



GLEN EIRA CITY COUNCIL

ORDINARY COUNCIL MEETING

MINUTES

24 NOVEMBER 2015

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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 the contract for Tender number 2016.024 Booran Rd Reserve Construction of New Water Play Feature, Underground Plant Room & Associated Works

Number of tenders received	One (1)
Number of evaluation criteria tenders assessed against	Four (4)
Estimated contract value	\$1.9 exclusive of GST

- 12.2 under s89 (2)(d) “contractual” which relates to the awarding of the contract for Tender 2016.003 Eskdale Road Reconstruction, Eskdale Road, Caulfield North

Number of tenders received	Five (5)
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	More than \$1,100,000.00

- 12.3 under s89 (2)(d) “contractual” which relates to the awarding of the contract for Tender 2016.021 Replacement of Pool Air Handlers and associated Ducting at GESAC, 200 East Boundary Road, Bentleigh East 3165

Number of tenders received	Four (4)
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value (Note: Settlement of contractual dispute with the main contractor with a payment to Council of \$2m)	More than \$650,000.00

- 12.4 under s89 (2) (d) “contractual” which relates to the awarding of the contract for Tender number 2016.025 Distribution of Glen Eira News to all residents in the City of Glen Eira

Number of tenders received	3
Number of conforming tenders assessed	1
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	In excess of \$160,000 (excl. of GST)

- 12.5 under s89 (2)(a) “personnel” which relates to the awarding of the Citizen of the Year, Young Citizen of the Year and Community Group of the Year

- 12.6 under s89 (2)(a) “personnel” which relates to the appointment of a Caretaker CEO.

13. CLOSURE OF MEETING



**MINUTES of the ORDINARY MEETING OF THE
GLEN EIRA CITY COUNCIL held on TUESDAY, 24 NOVEMBER 2015**

The meeting opened at 7.30 pm in the presence of:

His Worship the Mayor, Councillor BYJ`DJ`b[
Councillor Mary Delahunty
Councillor Margaret Esakoff
Councillor Jamie Hyams
Councillor Michael Lipshutz
Councillor Oscar Lobo
Councillor >ja`A U`YY
Councillor Thomas Sounness

(Councillor Karina Okotel entered the Chamber at 7.36PM)

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/Magee

- (a) That the minutes of the Ordinary Council Meeting held on Wednesday 4 November 2015 be confirmed.**
- (b) That the minutes of the Special Council Meeting held on Tuesday 10 November 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. Arts and Culture Advisory Committee 12 October 2015

Crs Esakoff/Hyams

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.

7.36PM Cr Okotel entered the Chamber.

b. Records of Assembly

- i. Assembly 6 October 2015
- ii. Assembly 13 October 2015
- iii. Assembly 4 November 2015

Crs Lipshutz/Delahunty

That the Record of the above Assemblies be received and noted.

The MOTION was put and CARRIED unanimously.



**ARTS AND CULTURE ADVISORY COMMITTEE MEETING
Minutes**

**6.30pm – 7.30pm
12 October 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)
Cr Oscar Lobo (member)
Peter Jones – Director Community Services
Tori Hayat – Acting Manager Arts and Culture

Matters considered

1. Storytelling Festival 2015 – post event report
2. Cabaret Lumiere 2015 – post event report
3. Carols in the Park 2015 – event update(Chanukah date change)
4. Springtime Music – event update(venue change)
5. Party in the Park Under the Stars(date confirmation and support act)

The meeting commenced at 6.36pm

1. Storytelling Festival 2015 – post event report

Officers tabled the post event report on the 2015 Glen Eira Storytelling Festival. This was the fifth annual Storytelling Festival to be held and included approximately 50 events at 20 different venues throughout the municipality. A record 7,187 people participated over the 16 day period and a number of events were sold out. Cr. Lobo suggested that we may need to explore ways of accommodating the demand given that the festival was so popular and in some cases sold out. Cr. Lobo also suggested that a spelling competition may be worthwhile including in the program.

The event also included the My Brother Jack Awards which attracted a record 443 entries.

Improvements to the program were discussed and include:

- Expanding the walking/historical tours;
- Producing a theatrical performance in partnership with local performing arts organisation/group;
- Offering a small film program in the Town Hall theatrette across the two weeks of the festival with a populist theme incorporated ie films focussing on famous storytellers; and
- Moving the Festival to one week later in 2016 to coincide with more of the School Holidays.

Action: Officers will present the program for the 2016 Festival at the next Committee meeting.

2. Cabaret Lumiere 2015 – post event report

Officers tabled the post event report on the 2015 Cabaret Lumiere. It was noted that four shows were organised as part of the series however, one was cancelled due to poor ticket sales. The overall feedback was very positive but ticket sales weren't as good as initially forecast.

Officers suggested that additional research should be undertaken to ascertain whether to present the series in its current form or explore alternative formats. Cr. Esakoff suggested that perhaps an option to consider might be a Variety Show rather than a single performer.

Action: Officers to explore alternative formats and make a recommendation to the Committee at a future meeting.

3. Events Update

Carols in the Park - Officers advised the Committee that Carols in the Park moved from its traditional Sunday timeslot to a Saturday - Saturday 12 December. Cr. Esakoff expressed that it will be interesting to see if the Saturday night will be a better night to hold the event, given that there is no school the next morning.

Springtime Music - Officers advised that one of the Springtime Music events had to be relocated to the Centre Road Rotunda.

Action: The Historical Society be advised of the change of venue as they often open up Box Cottage on the event days at Joyce Park.

Party in the Park Under the Stars - Officers advised Antipodean Rock Collective (ARC) were unavailable to perform on Monday 25 January therefore the date has been confirmed for Sunday 24 January 2016. Monique Brumby has been confirmed as the support act for this event.

Recommendation: The Committee recommends to Council that Party in the Park Under the Stars be held on Sunday 24 January 2016 with Monique Brumby as support act.

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

A Cultural Bazaar – Officers advised that the event will run from 4pm on Saturday 7 November at Hopetoun Gardens Elsternwick and that twenty-three food vendors had been confirmed along with musical act Cactus Channel.

4. Other Business

- a) Cr Hyams mentioned that he had attended the opening of '*Open Country The Murrumbeena Boyds*' exhibition and had spoken with a local art collector who was interested in initiating a Friends of the Gallery.
- b) Cr Lobo asked Officers if they had any further approaches from Bentleigh RSL regarding war memorials, Officers advised that they had not had any further contact.

5. Next Meeting

Monday 7 December 6pm, Ogaki Room

Meeting closed at 7pm

Assembly of Councillors

6 October 2015

Record under S 80 A (2)

Meeting commenced at 6.50PM

A. Present

Cr Jim Magee, Mayor
Cr Margaret Esakoff
Cr Jamie Hyams
Cr Michael Lipshutz
Cr Oscar Lobo
Cr Neil Pilling
Cr Thomas Sounness

Andrew Newton, CEO
Peter Jones
Peter Swabey
Peter Waite
Ron Torres
Paul Burke

Apologies

Cr Mary Delahunty
Cr Karina Okotel

B. Matters considered.

- (i) Level Crossing Removal Authority – Caulfield to Dandenong – a presentation.
- (ii) Electrical Line Clearance.
- (iii) Review of Residential Zones.
- (iv) Council Papers for the 1 September 2015 Council Meeting comprising seventeen officer reports together with standing items on the Agenda.
 - (a) Agenda Item 9.1 – 31 Station Street Caulfield East.

DECLARATIONS OF INTEREST

Cr Esakoff, Cr Hyams and Cr Lipshutz declared a Conflict of Interest in this item.

7.52PM Cr Esakoff, Cr Hyams and Cr Lipshutz left the briefing room.

7.57PM Cr Esakoff, Cr Hyams and Cr Lipshutz returned to the briefing room.

- (b) Agenda Item 9.2 – 86 Truganini Road, Carnegie.

- (c) Agenda Item 9.3 – 136-138 & 140-146 Glen Eira Road, Elsternwick.
- (d) Agenda Item 9.4 – Packer Park, Carnegie – 120 Leila Road, Carnegie.
- (e) Agenda Item 9.7 – Hall Street, McKinnon Parking Conditions.
- (f) Agenda Item 9.8 - Women's Sport – Council Pavilions.
- (g) Agenda Item 9.9 – Review of King George Reserve Pavilion.
- (h) Agenda Item 9.10 - Stronger Communities Programme.
- (i) Agenda Item 9.11 - Women's Refuges in Glen Eira.
- (j) Agenda Item 9.13 - Rose Garden Caulfield Park.
- (k) Agenda Item 9.14 - Booran Reserve Indigenous Element.
- (l) Agenda Item 9.15 - Dumped Rubbish.
- (m) Agenda Item 9.16 - Complaint Handling.
- (v) Records of Assembly.
 - (a) 15 September 2015 – Minute B(v)(j), Amend.
- (vi) Transport Strategy Actions.
- (vii) General Business raised by Councillors.
 - (a) Cr Sounness – Transport Advisory Committee, draft terms of reference.
 - (b) Cr Sounness – MAV Motion in relation to Consumer Protection Framework for Building Construction.
 - (c) Cr Esakoff – Notice in relation to changes to the courts at Carnegie Swim Centre and Caulfield East Reserve.

- (d) Cr Hyams – Review of the Local Government Act, discussion paper.
- (e) Cr Hyams – Letter in the Australian Financial Review.
- (f) Cr Lipshutz – parking in streets near Caulfield Hospital.
- (g) Cr Lipshutz – letter to Cr Hyams from the Jewish Community Security Group. With the Shabbat Project approaching Council needs to deal with the issues raised in the letter.
- (h) Cr Sounness – Coles Elsternwick, VCAT mediation outcome.

DECLARATIONS OF INTEREST

Cr Esakoff declared a Conflict of Interest in this item.

9.32PM Cr Esakoff left the briefing room.

- (i) Cr Sounness – Elsternwick Park, Bayside. Currently consulting on changes to the park. Glen Eira City Council should respond saying that Council would like to see a range of recreation activities catered for.
- (j) Cr Magee – Leader Newspaper, article on public toilets in Bentleigh East.

9.40PM Cr Esakoff returned the briefing room.

- (k) Cr Magee – announcements about changes to speed limits in Wheatley Road.
- (l) Cr Magee – changes at the Leader Newspaper.

Fin 9.43PM

Council Pre-Meeting

13 October 2015

Record under S 80 A (2)

Meeting commenced at 6.50PM

A. Present

Cr Jim Magee, Mayor
Cr Mary Delahunty
Cr Margaret Esakoff
Cr Jamie Hyams
Cr Michael Lipshutz
Cr Oscar Lobo
Cr Karina Okotel
Cr Neil Pilling
Cr Thomas Sounness

Andrew Newton, CEO
Peter Jones
Peter Swabey
Peter Waite
Ron Torres
Paul Burke

B. Matters considered.

- (i) Council Papers for 13 October 2015 consisting of seventeen Officer reports together with standing items on the Agenda.
 - (a) Agenda Item 5 – Petitions.
 - (b) Agenda Item 9.7 - Hall Street, McKinnon Parking Conditions.
 - (c) Agenda Item 9.11 - Women's Refuges in Glen Eira.
 - (d) Agenda Item 9.13 - Rose Garden Caulfield Park.
 - (e) Agenda Item 10 – Urgent Business – Cr Lipshutz, Security at community events.
 - (f) Agenda Item 11.1 – Requests for Reports, Cr Delahunty – Myrtle Street, St Kilda East, parking conditions.
 - (g) Agenda Item 11.1 – Requests for Reports, Cr Sounness – Caulfield Park depot.

(g) Agenda Item 9.1 - 31 Station Street Caulfield East.

DECLARATIONS OF INTEREST

Cr Esakoff, Cr Hyams and Cr Lipshutz declared a Conflict of Interest in this item.

7.28PM Cr Esakoff, Cr Hyams and Cr Lipshutz left the room.

Fin 7.29PM

Council Pre-Meeting

4 November 2015

Record under S 80 A (2)

Meeting commenced at 6.48PM

A. Present

Cr Jim Magee, Mayor
Cr Mary Delahunty
Cr Margaret Esakoff
Cr Jamie Hyams
Cr Michael Lipshutz
Cr Oscar Lobo
Cr Karina Okotel
Cr Neil Pilling
Cr Thomas Sounness

Andrew Newton, CEO
Peter Jones
Peter Swabey
Peter Waite
Ron Torres
Paul Burke

B. Matters considered.

- (i) Council Papers for 4 November 2015 consisting of eight Officer reports together with standing items on the Agenda.
 - (a) Agenda Item 9.1 – 68 Kangaroo Road, Murrumbreena.
 - (b) Agenda Item 9.7 – Reconciliation.
 - (c) Agenda Item 11.4 – Public Questions.
 - (d) Agenda Item 4 – Confirmation of Minutes of 13 October 2015 – Cr Hyams.
- (ii) Melbourne Racing Club – back Rates.
- (iii) Council Papers for 4 November 2015 consisting of eight Officer reports together with standing items on the Agenda.
 - (a) Agenda Item 9.4 – Apartment Boom.
 - (b) Agenda Item 9.8 – Financial Report period ending 30 September 2015.

Fin 7.28PM

Item 9.1**53 MAGNOLIA ROAD, GARDENVALE
PLANNING SCHEME AMENDMENT C144
REZONING AND REMOVAL OF PUBLIC
ACQUISITION OVERLAY****Enquiries: Russell Smith
Co-ordinator Strategic Planning****1. Community Plan**

Recreation and Open Space: To enhance recreation facilities and open space to meet current and future needs of the local community.

Development and Planning

2. Proposal

The amendment proposes to:

- Rezone the land at 53 Magnolia Road, Gardenvale from a Neighbourhood Residential Zone to a Public Park and Recreation Zone.
- Remove the Public Acquisition Overlay (PAO) to the property now that the property has been purchased by Council.

3. Recommendation

That Council:

- Seeks authorisation from the Minister for Planning to amend the current zone from Neighbourhood Residential to Public Park and Recreation Zone and remove the Public Acquisition Overlay from the land pursuant to Section 20 of the *Planning and Environment Act 1987*.

4. Background

A Public Acquisition Overlay has been in place since August 2015. Following negotiations with the owner, Council is now in possession of the property. Demolition of the house has commenced and all works to redevelop the land as part of Gardenvale Park are scheduled to be completed by the end of the year.

5. Rezoning

(refer to attachment)

The Public Acquisition Overlay is no longer required now that Council has acquired the land.

The Public Park and Recreation Zone is the most appropriate zone for the extension of Gardenvale Park.

It is considered appropriate for Council to request the Minister for Planning to exempt Amendment C144 from public exhibition as Council exhibited the previous amendment (for the Public Acquisition Overlay) for the subject site, making the community aware that this property was being acquired for the purposes of extending Gardenvale Park. This is considered to be a minor 'housekeeping' amendment. Council officers have been advised by the State Planning Department that this course of action is acceptable.

Item 9.1 (cont'd)**6. Planning Scheme Amendment Process**

An amendment usually goes through a number of fixed statutory steps, however a 'Ministerial' amendment under the provisions of 20(4) of the *Planning and Environment Act 1987* allows the Minister to exempt himself from some of these requirements.

In this instance, Council will request the Minister to prepare, adopt and approve the 'housekeeping' amendment without the need for public notice.

Crs Lipshutz/Delahunty

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

APPENDIX 1 – Magnolia Road, Gardenvale



Item 9.2

1 WAHGOO ROAD CARNEGIE
APPLICATION NO. GE/PP-28101/2015

File No: GE/PP-28101/2015
 Enquiries: Rocky Camera
 Acting Manager Statutory Planning



APPLICATION SUMMARY	
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PROPOSAL	Construction of a two-storey residential aged care facility
RECOMMENDATION	Notice of Refusal
KEY ISSUES	<ul style="list-style-type: none"> • Neighbourhood character • Car parking and traffic • Landscaping
MUNICIPAL STRATEGIC STATEMENT	Aged Persons Housing Policy
APPLICANT	Jewish Care (Victoria) Inc (c/ Urbis Pty Ltd)
PLANNING SCHEME CONTROLS	Neighbourhood Residential Zone, Schedule 1
EXISTING LAND USE	Vacant
PUBLIC NOTICE	66 properties notified 79 notices sent (owners and occupiers) 4 signs erected on site 14 objections received
Application fee payable (fee increased by the State Government in 2009)	\$8,315

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 Refusal to Grant a Planning Permit for Application No. GE/PP-28101/2015 for the construction of a two-storey residential aged care facility in accordance with the grounds of refusal 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.
- Aged Persons Housing Policy – Adopted by Council on 6th February 2007 and approved by the Minister on 18 October 2007.

4. Reasons For Recommendation

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

- All written objections and matters raised at the planning conference
- Council's MSS
- ResCode
- Other relevant considerations of the planning scheme

The key issues influencing the recommendation are as follows:

Planning Policy

The Aged Persons Housing Policy seeks to channel aged persons housing close to shopping facilities and services, public transport, community facilities and open space. Such locations include Housing Diversity areas or large allotments on main roads in Minimal Change Areas. It is considered that the site does not satisfy the policy location objectives. The surrounding streets are not considered particularly busy roads which could potentially justify the location.

The policy does acknowledge sites in Minimal Change Areas can be considered if the needs of the development's future residents, based on their level of care, can be met without locating in close proximity to facilities and services such as those located in an activity centre. This policy objective needs to be balanced against the other objectives of internal and external amenity, design, car parking and management.

Item 9.2 (cont'd)

Furthermore, the Minimal Change Area Policy seeks to discourage the siting of two storey dwellings or buildings at the rear of sites and adjoining neighbouring secluded private open spaces. This policy objective acknowledges that a significant characteristic of Glen Eira's Minimal Change areas is of open rear yards free from the visual bulk impacts of double storey buildings.

The proposed building comprises a large first floor which extends almost the full length and width of the site. The upper-floor faces several neighbouring back yards (along the north, south and west sides) with setbacks ranging from 4 to 6 metres. This is not considered appropriate given the significant length of the building and its potential visual bulk impact on adjoining properties.

Compliance with the Zone

The Neighbourhood Residential Zone underpins the Minimal Change Area policy. The zone emphasises neighbourhood character and residential amenity through the application of ResCode for proposals such as this.

