 Right of reply - Nil

11.3 Councillor questions - Nil

11.4 Public questions to Council

From: Jim Walker
Subject: Indigenous vegetation

*“1.a/ Does Glen Eira Council have records of remnant indigenous vegetation in Glen Eira, and
b/ If so, are the records publicly available?”*

The Mayor read Council's response. He said:

“Page 20 of Council's *Open Space Strategy* summarises where remnant vegetation is on Council managed land. The Strategy is a public document and identifies:

“There is one remnant plant community remaining in the municipality, which is protected with an existing Vegetation Protection Overlay. This plant community is located on public land at the southern end of Boyd Park in Murrumbena. The Schedule to the overlay notes that it is the only remaining significant remnant indigenous plant community making a positive contribution to the locality's former ecology and landscape. There are [44] mature River Red Gums combined with a total of 29 indigenous plants remnant of the River Red Gum Woodland Community that once would have covered a large part of Glen Eira.”

The *Open Space Strategy* also identifies that there are a small number of other individual remnant Red Gums in the open space system including a significant specimen in Woorayl Street Reserve, Carnegie. Council considered a report on its River Red Gum population at its Ordinary Meeting of 21 May 2013. The report is contained in the Minutes of that meeting and the Minutes are available to the public on Council's website.”

12. CONSIDERATION OF ITEMS IN CAMERA**Crs Lipshutz/Hyams**

That the meeting be now closed to members of the public under Section 89(2) of the Local Government Act 1989 in order to consider:

- 12.1 under s89 (2)(d) “contractual” which relates to the awarding of Broking and Risk Management Services Tender.**

Number of tenders received	
Number of evaluation criteria tenders assessed against	
Estimated contract value	

- 12.2 under s89 (2)(d) “contractual” which relates the appointment of a contractor for the supply of fuel for Council’s vehicle fleet.**

- 12.3 under s89 (2)(d) “contractual” which relates to the awarding of the contract for Tender number 2015.019 “Supply of Signage and Street Furniture Supplies and Consumables”**

Number of tenders received	Five (5)
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	\$1M

- 12.4 under s89(2)(a) “personnel”, minutes of Environment Advisory Committee, 12 March 2015 relating to the appointment of an environmental professional to the Environment Advisory Committee**

- 12.5 under s89(2)(e) “proposed developments” which relates to additional open space.**

The MOTION was put and CARRIED unanimously.

OUTCOME OF CONSIDERATION OF CERTAIN CONFIDENTIAL ITEMS**Item 12.1**

Crs Lipshutz/Hyams

- 1. Subject to contract agreement as set out in paragraph 2 below, that Council appoint AON Risk Services Australia Limited, ACN 000 434 720 as the Contractor under Tender number 2015.025 in accordance with the Schedule of Rates submitted.**
- 2. That the Contract be prepared in accordance with the Conditions of Contract included in the tender following negotiations on the proposed Contract amendments and the service level agreement. .**
- 3. That the Contract be executed in an appropriate manner by affixing of the Council Seal.**
- 4. That this resolution be incorporated in the public minutes of this Meeting.**

The MOTION was put and CARRIED unanimously.

Item 12.3

Crs Lipshutz/Hyams

- 1. That Council appoints the tenderer Artcraft Pty Ltd, ACN 004 399 642 as panel contractor under Tender number 2015.019 in accordance with the Schedule of Rates submitted.**
- 2. That Council appoints the tenderer I & K Shepherd Nominees Pty Ltd AN 005 160 958 as the trustee for Shepherd Business trust, trading as Urban Design Group ABN 13 709 164 085 as panel contractor under Tender number 2015.019 in accordance with the Schedule of Rates submitted.**
- 3. That the contracts be prepared in accordance with the Conditions of Contract included in the tender.**
- 4. That the contracts be executed in an appropriate manner by affixing of the Council Seal.**
- 5. That this resolution be incorporated in the public minutes of this Meeting.**

The MOTION was put and CARRIED unanimously.

Item 12.4

Crs Sounness/Pilling

That Council

- i. Appoint Philip Thompson as Environment Professional on Council's Environment Advisory Committee.**
- ii. Write to Philip congratulating him on his appointment.**
- iii. Record this resolution in the public record of the minutes.**

The MOTION was put and CARRIED unanimously.

Crs Hyams/Lipshutz

That the meeting be resumed in open Council.

The MOTION was put and CARRIED unanimously.

13. CLOSURE OF MEETING

The meeting closed at 10.40PM.

CONFIRMED THIS 19 MAY 2015

CHAIRPERSON