The site coverage (52%) and permeability (23%) fail to accord with the requirements of the Neighbourhood Residential Zone. This is considered a poor outcome having regard to the overall size of the land (7,971m²).

The application proposes a two storey building with a maximum building height of 8.0 metres. The height of the building is compliant with the applicable maximum mandatory height limits of the Neighbourhood Residential Zone.

Neighbourhood character and streetscape

From a streetscape perspective, the architectural style of the proposed building is considered acceptable as the façade incorporates a reasonable level of visual interest through articulation and a variety of construction materials.

The southern portion of the site that fronts Wahgoo Road is proposed to be utilised for services with a substation, waste rooms and meter boxes. This area would be accessed by a separate crossover.

This is considered a poor neighbourhood character outcome that detracts from the streetscape appearance of the development and unreasonably compromises the health of the retained trees on-site and adjacent street trees.

Amenity impacts to adjoining properties

The primary impact on neighbouring properties will be the visual bulk impacts of the extensive two storey building on neighbouring back yards.

A number of windows which have not been screened have the ability to unreasonably overlook adjoining private open spaces. This is considered a poor outcome that compromises the amenity of adjoining properties.

The development will cast a shadow over adjoining properties. However, overshadowing complies with the guidelines.

Item 9.2 (cont'd)Internal amenity

All lodging rooms are provided with toilet facilities and habitable windows with direct daylight access. However, the solar access to a number of rooms and windows are poor due to their siting and outlook. Further, where terrace areas are linked to suite rooms, they are not functional due to their size, layout and screening requirements.

The application proposes a number of long internal hallways which incorporate a variety of corners and bends. Subsequently, the hallways (in sections) are as narrow as 0.8 metres. This is considered a poor outcome that compromises the internal amenity of occupants.

A number of plant and mechanical rooms are proposed internally to the building and on the periphery of the building. These rooms do not appear to be acoustically treated.

Street Trees

Four Flax Leaf Paperbark street trees are located across the Wahgoo Road property frontage. The application seeks to remove all four street trees.

Council's Parks Services Department does not support the removal of these street trees as they all display good health, form and structure. All street trees are also consistent with the streetscape.

The siting and design of the southern vehicle crossover will unreasonably compromise the health of Council's street tree. The location of the proposed southern crossover is not supported. Altering or deleting the location of this crossover would require a potentially significant re-design to the proposed development.

Landscaping

The application proposed the removal of 88 trees from within the subject site. Some of these trees include native vegetation. It is noted that these trees have already been removed from the land. At the time of writing, an investigation is being conducted on whether this breached the planning scheme.

Council's Landscape Assessment Officer has advised that the health of the 4 trees to be retained on-site will be compromised by the siting and design of the proposed development. This is considered a poor outcome that cannot be supported.

Parking and traffic

The State Government car parking guidelines suggest 36 car spaces for the aged care facility are required (based on 120 lodging rooms). The application proposes 38 car spaces, thereby exceeding the guideline requirements.

The northern-most crossover provides access to the u-shaped driveway for the reception entrance. It also provides access to the underground parking.

This crossover is located at the top of the intersection of Wahgoo Road and Hethersett Grove. Council's Transport Planning Department has advised that this is an unacceptable outcome that compromises the ability for vehicles to safely access the site. It also compromises other road users at the intersection.

Item 9.2 (cont'd)

The planning scheme guides the provision and design of car parking on a site. Certain 'access driveway' locations are dictated by the Australian Standards. The applicable Australian Standard states that the proposed location of the northern access driveway is a 'prohibited' location for a commercial driveway, being at the top of a T-intersection.

In order to address this safety concern, the northern vehicle crossover would need to be relocated further north by a minimum of six metres. In order to address this issue, a significant re-design of the vehicle crossover and accessway into the basement would need to be undertaken. This will:

- Alter the ground floor layout at the north-east corner
- Reduce the amount of landscaping that can be accommodated in the frontage
- Increase the driveway areas in the frontage
- Result in the loss of a street tree (which is not supported)
- Require a redesigned basement

It is considered that the changes required would be extensive and cannot be accommodated as a condition of permit.

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

ADDRESS: 1 Wahgoo Road, Carnegie
APPLICATION NO: GE/PP-28101/2015

1. Proposal

- Removal of 88 trees including native vegetation
- Construction of a two-storey residential aged care building consisting of 120 lodging rooms
- Basement car parking comprising 38 car spaces
- Maximum building height of 8 metres
- Site coverage of 52% and permeability 23%
- Communal open space areas of approximately 2,600 square metres

2. Public Notice

- 66 properties notified
- 79 notices sent (owners and occupiers)
- 4 signs erected on site
- 14 objections received

The objectors' concerns are summarised as follows:

- Neighbourhood character streetscape
- Traffic and car parking
- Loss of significant trees
- Impact on infrastructure
- Noise
- Overlooking
- Location of water tanks

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:

Asset Engineering

- All redundant crossovers reinstated.
- Relocation of the power pole.

Landscape Assessment Officer

- Tree protection requirements for trees which are to be retained on site.
- Impact on trees on adjoining properties.

Item 9.2 (cont'd)*Parks Services Department*

- Four street trees (all Flax Leaf Paperbark) located across the property frontage.
- All street trees are displaying good health, form and structure and should be retained.
- Tree protection requirements required for each tree.
- Proximity of excavation to (Street Tree 01- located to the southern end) will compromise the health of the street tree.

Transport Planning

- Adequate number of parking spaces proposed.
- Siting and design of northern crossover is a safety hazard and does not accord with Australian Standards.

Waste Management

- Private collection required.

4. Planning Conference

The Conference, chaired by Cr Sounness, 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:

- Loss of existing vegetation from the subject site (including street trees).
- Post construction landscaping (inappropriate planting species).
- Overshadowing.
- Overlooking.
- Car parking and traffic.
- Allocation of car spaces.
- Location of plant rooms.
- Location of water tanks.
- Noise.

Item 9.2 (cont'd)**5. Grounds of Refusal**

1. The proposed development is inconsistent with the intent and objectives of Clause 22.10 of the Glen Eira Planning Scheme (Aged Persons Housing Policy) in relation to:
 - The location of the aged care facility within a Minimal Change Area.
 - The siting and design of the service areas (substation, waste rooms and meter boxes) fails to respect the neighbourhood character and compromises the streetscape appearance of the building.
 - The layout, siting and design of the building fails to afford for an adequate level of internal amenity for future residents.
 - The siting and design of the building fails to afford for an appropriate level of external amenity for residents and adjoining properties.
2. The proposed development is inconsistent with the intent and objections of Clause 22.08 of the Glen Eira Planning Scheme (Minimal Change Area Policy) in relation to:
 - The proposed development fails to preserve the landscape character of the area.
 - The siting and design of the development fails to take account of its residential interface with adjoining properties.
 - The first floor extent of the building is excessive and will unreasonably compromise adjoining secluded private open spaces through visual bulk.
 - The siting and design of the service areas (substation, waste rooms and meter boxes) fails to respect the neighbourhood character and compromises the streetscape appearance of the building.
3. The proposal fails to meet a number of the objectives and standards of Clause 55 of the Glen Eira Planning Scheme, including:
 - Clause 55.02-1 – Neighbourhood character
 - Clause 55.02-2 – Residential policy
 - Clause 55.03-3 – Site coverage
 - Clause 55.03-4 – Permeability
 - Clause 55.03-8 – Landscaping
 - Clause 55.03-9 – Access
 - Clause 55.04-6 – Overlooking
 - Clause 55.06-4 – Site services
4. The siting and design of the vehicle accessway fails to ensure that vehicles can safely egress to and from the site in accordance with Clause 52.06 of the Glen Eira Planning Scheme.
5. The proposed development will unreasonably compromise the health of the Flax Leaf Paperbark (Street Tree 01- located to the southern end).
6. The siting and design of the northernmost vehicle accessways is a safety hazard and fails to accord with Australian Standard AS2890.1 (Prohibited Locations of Access Driveways).

Item 9.2 (cont'd)**DECLARATIONS OF INTEREST**

Cr Delahunty declared a Conflict of Interest in this item under section 78B 1A of the Local Government Act 1989 - an indirect interest because of conflicting duties as she is a manager and authorised representative of a superannuation fund which has a direct interest in this matter and other matters involving the applicant.

Cr Esakoff made application for an exemption from voting under s79 of the Local Government Act as she considers that she has a personal interest, the interest being that her parents-in-law are seeking places in an aged care facility and are on the waiting lists of some, including this particular applicant's facilities.

7.40PM Cr Delahunty and Cr Esakoff left the Chamber.

Crs Hyams/Lipshutz

That Cr Esakoff be granted an exemption from voting.

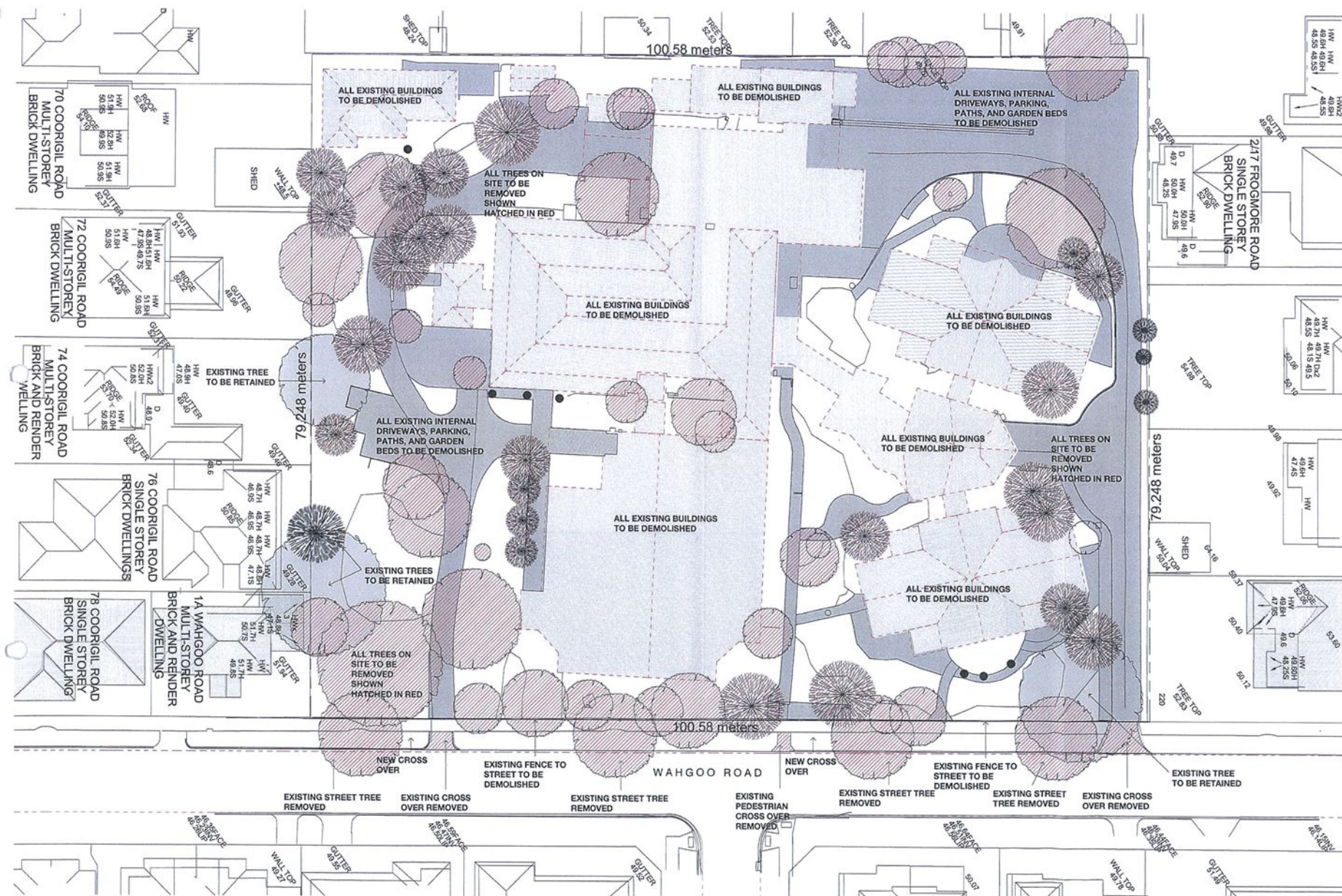
The MOTION was put and CARRIED unanimously.

Crs Sounness/Okotel

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

7.54PM Cr Delahunty and Cr Esakoff returned to the Chamber.



smith+tracey architects

SITE DEMOLITION PLAN

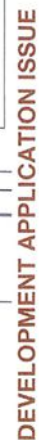
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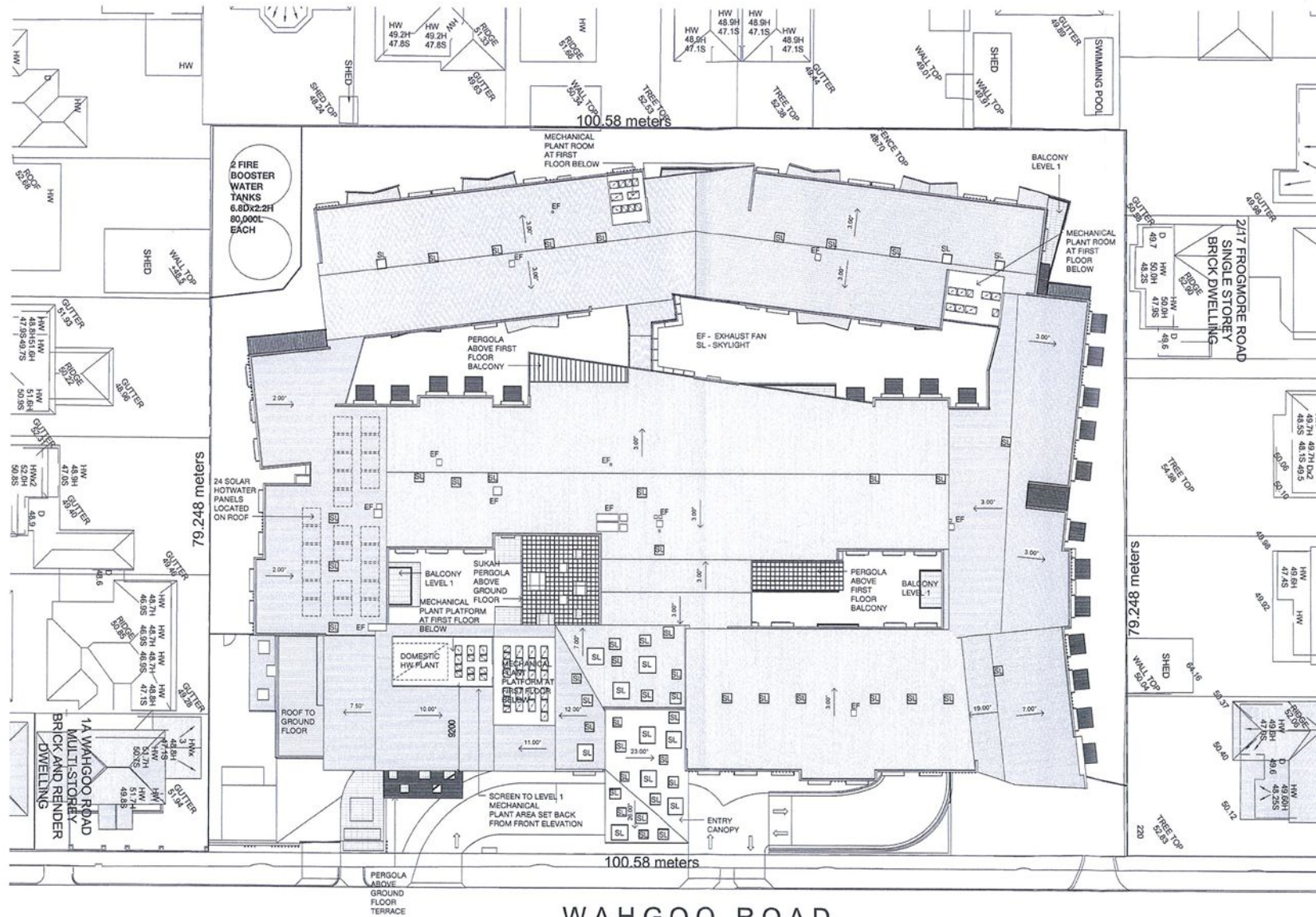
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SCALE: 1 : 200
 JOB NO: 14015
 DATE: 28.08.2015
 DWG NO: DA0106



DEVELOPMENT APPLICATION ISSUE





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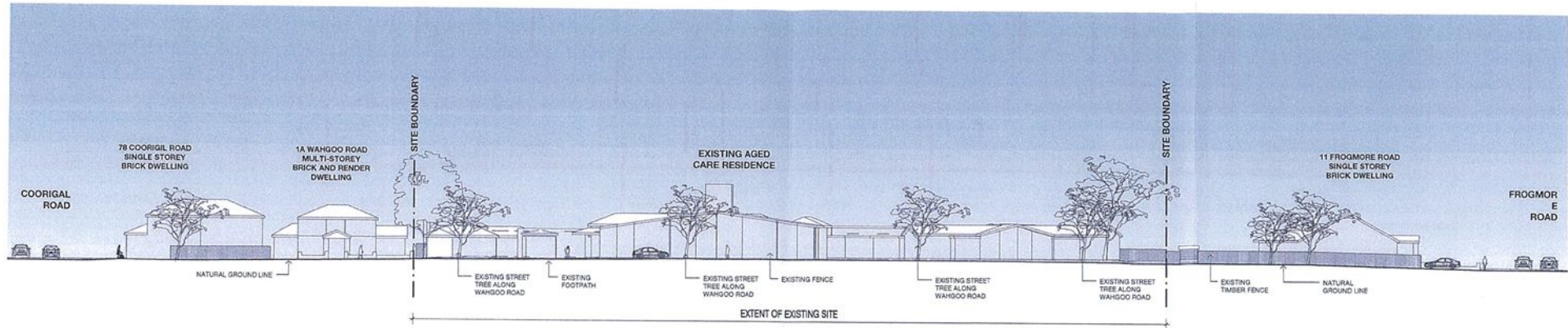
WAHGOO ROAD

ROOF PLAN
JEWISH CARE CARNEGIE
SENIOR LIVING & COMMUNITY PRECINCT - 120 BED RACF

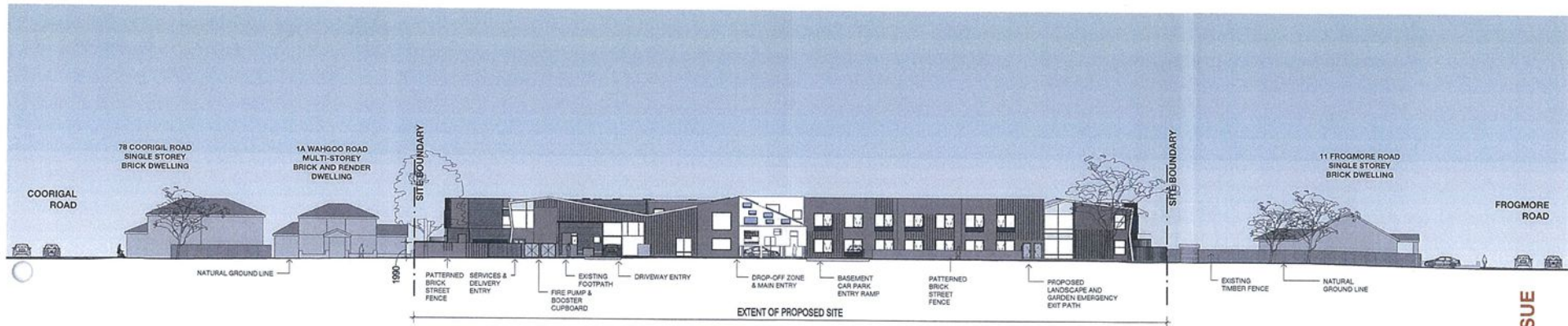
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A3
JOB NO: 14015
DATE: 28.08.2015
DWG NO: DA1105



DEVELOPMENT APPLICATION ISSUE



EXISTING WAHGOO ROAD STREET ELEVATION



PROPOSED WAHGOO ROAD STREET ELEVATION

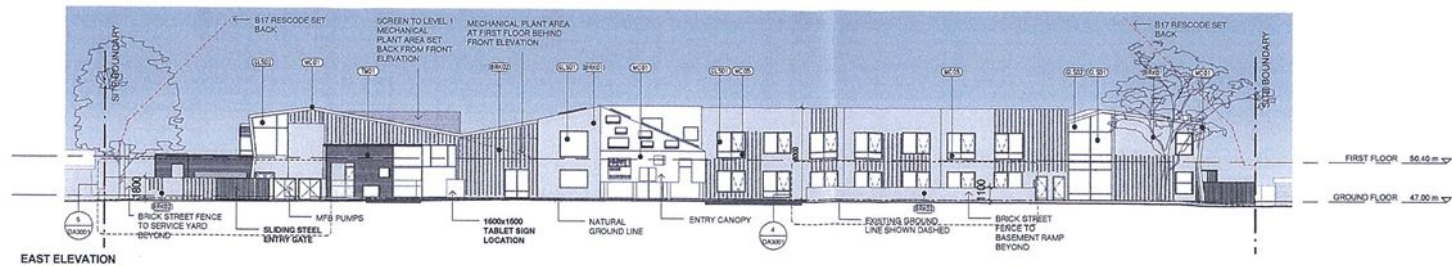
smith+tracey architects

STREET ELEVATIONS
JEWISH CARE CARNEGIE
SENIOR LIVING & COMMUNITY PRECINCT - 120 BED RACF

SCALE: 1:250 A1
A3
JOB NO: 14015
DATE: 28.08.2015
DWG NO: DA2000 /A



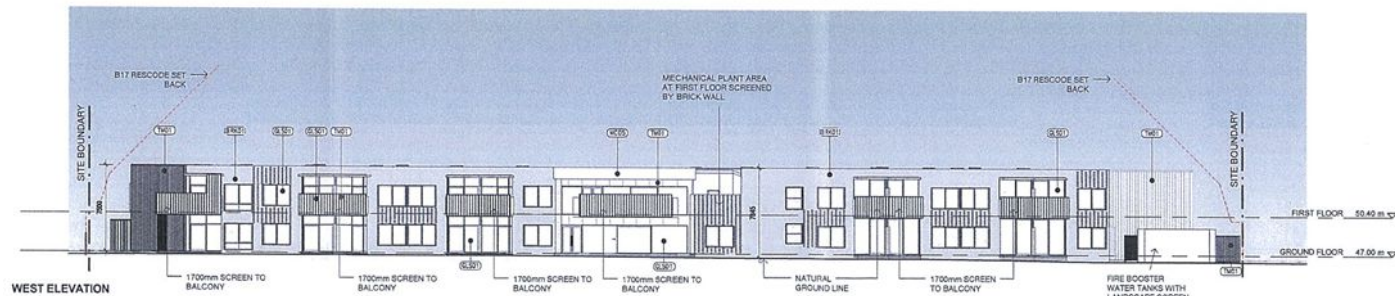
DEVELOPMENT APPLICATION ISSUE



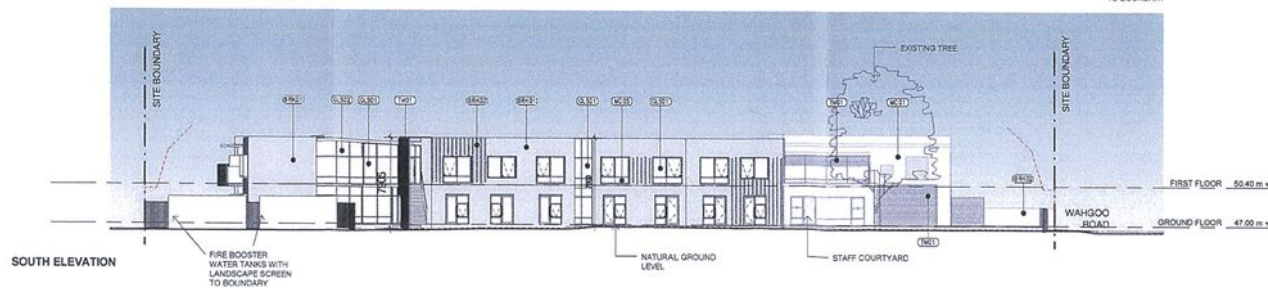
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EXTERNAL FINISHES	
Key Value	Keynote Text
BRK01	FACE BRICK
BRK02	FACE BRICK
GLS01	GLASS CLEAR
GLS02	COLOUR BACK GLASS SPANDREL OFF-WHITE
MC01	ZINC CLADDING LIGHT GREY
MC05	ANODISED ALUMINIUM DARK GREY
TM01	STAINED TIMBER SCREEN/PERGOLA

smith+tracey architects

ELEVATIONS

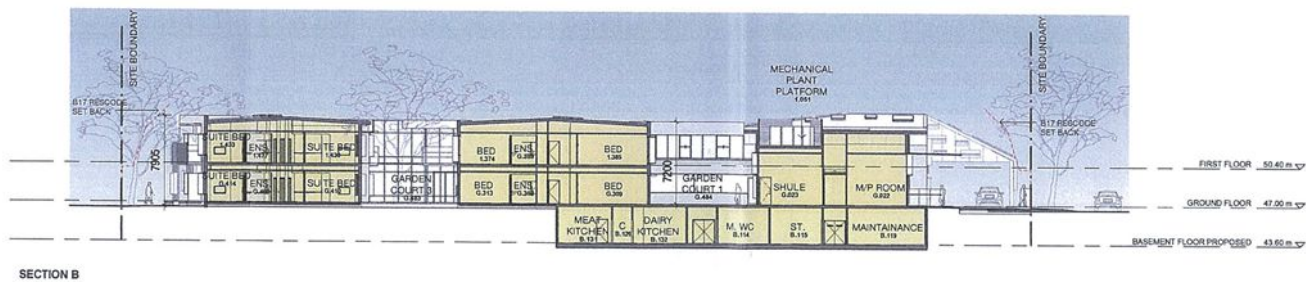
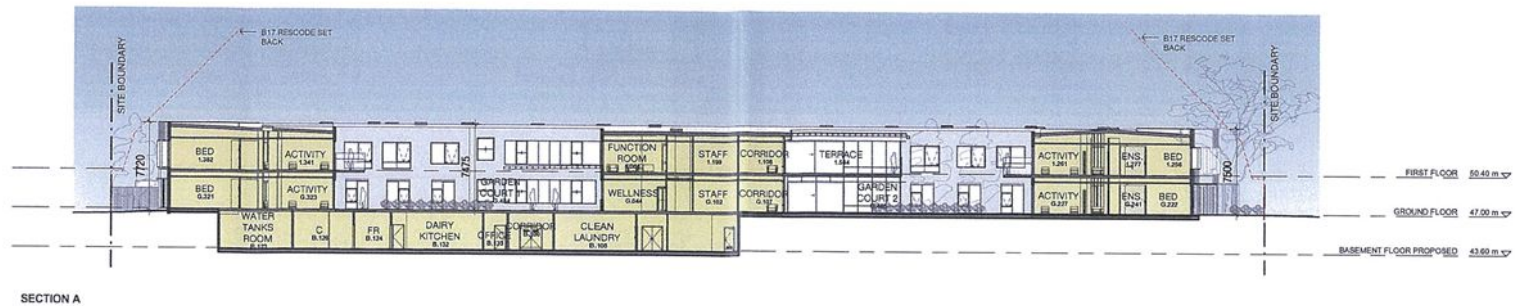
JEWISH CARE CARNEGIE

SENIOR LIVING & COMMUNITY PRECINCT - 120 BED RACF

SCALE: 1:200 A1
A3
JOB NO: 14015
DATE: 28.08.2015
DWG NO: DA2001 /A



DEVELOPMENT APPLICATION ISSUE



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SECTIONS
JEWISH CARE CARNEGIE
SENIOR LIVING & COMMUNITY PRECINCT - 120 BED RACF

SCALE: 1:200 A1
A3
JOB NO: 14015
DATE: 28.08.2015
DWG NO: DA3000 /A



DEVELOPMENT APPLICATION ISSUE

Item 9.3

600-604 North Road, ORMOND
APPLICATION NO. GE/PP-28175/2015

File No: GE/PP-28175/2015
Enquiries: Rocky Camera
Acting Manager Statutory Planning



APPLICATION SUMMARY

PROPOSAL	A six-storey building containing fifty-seven dwellings and four retail premises
RECOMMENDATION	Notice of Decision to Grant a Permit subject to conditions for: <ul style="list-style-type: none"> • Deletion of the sixth floor of the building • Increased rear setbacks • Approval of up to 45 dwellings
KEY ISSUES	<ul style="list-style-type: none"> • Residential Amenity • Neighbourhood Character • Car parking and traffic
MUNICIPAL STRATEGIC STATEMENT	Housing Diversity Area Policy (Ormond Neighbourhood Centre)
APPLICANT	North Road Enterprises Pty Ltd
PLANNING SCHEME CONTROLS	Commercial 1 Zone
EXISTING LAND USE	Retail Premises
PUBLIC NOTICE	<ul style="list-style-type: none"> • 34 properties notified • 74 notices sent (owners and occupiers) • 4 signs erected on site • 23 objections received
Application fee payable (fee increased by the State Government in 2009)	\$8,315.00

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 Planning Permit for the construction of a five storey building comprising up to forty-five (45) dwellings, four ground floor retail premises, a reduction in the associated requirement for retail car parking, and a waiver of the on-site loading bay requirement for Application No. GE/PP-28175/ in accordance with the conditions contained in the Appendix.

3. Applicable Policies and CodesState Government

- Plan Melbourne
- ResCode (as a guideline under the Commercial 1 Zone)
- Guidelines for Higher Density Residential Development

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

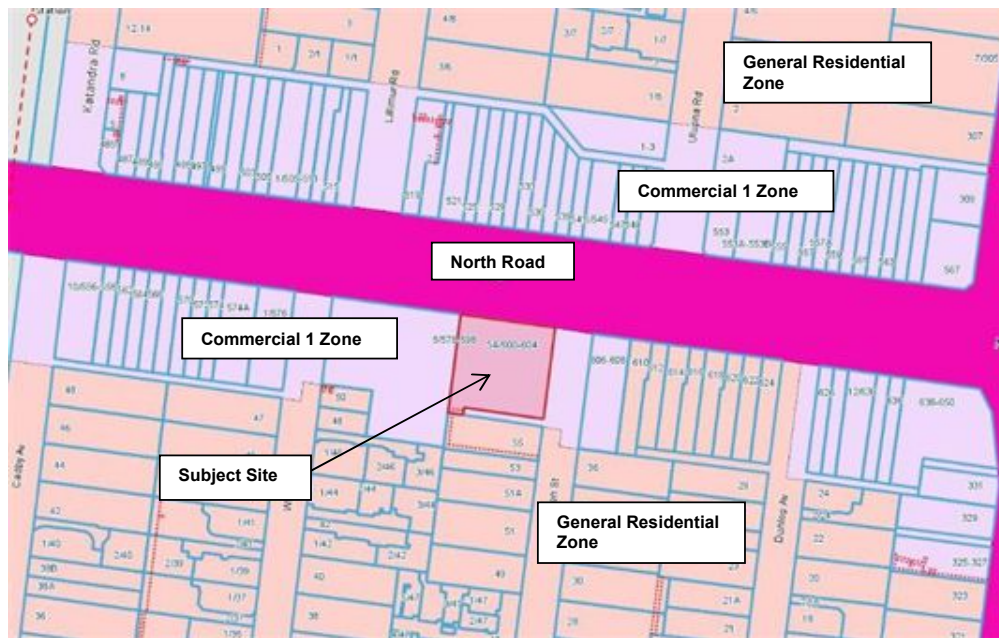
In recommending that Council determines to approve the proposal, consideration has been given to:

- All written objections and matters raised at the Planning Conference
- State and Local Planning policies and controls including Council's MSS
- Guidelines for Higher Density Residential Development (State Government)

Zoning and Context

The subject site is located within the Commercial 1 Zone. The properties immediately to the north, east, and west have the same zoning. The wider area to the south is located in the General Residential Zone.

The Commercial 1 Zone seeks to create vibrant activity centres by providing commercial uses combined with residential development at a density appropriate to the role and scale of the Centre. No height limit applies within this zone. The surrounding General Residential Zone has a mandatory maximum 10.5m height.

Item 9.3 (cont'd)**Height, scale and massing**

The Housing Diversity Area policy seeks to ensure that the density, mass and scale of development is appropriate to the scale, character and physical size of the Ormond Neighbourhood Centre.

The substantial land size of 1025m², is relatively large within the wider context of the North Road Commercial area, and provides the potential for a higher development yield than would likely be achieved on other nearby lots. As such, the presentation of the proposal to North Road is considered acceptable within a commercial setting and respectful of the height of other built forms along North Road.

Notwithstanding this, it is considered that the height and mass of the proposal when viewed within the residential context of Carlyon Street is excessive and inappropriate. Therefore, conditions of permit are recommended to improve the relationship with the adjacent the property to the south and the wider streetscape.

This is supported by Council's Urban Designer who does not consider the application as proposed to achieve an acceptable level of fit within the streetscape having regard to the existing scale and allowable scale (having regard to the adjoining General Residential Zone).

Amenity impacts to adjoining properties

Greater setbacks and deletion of the uppermost floor are recommended to improve the relationship and transition with the residential context of Carlyon Street.

A condition of permit is recommended to ensure that no unreasonable overlooking of adjoining properties occurs.

Overshadowing of adjoining properties is considered acceptable and in accordance with accepted ResCode overshadowing Standards.

Item 9.3 (cont'd)

It is noted that the overshadowing of the residential property directly to the south of the site will be marginally reduced as a result of the recommended changes to the built form.

Internal amenity

The layout and design of the development will result in functional, well-proportioned dwellings and balconies which maximise access to daylight and direct sunlight where possible.

Notwithstanding this, a number of conditions are recommended to improve daylight access to rooms to improve the internal amenity of occupants.

Access arrangement and car parking

Transport Planning has confirmed that there is a requirement for a total of 95 car spaces to be provided on-site (57 residential spaces, 11 residential visitor spaces and 27 retail spaces). The application proposes 76 car spaces on-site, and this is proposed to be achieved via a waiver of the requirement for 5 residential visitor and 14 retail car spaces.

Council's Transport Planning Department is satisfied with the provision of car parking.

Notwithstanding this, the recommended reduction in the built form and number of dwellings will reduce the level of car parking dispensation sought.

A car parking management plans is recommended to ensure that the allocation of car spaces is adequately managed between the retail use (including staff and visitor spaces), residents and residential visitors.

A number of conditions of permit are recommended to improve vehicular access.

Bicycle parking.

State Government guidelines require the provision of 17 bicycle spaces (11 for residents, 6 for visitors). The application proposed 26 spaces, exceeding this requirement, although all are located within the basement. Councils Transport Planning Department seeks 6 of these spaces to be located at ground level for visitor use. This forms a recommended condition.

Management Plan Requirements

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

It is considered that the provision of a Car Parking Management Plan will also facilitate the provision of at-grade retail visitor spaces, to reduce any potential parking impact upon the residents of Carlyon Street.

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

ADDRESS: 600-604 North Road, Ormond
APPLICATION NO: GE/PP-28175/2015

1. Proposal

- Construction of a six (6) storey building
- Fifty-seven (57) dwellings (19 x two bedroom, 2 x one bedroom plus study, 36 x one bedroom)
- Four retail units at ground floor level, occupying approximately 700m² fronting North Road.
- Two basement parking levels, containing 76 vehicular parking spaces (57 resident, 6 residential visitor, 13 retail)
- Access via an altered crossover to the south-east (off Carlyon Street)
- Pedestrian access is proposed from Carlyon Street (to the east)
- Maximum building height of 21.15m (plus 2.75m lift overrun/plant area on roof)
- Bicycle parking comprising 26 spaces within both basement levels.

2. Public Notice

- 34 properties notified
- 74 notices sent (owners and occupiers)
- 4 signs erected on site
- 23 objections received

The objectors' concerns are summarised as follows:

- Loss of Neighbourhood character as a result of scale, height and density
- Insufficient car parking provided for the development & use
- Impacts upon traffic as a result of increased movements
- Traffic congestion at intersection with North Road
- Overlooking impacts onto residential properties to the south
- Overshadowing and loss of natural light
- Inappropriate transition to the General Residential Zone to the south
- Amenity impacts as a result of construction
- Unsatisfactory Waste Management information – amenity disruption as a result of arrangements for collection of residential waste
- Noise impacts as a result of increased resident numbers
- Impacts upon existing infrastructure
- Insufficient loading provisions for retail uses

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 pertinent advice:

Item 9.3 (cont'd)Landscape Assessment Officer

- No significant trees/planting on site
- 4 trees within communal courtyard as proposed. This can be achieved within planter boxes.

Parks Services

- The application plans show the proposed removal of one street tree, positioned adjacent to the proposed entranceway and vehicular access. The remaining 3 trees proposed for retention.
- Due to the development impacts on the street trees, the 4x Desert Ash street trees located on Carlyon Street are recommended for removal.
- Removal of the street trees are to be at the cost of applicant and must be undertaken prior to commencement of demolition.

Transport Planning

- Adequate number of residential and retail parking spaces proposed.
- Loading bay waiver considered acceptable due to scale of retail operations.
- Pedestrian refuge required between existing ROW access and proposed basement access
- Conditions required to ensure that vehicles can safely egress to and from the site.

Urban Design

- Reduction in building height and increased rear setbacks.
- Provide cantilevered verandah over footpath across frontage and down Carlyon street, to 750mm from kerbs

Waste Management

- Updated Waste Management Plan required.

VicRoads (external referral)

- No objection

4. Planning Conference

The Conference, chaired by Cr Esakoff, 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
- Incompatible height, scale and mass
- Insufficient on-street parking and associated impacts of new development
- Impacts on North Road safety as a result of increased traffic movements
- Impacts upon traffic flow and amenity as a result of waiver of loading bay requirements

Item 9.3 (cont'd)

- Traffic congestion
- Amenity impacts of waste management (storage and collection)
- Viability of Commercial premises, noting vacant retail premises nearby

5. Conditions

1. Prior to 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 TP02 Rev. A, TP03 Rev. A, TP10 Rev. A, TP11 Rev. A, TP12 Rev. A, TP13 Rev. A, TP14 Rev. A, TP15 Rev. A, TP16 Rev. A, TP17 Rev. A, TP18 Rev. A, TP20 Rev. A, TP21 Rev. A, dated June 2015 prepared by Conrad Architects), but modified to show:

Car parking

- a) The car parking allocation for the approved development at the following rates:
 - 1 and 2 bedroom dwellings – 1 car space per dwelling.
 - 3 or more bedroom dwellings – 2 car spaces per dwelling.
 - 1 car space for residential visitors per 5 dwellings.
 - A minimum of thirteen (13) spaces to be allocated to the retail use, allocated as follows:
 - Retail premises 1: 6 spaces
 - Retail premises 2: 2 spaces
 - Retail premises 3: 2 spaces
 - Retail premises 4: 3 spaces

Where additional spaces can be provided as a result of the loss of dwelling numbers, these spaces are to be provided for retail visitors and residential visitors in accordance with the car park management plan outlined in condition 10.

- b) All accessways, ramp grades, kerbs and car spaces designed and dimensioned in accordance with Clause 52.06 of the Glen Eira Planning Scheme.
- c) A 1.2m wide pedestrian refuge provided between the proposed crossover for the basement access and the existing crossover to the ROW to the south of the site, to the satisfaction of the Responsible Authority
- d) The proposed crossover providing access to the basement to measure 6 metres in width and be in line with the 6 metre section of the accessway (measured between the two 300mm outer kerbs), to the satisfaction of the Responsible Authority
- e) Provision of an intercom system to enable visitor access to the car park in a location to the satisfaction of the Responsible Authority.

Item 9.3 (cont'd)

- f) Pedestrian sight triangle measuring at least 1.5 metres (along the ROW edge) by 1 metre (along the property line) to be provided on the northern side of the ROW. Pedestrian sight triangles area to be shown and dimensioned on the plans in accordance with the above, and annotated on the plans. This area should be clear of any objects or vegetation greater than 600mm in height.
- g) The first 3 metres of walls from the front of the spaces/aisles for spaces adjacent to accessway ramps (2 within the upper basement, 1 space within the lower basement) to be cut back or be no greater than 600mm in height, to the satisfaction of the Responsible Authority
- h) The proposed disabled space (including shared area) is to be shown and line marked in accordance with 2890.6. A bollard is also needed to be provided within the shared area in accordance with 2890.6
- i) Relocation of 6 visitor bicycle spaces to ground floor level, to be sited and designed to the satisfaction of the Responsible Authority.

General

- j) The deletion of the sixth storey of the building, with any consequential changes absorbed within the remaining building envelope and to the satisfaction of the Responsible Authority.
- k) The first floor setback 3 metres from the southern property boundary. This area is to be converted into additional landscaping and communal open space to the satisfaction of the Responsible Authority.
- l) The second floor (including balconies) setback 4 metres from the southern property boundary. Any consequential changes are to the satisfaction of the Responsible Authority.
- m) Units 1.09, 1.10, 1.11, 1.12 and 1.13 consolidated into two separate three-bedroom dwellings. Any consequential changes must be absorbed within the building envelope and to the satisfaction of the Responsible Authority.
- n) Units 2.09, 2.10, 2.11, 2.12 and 2.13 consolidated into two separate three-bedroom dwellings. Any consequential changes must be absorbed within the building envelope and to the satisfaction of the Responsible Authority.
- o) A 3 metre by 3 metre splay to be introduced to the north eastern corner of the building, at ground floor level at the same grade as the footpath. This splay shall be dimensioned and annotated on the plans, and clear of any objects or vegetation greater than 600mm in height.
- p) A verandah introduced at ground floor level, running the full width of the North Road and Carlyon Street elevations. The verandah is to project to a distance of 750mm from the edge of the kerb to the satisfaction of the Responsible Authority.
- q) All balcony balustrades designed to obscure any air conditioning units to the satisfaction of the Responsible Authority and the plans annotated accordingly.
- r) All dwellings provided with 6 cubic metres of storage space.
- s) The bathrooms, toilets and ensuites associated with all units on the remaining uppermost floor to have provisions for a skylight or similar where no windows or direct access to daylight is provided.

Item 9.3 (cont'd)

- t) Access from the at-grade retail car spaces to the retail premises to accord with the Disability Discrimination Act. Any consequential changes are to the satisfaction of the Responsible Authority.
 - u) The width of the windows/doors associated with the master bedrooms of dwellings 1.14, 1.15, 2.14, 2.15, 3.10, 3.11, 4.09 and 4.10 increased to a minimum 1.2 metres and the length of the internal corridors to access the balcony areas reduced to the satisfaction of the Responsible Authority.
 - v) All first, second, third and fourth floor south facing habitable room windows, balconies and communal terrace areas screened in accordance with ResCode Standard B22 (overlooking).
 - w) A notation on the plans that the existing electricity pole located on Carlyon Street is to be relocated to the satisfaction of the Responsible Authority, or that permission has been granted by the Relevant Authority.
 - x) A Landscape Plan in accordance with Condition 2
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 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.
 - (b) 4 x Advanced small species trees (minimum 2.0m tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the communal area to the south of the building. These are to be located in planter boxes or similar to the satisfaction of the Responsible Authority.
- All species selected must be to the satisfaction of the Responsible Authority.
3. 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
4. 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.
5. Prior to the commencement of the development, a fee of \$3502.16 must be paid to the Responsible Authority for the removal and replacement of the existing four street trees along Carlyon Street. The street trees will be replaced with the species, maturity and location of which will be selected by Council's Parks Services Department.
6. The vehicular crossing(s) must be constructed to the road to suit the proposed accessway 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.

Item 9.3 (cont'd)

7. 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.

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. 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.

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.

Item 9.3 (cont'd)

10. Prior to the commencement of the use/development allowed by this permit a comprehensive Car park Management Plan must be submitted to and approved by the Responsible Authority. This plan must detail all land uses, including the layout and floor areas occupied by such uses and may be reviewed and varied from time to time subject to the approval of the Responsible Authority.

The Car park Management Plan must include (but not limited to) the following:

- Allocation of all car spaces between residents, staff, residential visitors and retail visitors;
- Allocation of all at-grade car spaces to retail visitors during retail operating hours. Outside retail operating hours, these car spaces can be utilised for additional residential visitors (not to be included in the minimum residential visitor car spaces outlined in condition 1).

to the satisfaction of the responsible authority. Following any amendments to the land uses and/or layout of the development approved by the Responsible Authority, the applicant must submit for approval an amended Car park Management Plan within 28 days from the date of any amendments to the endorsed plans.

11. Prior to the commencement 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) details of all garbage collection being undertaken by a private contractor;
 - (b) location of all waste collection points including recycling for the residential and shop uses;
 - (c) details of recycling services;
 - (d) frequency of collection; and
 - (e) location of collection points (must be from within the building) and details of collection.

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

12. No buildings or works are to be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.
13. The walls on the boundary of adjoining properties must be cleaned and finished in a manner to the satisfaction of the Responsible Authority.
14. Adequate provision must be made for the storage and collection of garbage, bottles and other solid wastes in bins or receptacles in accordance with an approved Waste Management Plan 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.

Item 9.3 (cont'd)

15. 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.
16. Air conditioning units located on balconies must be screened from view and not visible from the street or adjoining properties.
17. 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).
18. 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.
19. 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.
20. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to 'Note C' that residents of the dwellings allowed under this permit will not be issued residential parking permits (including visitor parking permits).
21. 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.

Item 9.3 (cont'd)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. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
- D. 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.
- E. 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.
- F. 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**Crs Esakoff/Hyams****That Council:**

Issues a Notice of decision to grant a Planning Permit for the construction of a four storey building comprising up to thirty four (34) dwellings, four ground floor retail premises, and a waiver of the on-site loading bay requirement for Application No. GE/PP-28175/ in accordance with the following Conditions:

Conditions

- 1. Prior to 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 TP02 Rev. A, TP03 Rev. A, TP10 Rev. A, TP11 Rev. A, TP12 Rev. A, TP13 Rev. A, TP14 Rev. A, TP15 Rev. A, TP16 Rev. A, TP17 Rev. A, TP18 Rev. A, TP20 Rev. A, TP21 Rev. A, dated June 2015 prepared by Conrad Architects), but modified to show:**

Car parking

- a) The car parking allocation for the approved development at the following rates:**

- **1 and 2 bedroom dwellings – 1 car space per dwelling.**
- **3 or more bedroom dwellings – 2 car spaces per dwelling.**
- **1 car space for residential visitors per 5 dwellings.**
- **A minimum of thirteen (13) spaces to be allocated to the retail use, allocated as follows:**
 - **Retail premises 1: 6 spaces**
 - **Retail premises 2: 2 spaces**
 - **Retail premises 3: 2 spaces**
 - **Retail premises 4: 3 spaces**

Where additional spaces can be provided as a result of the loss of dwelling numbers, these spaces must be provided for the retail premises in accordance with the car park management plan outlined in condition 10.

- b) All accessways, ramp grades, kerbs and car spaces designed and dimensioned in accordance with Clause 52.06 of the Glen Eira Planning Scheme.**
- c) A 1.2m wide pedestrian refuge provided between the proposed crossover for the basement access and the existing crossover to the ROW to the south of the site, to the satisfaction of the Responsible Authority**

Item 9.3 (cont'd)

- d) The proposed crossover providing access to the basement to measure 6 metres in width and be in line with the 6 metre section of the accessway (measured between the two 300mm outer kerbs), to the satisfaction of the Responsible Authority**
- e) Provision of an intercom system to enable visitor access to the car park in a location to the satisfaction of the Responsible Authority.**
- f) Pedestrian sight triangle measuring at least 1.5 metres (along the ROW edge) by 1 metre (along the property line) to be provided on the northern side of the ROW. Pedestrian sight triangles area to be shown and dimensioned on the plans in accordance with the above, and annotated on the plans. This area should be clear of any objects or vegetation greater than 600mm in height.**
- g) The first 3 metres of walls from the front of the spaces/aisles for spaces adjacent to accessway ramps (2 within the upper basement, 1 space within the lower basement) to be cut back or be no greater than 600mm in height, to the satisfaction of the Responsible Authority**
- h) The proposed disabled space (including shared area) is to be shown and line marked in accordance with 2890.6. A bollard is also needed to be provided within the shared area in accordance with 2890.6**
- i) Relocation of 6 visitor bicycle spaces to ground floor level, to be sited and designed to the satisfaction of the Responsible Authority.**

General

- j) The deletion of the second floor (third storey) and fifth floor (sixth storey), with any consequential changes absorbed within the remaining building envelope and to the satisfaction of the Responsible Authority.**
- k) The first floor setback 3 metres from the southern property boundary. This area is to be converted into additional landscaping and communal open space to the satisfaction of the Responsible Authority.**
- l) The second floor (including balconies) setback 4 metres from the southern property boundary. Any consequential changes are to the satisfaction of the Responsible Authority.**
- m) Units 1.09, 1.10, 1.11, 1.12 and 1.13 consolidated into two separate three-bedroom dwellings. Any consequential changes must be absorbed within the building envelope and to the satisfaction of the Responsible Authority.**
- n) Units 2.09, 2.10, 2.11, 2.12 and 2.13 consolidated into two separate three- bedroom dwellings. Any consequential changes must be absorbed within the building envelope and to the satisfaction of the Responsible Authority.**

Item 9.3 (cont'd)

- o) A 3 metre by 3 metre splay to be introduced to the north eastern corner of the building, at ground floor level at the same grade as the footpath. This splay shall be dimensioned and annotated on the plans, and clear of any objects or vegetation greater than 600mm in height.**
 - p) A verandah introduced at ground floor level, running the full width of the North Road and Carlyon Street elevations. The verandah is to project to a distance of 750mm from the edge of the kerb to the satisfaction of the Responsible Authority.**
 - q) All balcony balustrades designed to obscure any air conditioning units to the satisfaction of the Responsible Authority and the plans annotated accordingly.**
 - r) All dwellings provided with 6 cubic metres of storage space.**
 - s) The bathrooms, toilets and ensuites associated with all units on the remaining uppermost floor to have provisions for a skylight or similar where no windows or direct access to daylight is provided.**
 - t) Access from the at-grade retail car spaces to the retail premises to accord with the Disability Discrimination Act. Any consequential changes are to the satisfaction of the Responsible Authority.**
 - u) The width of the windows/doors associated with the master bedrooms of dwellings (currently noted as 1.14, 1.15, 2.14, 2.15, 3.10, 3.11, 4.09 and 4.10 increased to a minimum 1.2 metres and the length of the internal corridors to access the balcony areas reduced to the satisfaction of the Responsible Authority.**
 - v) All first, second and third floor south facing habitable room windows, balconies and communal terrace areas screened in accordance with ResCode Standard B22 (overlooking).**
 - w) A notation on the plans that the existing electricity pole located on Carlyon Street is to be relocated to the satisfaction of the Responsible Authority, or that permission has been granted by the Relevant Authority.**
 - x) A Landscape Plan in accordance with Condition 2**
- 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 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.**

Item 9.3 (cont'd)

- (b) 4 x Advanced small species trees (minimum 2.0m tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the communal area to the south of the building. These are to be located in planter boxes or similar to the satisfaction of the Responsible Authority.

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

3. 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
4. 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.
5. Prior to the commencement of the development, a fee of \$3502.16 must be paid to the Responsible Authority for the removal and replacement of the existing four street trees along Carlyon Street. The street trees will be replaced with the species, maturity and location of which will be selected by Council's Parks Services Department.
6. The vehicular crossing(s) must be constructed to the road to suit the proposed accessway 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.
7. 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.

Item 9.3 (cont'd)

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. 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.

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.

Item 9.3 (cont'd)

10. Prior to the commencement of the use/development allowed by this permit a comprehensive Car park Management Plan must be submitted to and approved by the Responsible Authority. This plan must detail all land uses, including the layout and floor areas occupied by such uses and may be reviewed and varied from time to time subject to the approval of the Responsible Authority.

The Car park Management Plan must include (but not limited to) the following:

- Allocation of all car spaces between residents, staff, residential visitors and retail visitors;
- Allocation of all at-grade car spaces to retail visitors during retail operating hours. Outside retail operating hours, these car spaces can be utilised for additional residential visitors (not to be included in the minimum residential visitor car spaces outlined in condition 1).

to the satisfaction of the responsible authority. Following any amendments to the land uses and/or layout of the development approved by the Responsible Authority, the applicant must submit for approval an amended Car park Management Plan within 28 days from the date of any amendments to the endorsed plans.

11. Prior to the commencement 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) details of all garbage collection being undertaken by a private contractor;
- (b) location of all waste collection points including recycling for the residential and shop uses;
- (c) details of recycling services;
- (d) frequency of collection; and
- (e) location of collection points (must be from within the building) and details of collection.

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

12. No buildings or works are to be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.
13. The walls on the boundary of adjoining properties must be cleaned and finished in a manner to the satisfaction of the Responsible Authority.

Item 9.3 (cont'd)

- 14. Adequate provision must be made for the storage and collection of garbage, bottles and other solid wastes in bins or receptacles in accordance with an approved Waste Management Plan 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.**
- 15. 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.**
- 16. Air conditioning units located on balconies must be screened from view and not visible from the street or adjoining properties.**
- 17. 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).**
- 18. 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.**
- 19. 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.**
- 20. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to ‘Note C’ that residents of the dwellings allowed under this permit will not be issued residential parking permits (including visitor parking permits).**

Item 9.3 (cont'd)**21. 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.

- 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. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).**
- D. 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.**
- E. 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.**

Item 9.3 (cont'd)

- F. 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**

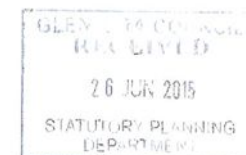
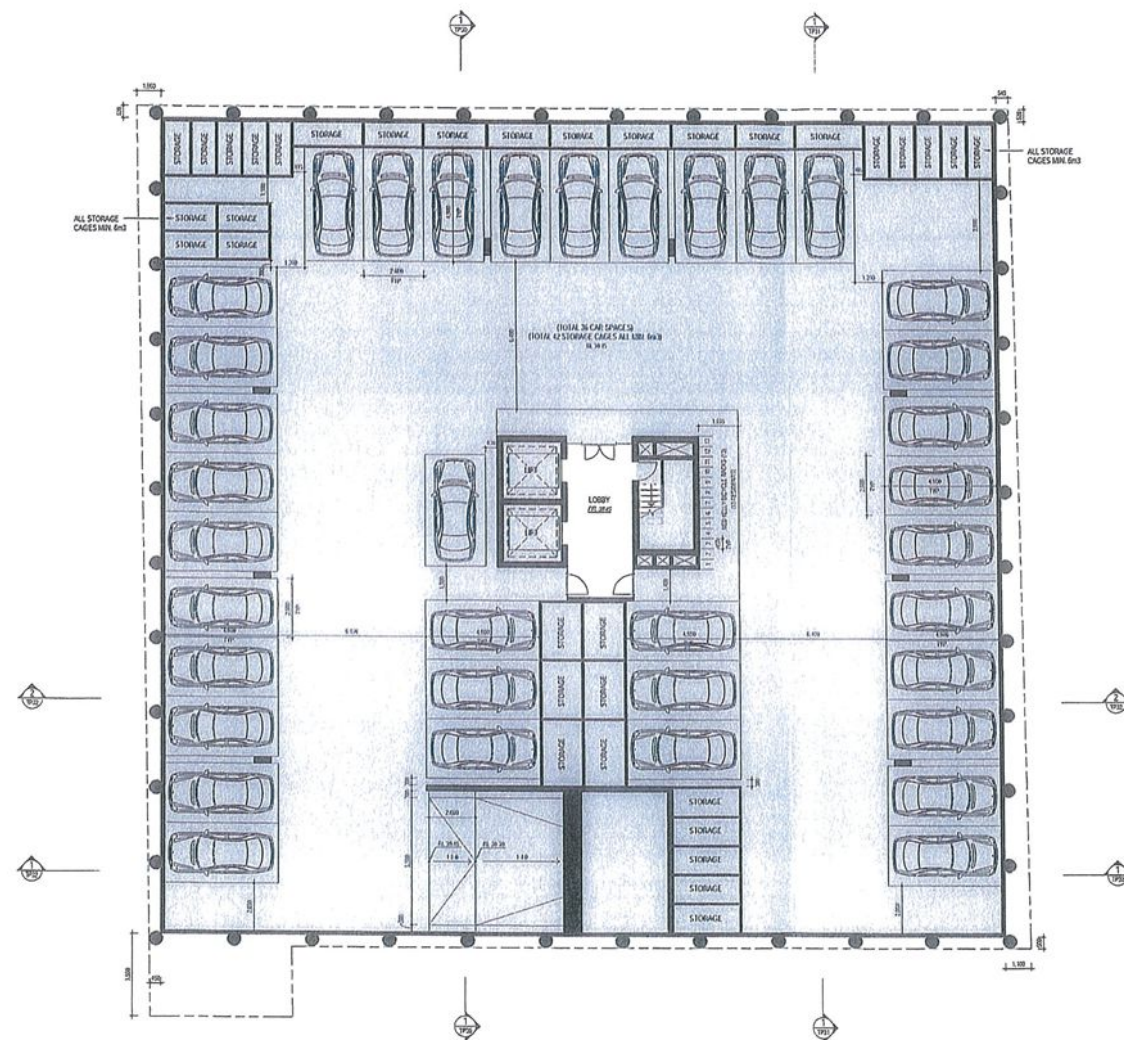
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8.02PM Cr Delahunty returned to the Chamber.

The MOTION was put and CARRIED.

LEGEND

REF	REFRIGERATOR
WM	WASHING MACHINE
CG	OBSCURE GLAZING UP TO 1000mm ABOVE FFL



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E info@conradarch.com.au

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600-604 NORTH RD, ORMOND
Page

LOWER BASEMENT PLAN
Drawing

1:100 NS C1411 JUN 2015

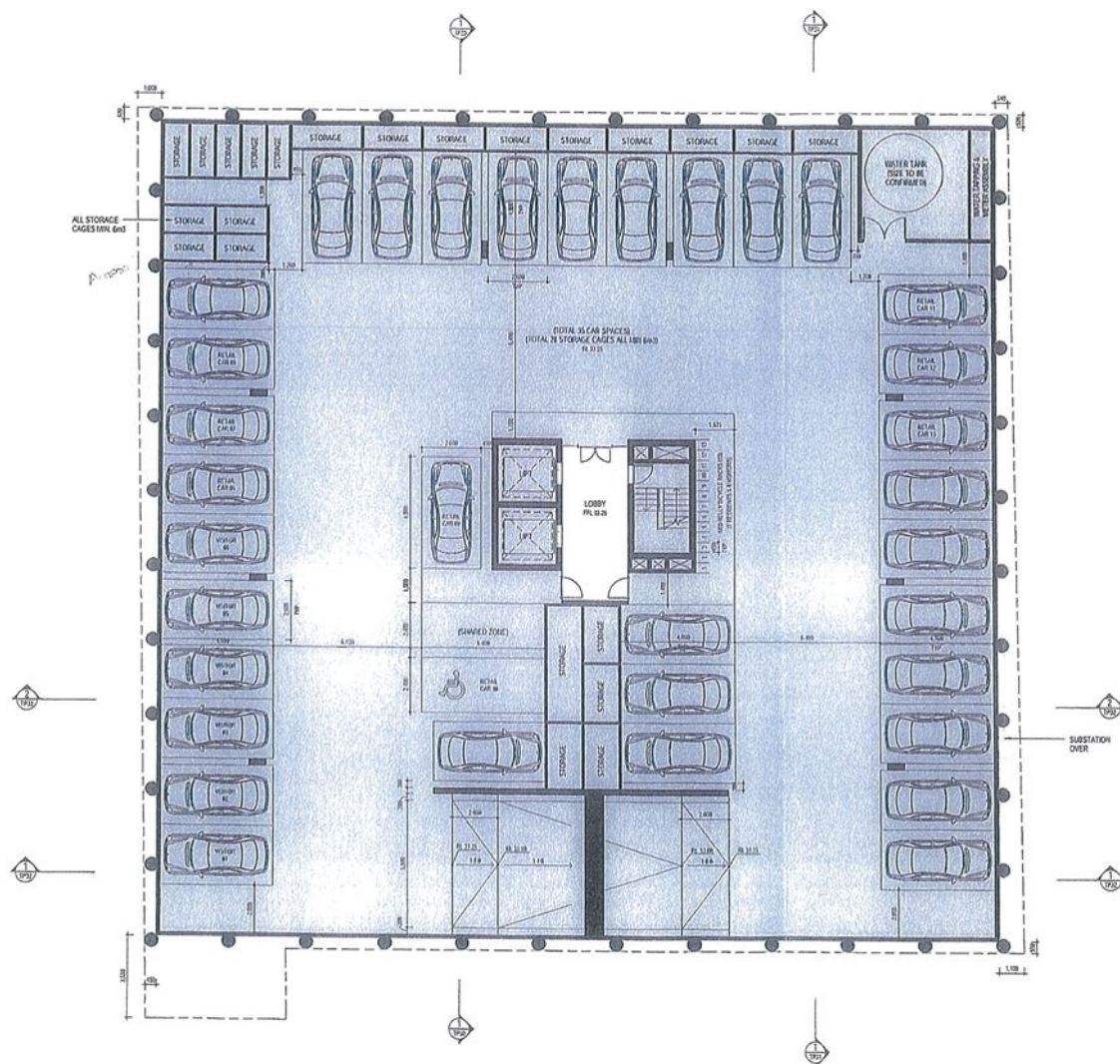


TP10 A

Drawing No. Author

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REF. AIR-CONDITIONER
 WM. WASHING MACHINE
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Project
 UPPER BASEMENT PLAN
 Drawing

1:100
 Scale as Shown

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Drawn

C1411

Project No.

JUN 2015

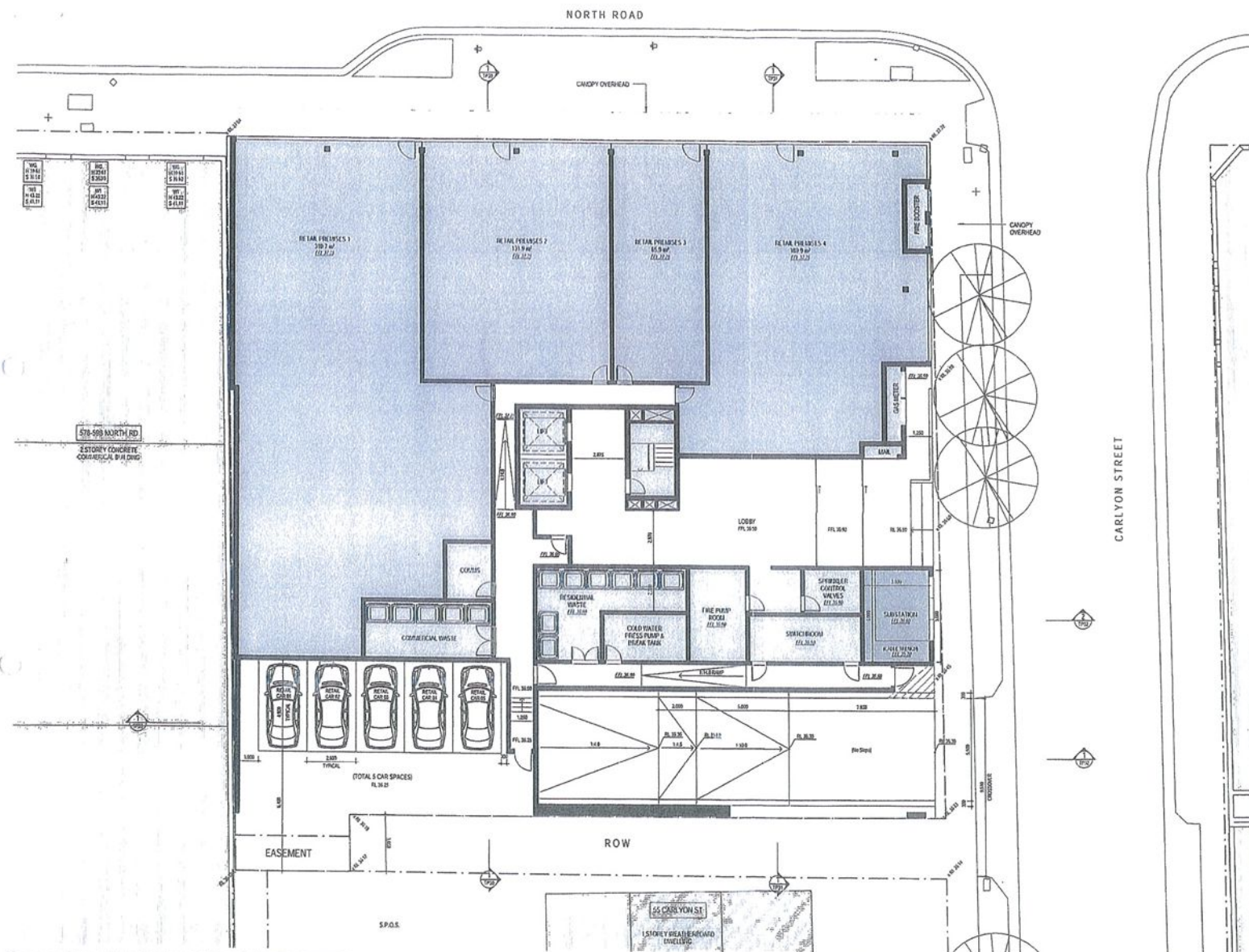
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TP11
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A

Revision



LEGEND

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WCA	WASHING MACHINE
CG	OBSCURE GLAZING UP TO 1500mm ABOVE FFL

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Page:
GROUND FLOOR PLAN

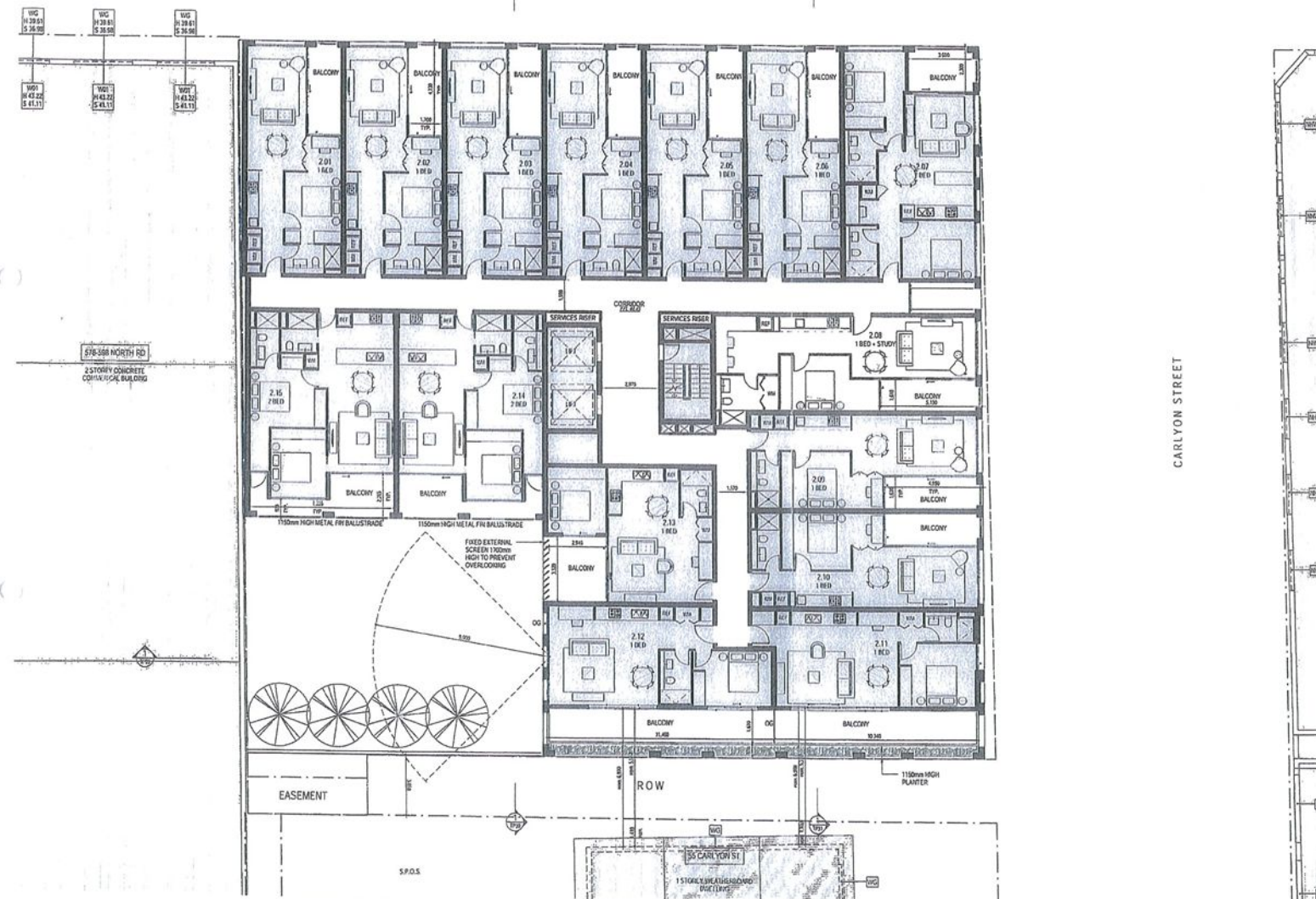
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TP12
Drawing No.

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Revision

REF	REFRIGERATOR
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OG	OBSOLETE GLAZING UP TO 1700mm ABOVE FFL



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LEVEL 2 PLAN

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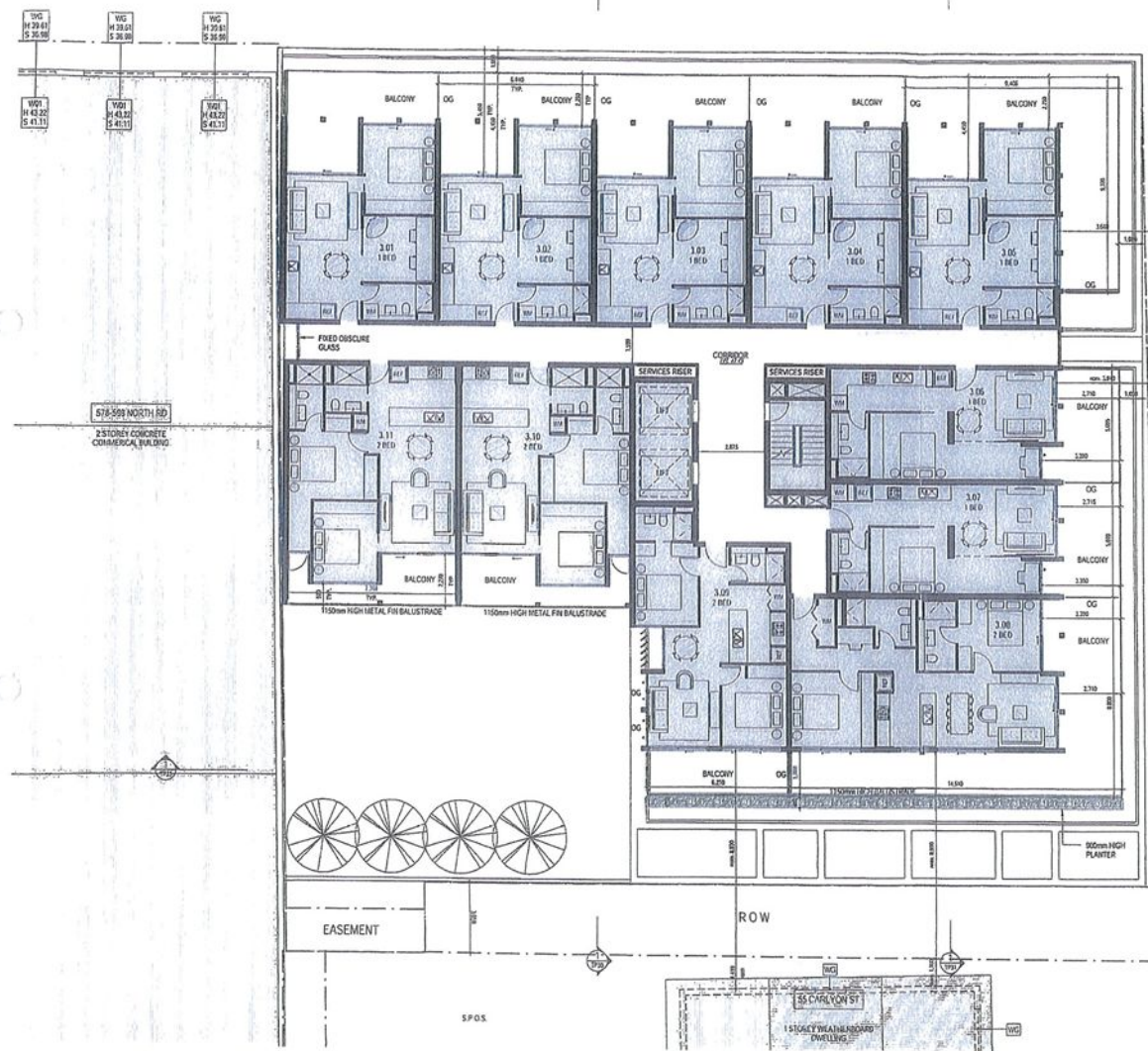
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TP14

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REF	REFRIGERATOR
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CARLYON STREET

GLEN EIRA COUNCIL
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26 JUN 2015
STATUTORY PLANNING
DEPARTMENT

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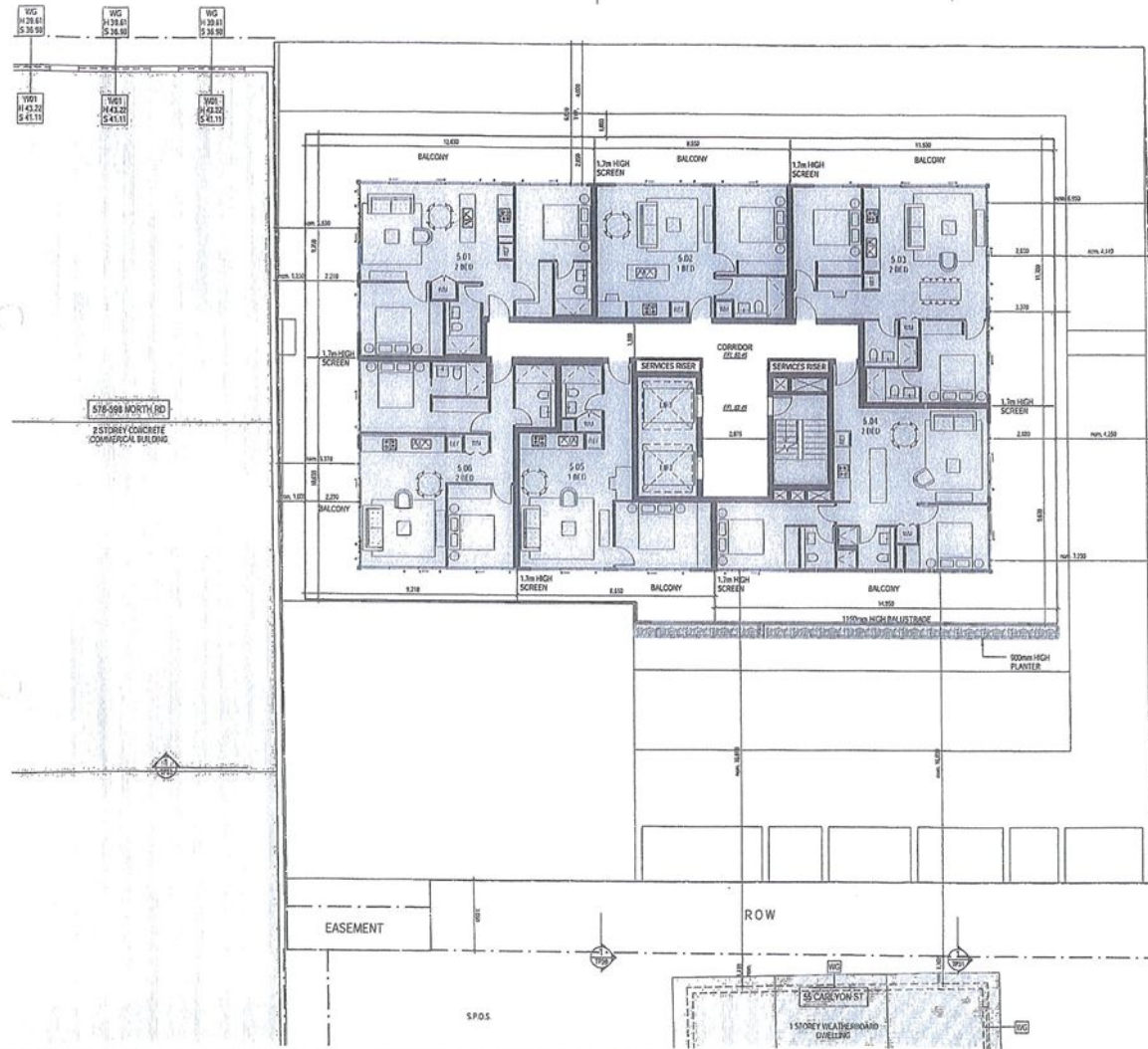
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E info@cornatarchitects.com.au

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Page:
LEVEL 3 PLAN

1 : 100 NS C1411 JUN 2015 TP15 A

REF	REFRIGERATOR
WAS	WASHING MACHINE
OG	OBSOLETE GLAZING UP TO 1700mm ABOVE FFL



CARLYON STREET

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DEPARTMENT
LEGEND

LEGEND

OG OBSCURE GLAZING UP TO 1.3m ABOVE FFL

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Revision	Date	Approved
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600-604 NORTH RD, ORMOND
Beach

LEVEL 5 PLAN

1 : 100
Scale as A3

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C1411
Project File

JUN 20
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9

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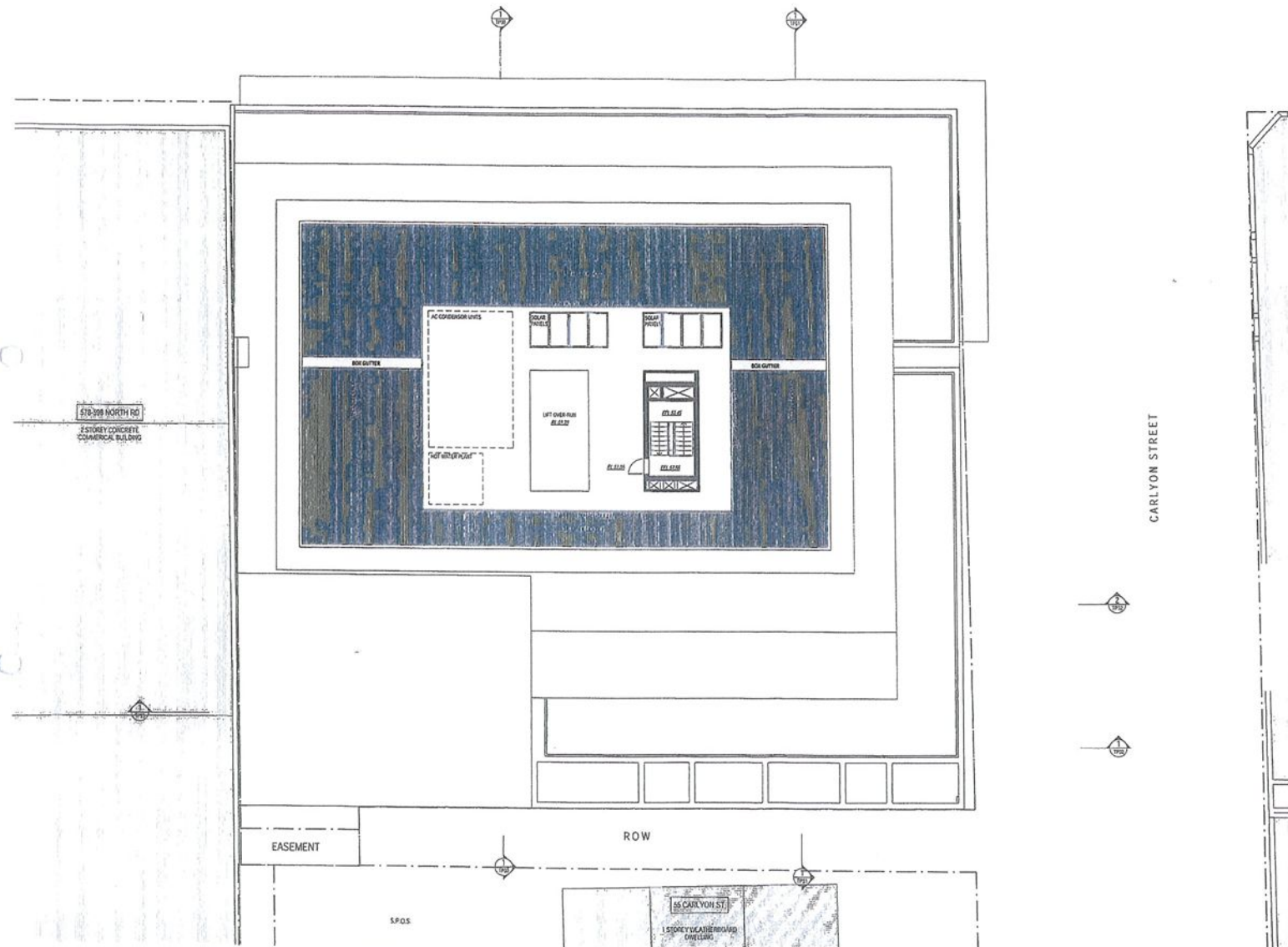
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A

NORTH ROAD

LEGEND

REF	REFRIGERATOR
WLA	WASHING MACHINE
OG	EXISTING GLAZING UP TO 1200mm ABOVE FFL



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STATUTORY PLANNING
DEPARTMENT

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TOWN PLANNING
Drawing Sheet

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CONRAD

600-604 NORTH RD, ORMOND

Roof Plan
Drawing

1:100

NS

Drawn

C1411

Project No

JUN 2015

Date

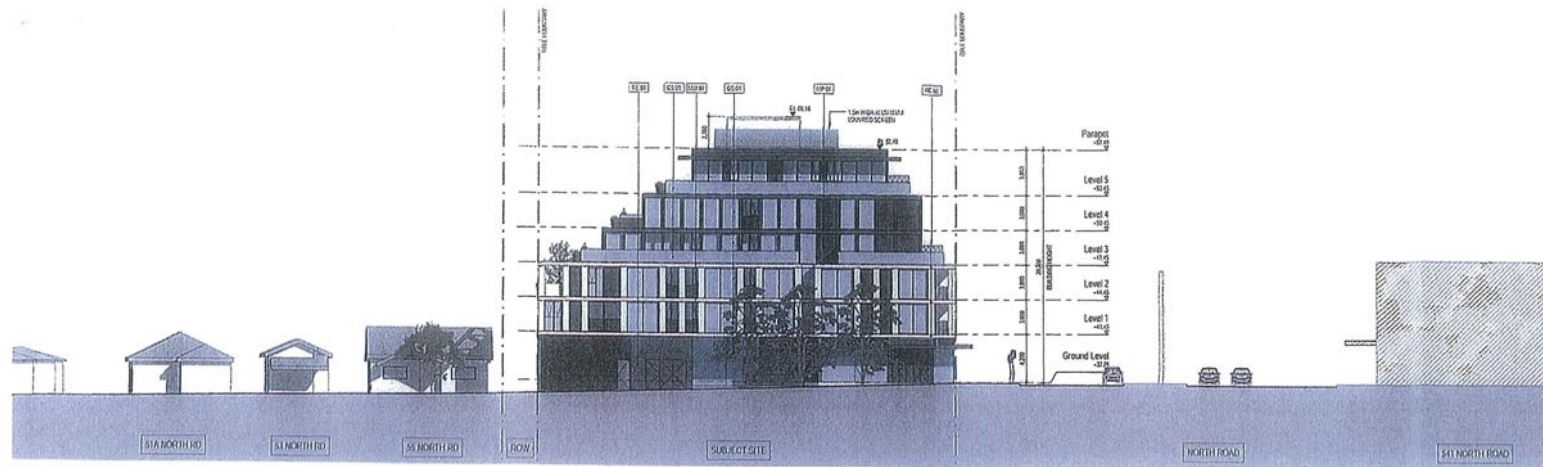


TP18

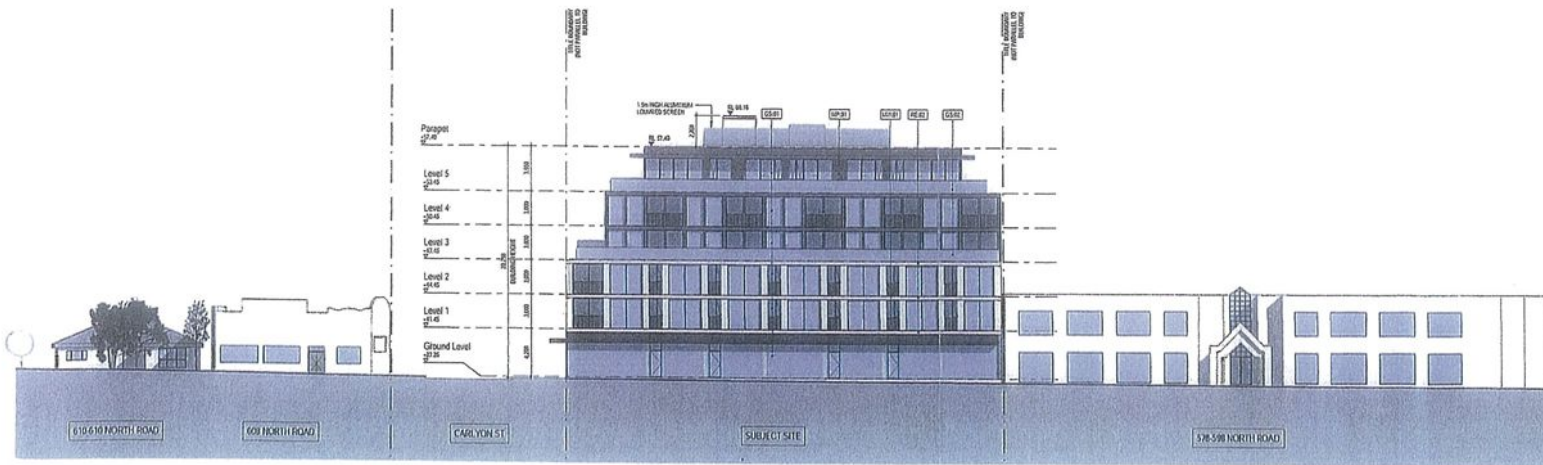
Drawing No

A

Revision



EAST ELEVATION



NORTH ELEVATION
1:200

EXTERNAL MATERIALS SCHEDULE

CS-01	GLAZED WINDOWS & DOORS ANODISED ALUMINIUM FINISH COLOUR: BLACK
CS-02	GLAZED BALUSTRADE FRAMELESS BALUSTRADE WITH CLEAR GLASS
RE-01	PAINTED / FINISHED FINISH PAINTED FINISH COLOUR: TBC
RE-02	PAINTED / FINISHED FINISH PAINTED FINISH COLOUR: TBC

MP-01	METAL CLADDING METAL PANELS COLOUR: TBC
MP-02	ALUMINIUM BALUSTRADE ANODISED ALUMINIUM FINISH COLOUR: BLACK

SC-01	ALUMINIUM SCREENS ANODISED ALUMINIUM FINISH COLOUR: TBC
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NOTES

HATCHING DENOTES OBSCURE GLASS UP TO 1000mm ABOVE FINISHED FLOOR LEVEL.
ALL FLOOR LEVELS ARE TO THE STRUCTURAL SLAB INTERIOR. FINISHED FLOOR LEVELS ARE APPROX 20mm VEGIER.

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CONRAD

600-604 NORTH RD, ORMOND

ELEVATIONS - SHEET 1

1:200
Scale: A1

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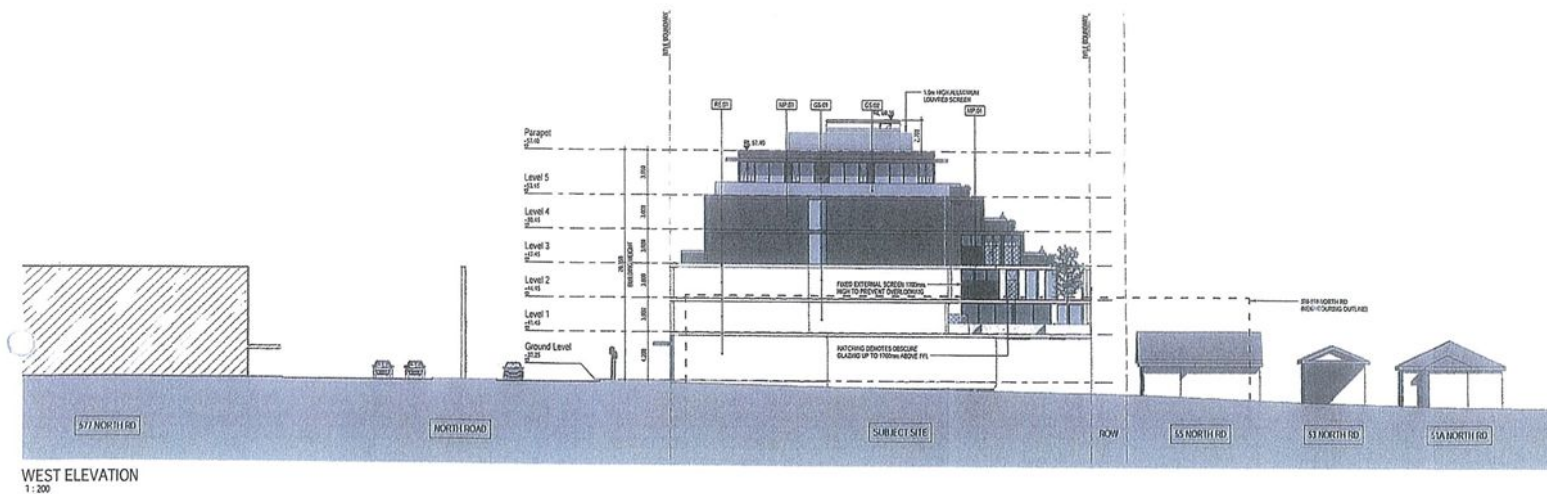
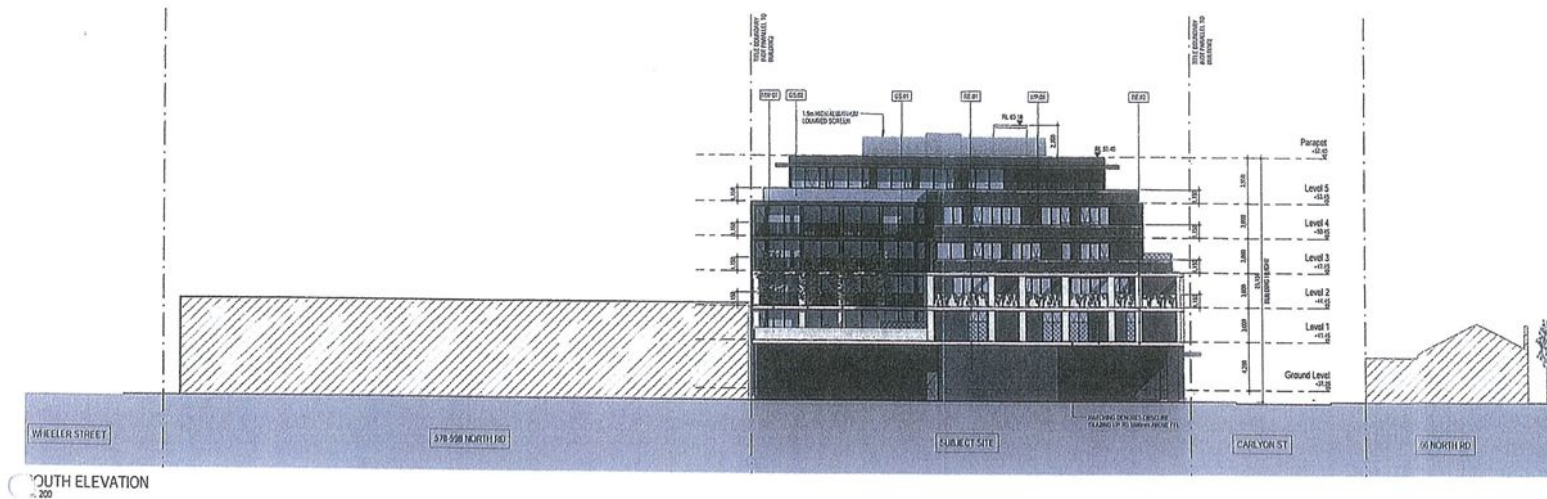
C1411
Project No.

JUN 2015
Date

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GLEN EIRA COUNCIL
RECEIVED
26 JUN 2015
STATUTORY PLANNING
DEPARTMENT



GLENDON COUNCIL
RECEIVED
26 JUN 2015
STATUTORY PLANNING
DEPARTMENT

EXTERNAL MATERIALS SCHEDULE

GL01	GLAZED WINDOWS & DOORS ANODISED ALUMINIUM FRAMING COLOUR: BLACK
GL02	GLAZED BALUSTRADE FRAMELESS BALUSTRADE WITH CLEAR GLASS

FE01	PAINTED / POWDER COATED FINISH PAINTED FINISH COLOUR: TBC
FE02	PAINTED / POWDER COATED FINISH PAINTED FINISH COLOUR: TBC

UP01	METAL CLADDING METAL PANELS COLOUR: TBC
UP02	ALUMINIUM BALUSTRADE ANODISED ALUMINIUM FINISH COLOUR: BLACK

SC01	ALUMINIUM SCREENS ANODISED ALUMINIUM SCREENS COLOUR: TBC
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NOTES

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Revised: Dec: Amendment:

TOWN PLANNING
Drawing Sheet:

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600-604 NORTH RD, ORMOND
Project:
ELEVATIONS - SHEET 2
Drawing:

1:200
Scale: A3

Author

Drawn

C1411

Project No

JUN 2015

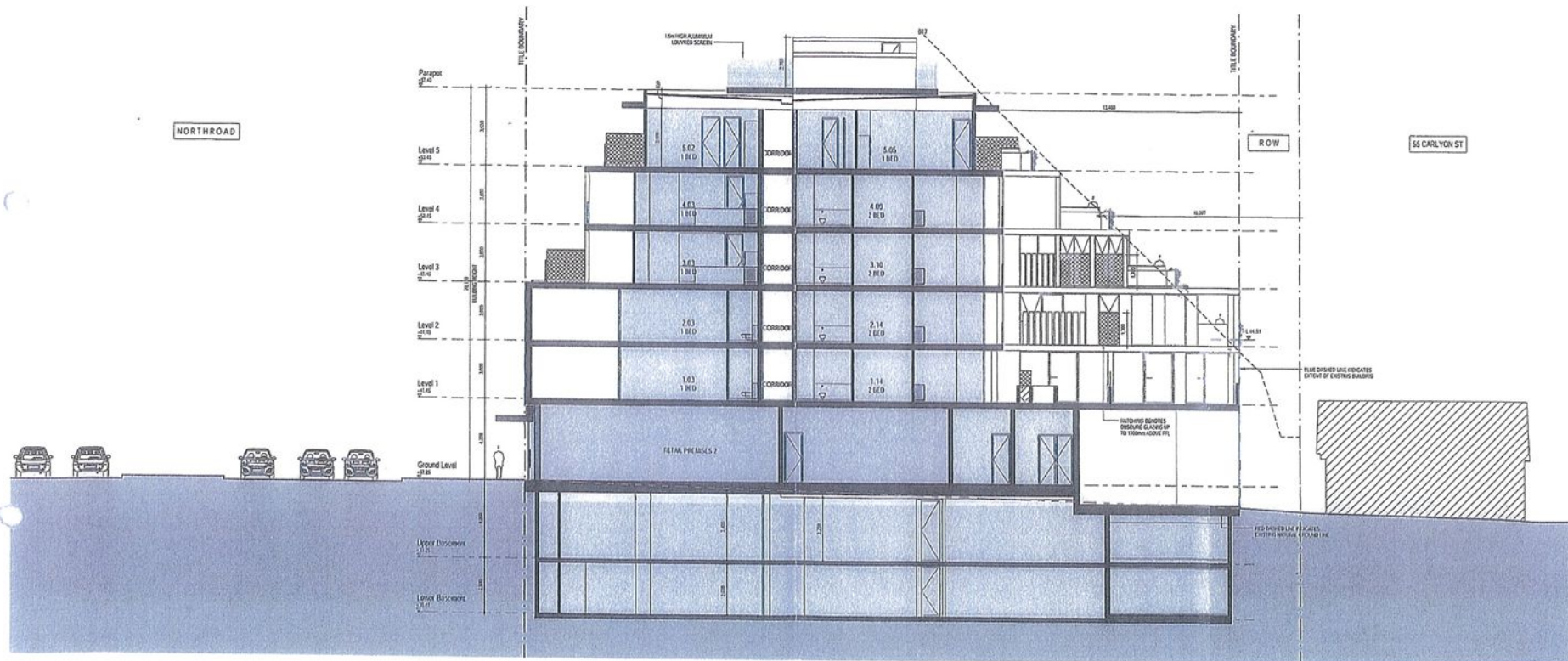
Date

TP21

Revision No

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Revision



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Revision Size Information

TOWN PLANNING
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CONRAD

600-604 NORTH RD, ORMOND

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NORTH-SOUTH SECTION

Drawing

1:100 NS Date JUN 2015

C1411

Project No

Date

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Author

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Reviewer

Approver

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Scale

Date

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Item 9.4

9 & 9A Truganini Road, Carnegie
APPLICATION NO. GE/PP-28072/2015

File No: GE/PP-28072/2015
Enquiries: Rocky Camera
Acting Manager Statutory Planning



APPLICATION SUMMARY

PROPOSAL	Construction of a four storey building comprising 20 dwellings above basement car park
RECOMMENDATION	Notice of Decision to Grant a Permit
KEY ISSUES	<ul style="list-style-type: none"> • Impacts on adjoining properties • Streetscape appearance • Car park layout
MUNICIPAL STRATEGIC STATEMENT	Urban Villages Policy
APPLICANT	Truganini Development Pty Ltd
PLANNING SCHEME CONTROLS	<ul style="list-style-type: none"> • Residential Growth Zone
EXISTING LAND USE	Two single-storey dwellings
PUBLIC NOTICE	<ul style="list-style-type: none"> • 9 properties notified • 70 notices sent (owners and occupiers) • 2 signs erected on site • 1 objection received
Application fee payable (fee increased by the State Government in 2009)	\$1,153.00

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 Grant a Permit for Application No. GE/PP-28072/2015 allowing the construction of a four storey building comprising 20 dwellings above a basement car park 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 17 May 1999 and approved by the Minister on 5 August 1999.
- Urban Villages Policy – Adopted by Council on 18 October 2003 and approved by the Minister on 28 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
- ResCode
- Other relevant considerations of the planning scheme

The key issues influencing the recommendation are as follows:

Impacts on Adjoining Properties

The proposed building has an appropriate variation in side and rear setbacks and articulation of the facades. It is considered that the proposed building will achieve an acceptable level of visual bulk when viewed from the adjoining properties.

Whilst most of the first, second and third floor windows and balconies have been screened to maintain privacy for adjoining properties in accordance with ResCode, a recommended condition requires some additional notes to ensure that fixed obscure glass and privacy screens are installed to a height of at least 1.7m above the floor level.

Item 9.4 (cont'd)

The overshadowing impacts of the proposal on 11 Truganini Road and 4/12 Kokaribb Road are considered to be acceptable and consistent with ResCode objectives. Furthermore, the building's side and rear setbacks will ensure that the habitable room windows of all adjoining properties will continue to receive adequate daylight.

Some additional setbacks will be required to be noted on the plans to ensure that the proposed building is fully dimensioned.

Streetscape Appearance

It is considered that the proposed building has been well designed and its height, massing and appearance would be suitable for this strategic 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.

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.

The second and third floors will be recessed compared with the ground and first floors to minimise the impacts of the proposed building on the streetscape and adjoining properties.

Landscaping opportunities will be provided which will include the planting of canopy trees within the front and rear setbacks.

Parking and Traffic

The State Government parking guidelines suggest 20 on site resident car spaces are needed based on 1 car space for each 1 or 2 bedroom dwelling. The required 20 car spaces are provided in the basement.

The guidelines suggest 4 on site visitor car spaces based on 1 car space for every 5 dwellings. A total of 4 visitor car spaces are provided in the basement. A note will be included should a planning permit issue making future residents ineligible to obtain resident and visitor parking permits.

The basement ramp and car park layout is generally satisfactory but minor changes as suggested by Council's Transport Planning Department are required to ensure safe and convenient vehicle movements. The changes are included as conditions within the appendix.

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 Truganini Road or the surrounding road network.

Item 9.4 (cont'd)Compliance with Prescriptive ResCode Standards

Site coverage of 57% and permeability of 20% satisfies the relevant ResCode standards of 60% and 20%, respectively.

There are some departures from ResCode standards for the front and side setbacks. The majority of the building will be setback 8.4m or greater from the street which exceeds the required front setback of 7.5m. There are 3 balconies that have a front setback of 6.8m. This is considered to be acceptable as the balconies add to the visual interest of the front façade and will not be over imposing when viewed from adjoining properties and the street. All rear setbacks exceed the ResCode standard and are satisfactory.

All ground, first and second floor side setbacks (excluding some of the balcony pergolas/screens) are greater than the ResCode requirements. The third floor side setbacks of 7.0m do not fully accord with ResCode and are approximately 0.3m less than the prescribed setback but are considered to be satisfactory because the amenity of the existing dwellings at 7 and 11 Truganini Road would not be significantly reduced.

The stair and lift section of the third floor, located toward the middle of the building, is setback 4.5m and would be opposite a wide setback area of the existing building at 11 Truganini Road. This is considered to be satisfactory given that this part of the building has a length of 5.0m and would not cause unreasonable loss of daylight, overshadowing or visual bulk. It is acknowledged that some north-facing windows of 11 Truganini Road would be affected by the proposal. Whilst there would be some reduction of sunlight, the applicant has demonstrated that satisfactory solar access would be maintained in accordance with ResCode requirements.

The overshadowing impact of the proposal satisfies the relevant ResCode objective as there would be a minimal impact on the existing secluded private open spaces of the dwellings on the adjoining lots.

Areas of private open space for ground floor dwellings are all larger than 25sqm with widths of 2.9m or wider. The upper floor balconies are all 8sqm or larger. A condition contained within the appendix will require the balcony widths to be not less than 1.6m. The basement includes 6 cubic metres of storage for each dwelling.

Management Plan Requirements

A Construction Management Plan (CMP), Waste Management Plan (WMP) and a Car Stacker System Management Plan (CSSMP) will be required as conditions.

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

ADDRESS: 9 & 9A Truganini Road, Carnegie
APPLICATION NO: GE/PP-28072/2015

1. Proposal

(Refer to attached plans)

Features of the proposal include:

- Basement car park comprising 24 car spaces (1 for each dwelling and 4 visitor car spaces).
- Vehicle access from a widened crossover to Truganini Road.
- Total of 20 dwellings comprising 6 x 1 bedroom and 14 x 2 bedroom dwellings.
- Maximum overall building height of 12.79m (Note: the height includes a lift overrun that projects 0.30m above the remainder of the building).
- Site coverage of 57%.

2. Public Notice

- 9 properties notified.
- 70 notices sent (owners and occupiers).
- 2 signs erected on site.
- 1 objection received.

The objectors' concerns are summarised as follows:

- Property at 11 Truganini Road could be damaged and tenants impacted.

3. Referrals

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

Transport Planning

- An adequate number of car spaces are proposed.
- Minor changes are required to the car park layout.

Landscape Assessment Officer

- There is no important vegetation on the site.
- Tree protection conditions will be required for 2 trees on the adjoining properties to the north and east.
- The Pittosporum hedge on the adjoining property to the south will be affected by the basement.
- A landscape plan will be required which will include the planting of at least 4 canopy trees.

Item 9.4 (cont'd)*Park Services*

- The proposal will have no detrimental impact on the street tree. Tree protection conditions are required.

4. Planning Conference

The Conference 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:

- Concerns about potential damage to the adjoining property at 11 Truganini Road and that Protection Works notification will be given as required under the building regulations.

Undertakings by the Applicant

The developer will send a letter to the objectors assuring them that they will be given the appropriate notifications together with assurances that the proposed construction method for the basement will include a pier method (as opposed to open cut).

It is noted that this undertaking forms part of the building permit process and is not relevant to the town planning approval.

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 Drawing No's. TP03A to TP11A, drawn by Patricia Stocca Architect, dated 07.08.2015, but modified to show:

Car Parking and Access

- (a) The lengths of the grades of the access ramp to be noted on the basement and ground floor plans and the cross-section drawing.
- (b) The provision of 300mm wide kerbs on each side of the access ramp that connects the upper and lower levels of the basement.
- (c) An electronic swept path analysis assessment using the B85th vehicle undertaken by a suitably qualified traffic engineer to demonstrate convenient access to and from the accessway ramp and the car park aisles, and to and from the most difficult car spaces.
- (d) Car space 7 widened to 2.9m or a 300mm clearance provided.
- (e) The exact model of car stacker system to be specified and all dimensions noted and shown on the basement plan and a cross-section drawing (eg, car space widths, lengths and heights; clear platform widths and lengths; pit depths; height clearances, etc) in accordance with Design Standard 4 of Clause 52.06 of the Glen Eira Planning Scheme or to the satisfaction of the Responsible Authority.
- (f) The provision of a convex mirror on the southern basement wall adjacent to the front of car space 6 to improve visibility between vehicles entering and exiting the basement car park.

Item 9.4 (cont'd)

- (g) The provision of an intercom, setback a minimum of at least 3 metres from the front boundary, so that visitors can access the basement.
- (h) The cross-section drawing to show headroom clearance above the ramp in accordance with Figure 5.3 of AS2890.1:2004.

General

- (i) A Landscape Plan in accordance with Condition 2.
- (j) The delineation of separate Tree Protection Zones (TPZ) and Tree Protection Fencing (TPF) for the Paperbark tree on the adjoining property to the north and the Variegated Pittosporum tree on the adjoining property to the east at a radius of 2.0 metres from the base of each trunk to define their 'tree protection zones'.
- (k) The addition of notes to the plans and elevations stating that all north, south and east facing habitable room windows and balconies with outlooks to the habitable room windows and secluded private open spaces of the adjoining properties within 9.0m of the respective windows or balconies will, as appropriate, either be fitted with fixed obscure glass or have sill heights to at least 1.7m in height above the finished floor level or have privacy screens that will be fixed to at least 1.7m in height above the finished floor level that will not be more than 25% transparent.
- (l) All balconies to have a width of at least 1.6m with an area of at least 8sqm.
- (m) A detailed schedule of colours, materials and finishes (including samples) for all external surfaces (including walls, glazing and pavement treatments).
- (n) The setbacks of all parts of the building from each boundary.
- (o) The deletion of boundary fencing/walls and trellis notations, air conditioners, water tanks and any other domestic services normal to a dwelling.

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) All existing retained vegetation to be identified.
- (b) Buildings and trees (including botanical names) on neighbouring properties within 3 metres 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 3.0 metres tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the following areas:
 - (i) Front setback: x 2 trees;
 - (ii) Rear setback: x 2 trees;
 or 4 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 9.4 (cont'd)

3. The landscaping as shown on the endorsed Landscape Plan must be carried out, completed and maintained to the satisfaction of the Responsible Authority.
4. 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.
5. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the Paperbark tree on the adjoining property to the north and the Variegated Pittosporum tree on the adjoining property to the east at a radius of 2.0 metres from the base of each 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.

6. Any pruning that is required to be done to the canopy or root system of any trees retained on-site, or where the canopy of neighbouring property trees overhang the site, is to be done by a qualified Arborist to Australian Standard – Pruning of Amenity Trees AS 4373 – 2007, Standards Australia.
7. The proposed works must not cause any damage to the canopy, roots or the Tree Protection Zone of the existing street tree.
8. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the street tree at a radius of 8.0 metres from the base of the trunk to define a 'tree protection zone'. 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.

Item 9.4 (cont'd)

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 4.2 metres of the existing street tree (measured from the centre of the trunk) 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. 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.
12. The mechanical car stackers must be maintained by the Owner's Corporation 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. Should no Owner's Corporation be established, then the lot owner must bear responsibility for ongoing maintenance of the car stacker.

Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority, a Car Stacker System Management Plan (CSSMP) including but not limited to the following:

- (a) Allocation of car spaces according to vehicle size and type;
- (b) Ongoing maintenance of the car stacker system;
- (c) Instructions to owners/occupiers about the operation of the car stacker system; and
- (d) Communicating to prospective residents about the availability of car stacker spaces and sizes.

Item 9.4 (cont'd)

Once approved this document 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.

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. 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 or more bedroom dwelling; and
 - Not less than one (1) visitor car space for every five (5) dwellings and marked accordingly.
15. 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.
16. Before the development is occupied, 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.
17. 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).
18. 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.
19. External lighting of the areas set aside for car parking, access lanes and driveways must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.

Item 9.4 (cont'd)

20. Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan (CMP) 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.

21. 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. The 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.

22. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.

Item 9.4 (cont'd)

23. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to Note A.
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 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.
26. 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. Residents of the dwellings allowed under this permit will not be issued residential parking permits (including visitor parking permits).
- B. 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.

- C. 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.

Item 9.4 (cont'd)

- D. 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. The approval for building on a “title boundary” enables the building to be sited precisely on the boundary (as determined by a licensed land surveyor) or within 200mm of the title boundary as per the definition in Clause 55.04-2 of the Glen Eira Planning Scheme. All matters relating to the boundary fences shall be in accordance with the provisions of the Fences Act 1968, i.e. Council will not deliberate on which option prevails but rather the permit holder and adjoining owners will need to cooperatively resolve which of the above outcomes is mutually acceptable.

E. Asset Engineering Notes:

Vehicle Crossings

- The existing southern vehicle crossing shall be modified/widened to Council’s standard for access to the basement car park.
- The existing service pit located within the proposed modified/widened southern vehicle crossing shall be relocated or written consent/conditions from the responsible authority must be sought.
- The existing northern crossing is to be removed. The footpath, naturestrip and kerb and channel are to be reinstated to match abutting conditions.

Stormwater Drainage

- All stormwater runoff must be drained to Council’s drainage network. No net increase in peak stormwater runoff in Council’s drainage network. Post development peak storm water discharge to Council’s 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 to any construction works.
- All on-site stormwater is to be collected from the hard surface areas and must not be allowed to flow uncontrolled into adjoining properties. The on-site drainage system must prevent discharge from each driveway onto the footpath. Such a system may include either:
 - trench grate (150mm minimum internal width) located within the property and/or;
 - Shaping the driveway so that water is collected in a grated pit on the property.

General

- Any firefighting equipment for the building shall be accommodated within title boundary. Council will not allow private fire equipment in the Road Reserve.
- Asset Protection Permit must be obtained from Council’s Engineering Services Department prior to the commencement of any building works.
- All relevant Engineering Permits must be obtained prior to any works within the Road Reserve and/or stormwater connection to Council’s drainage network.
- Any modifications, amendments or changes that could impact Council’s infrastructure assets are to be discussed with the Engineering Services Department prior to issuing a planning permit.

Item 9.4 (cont'd)

Crs Hyams/Lipshutz

That the recommendation in the report be adopted.

DIVISION

Cr Lobo called for a DIVISION on the voting of the Motion.

FOR

Cr Hyams

Cr Lipshutz

Cr Delahunty

Cr Pilling

Cr Magee

Cr Okotel

Cr Sounness

AGAINST

Cr Lobo

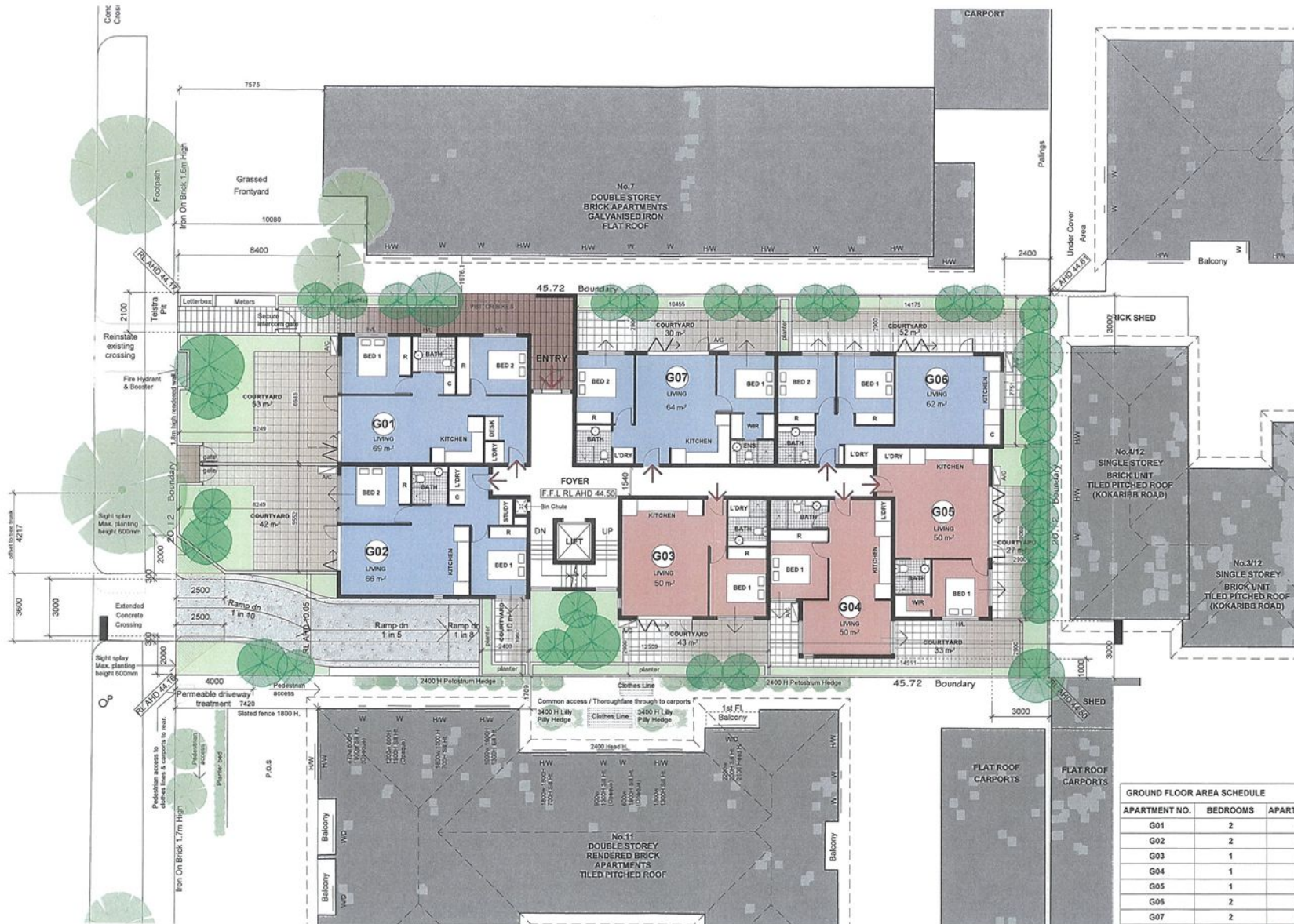
Cr Esakoff

On the basis of the DIVISION the Chairperson declared the Motion CARRIED.

[illegible]

PROJECT: 15-03 DRAWING No: TP 03 DATE: 07.08.2015
REVISION No: A REVISED BIN AREA & STORAGE CAGES, ELEC. METERS C'D INDICATED. SCALE: 1:100
CHANGES TO TRAFFIC ENGINEER REQUIREMENTS.
ISSUE TO MS GLEN EIRA & DEVCON

TRUGANINI ROAD



TOTAL SITE AREA	920sqm
GROUND FLOOR AREA	483sqm
TOTAL P.O.S AREA	291sqm
SITE COVERAGE	57%
(inclusive of upper storey overhangs)	
SITE PERMEABILITY	20%

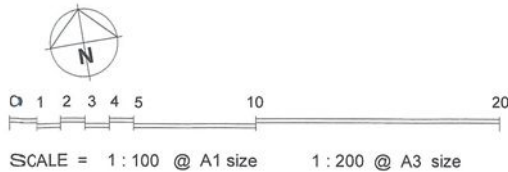
GROUND FLOOR AREA SCHEDULE				
APARTMENT NO.	BEDROOMS	APARTMENT (m ²)	COURT (m ²)	TOTAL (m ²)
G01	2	69	53	122
G02	2	68	52	120
G03	1	50	43	93
G04	1	50	33	83
G05	1	50	27	77
G06	2	62	52	114
G07	2	64	30	94

GLEN EIRA COUNCIL
RECEIVED
18 AUG 2015

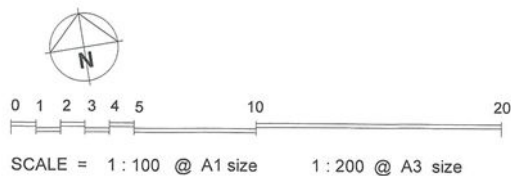
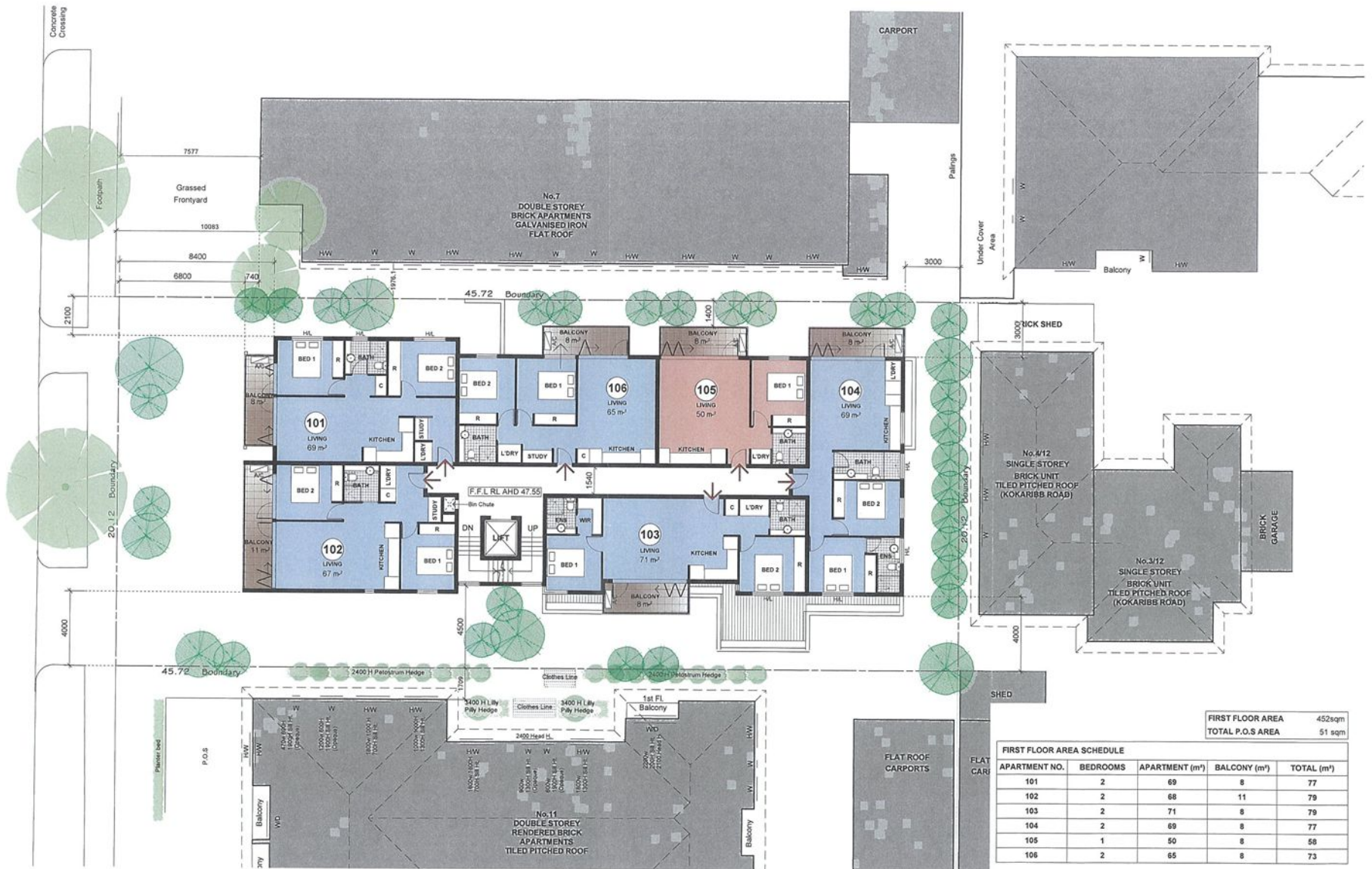
STATUTORY PLANNING
DEPARTMENT
Patricia Stocco
3018 2, 85 Wellington Street
Cocklewood VIC 3066
03 9419 5588

GROUND FLOOR PLAN
PROPOSED DEVELOPMENT
9 & 9A TRUGANINI ROAD, CARNEGIE
PROJECT: 15-03 DRAWING NO: TP 04
REVISION NO: A REVISED SITE COVERAGE & A/C UNITS INDICATED
SIGHT SPLAY ADDED TO SOUTH CORNER OF SITE.
ISSUE TO MS GLEN EIRA & DEVCON

DATE: 07.08.2015
SCALE: 1:100



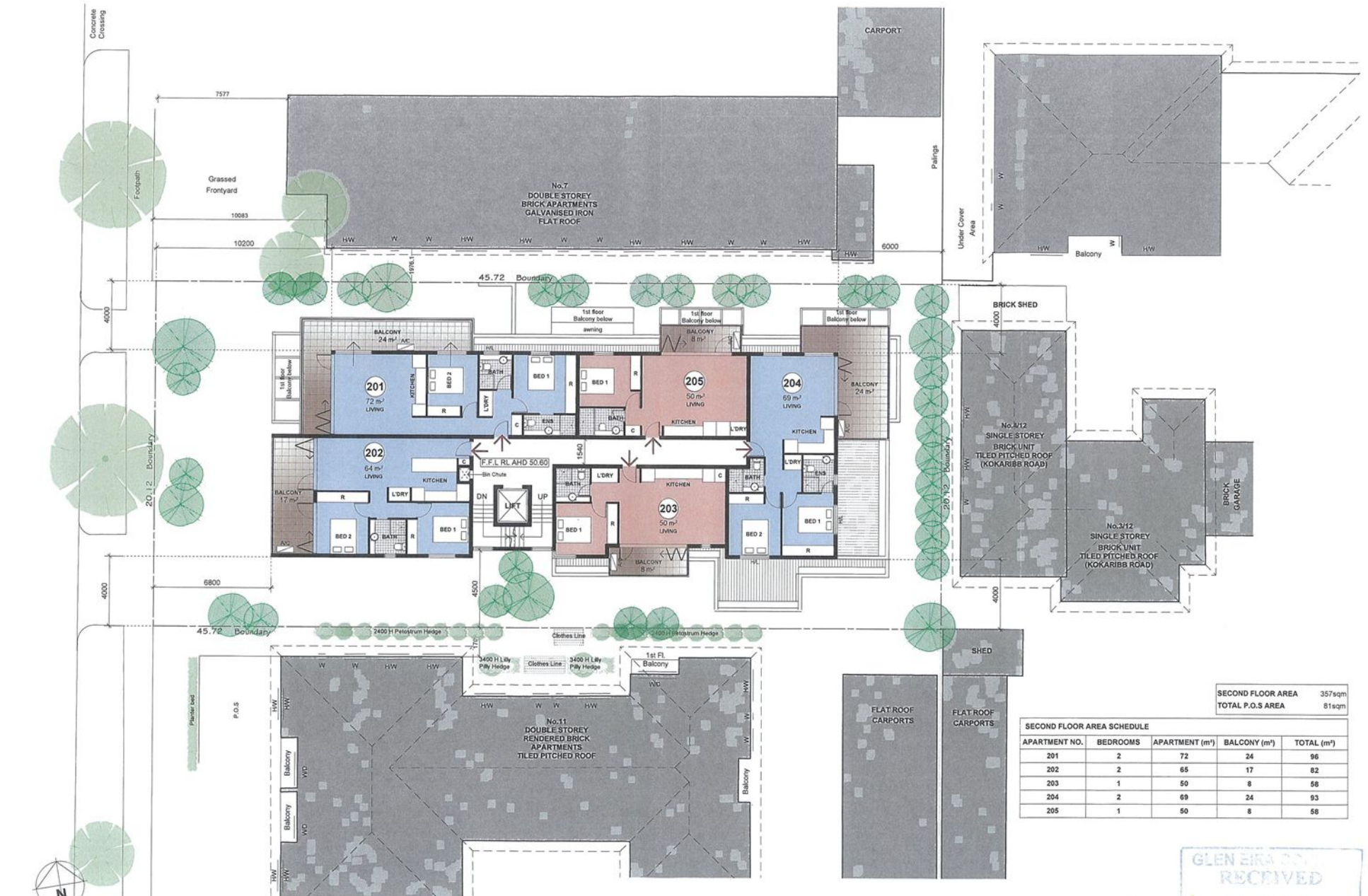
TRUGANINI ROAD



FIRST FLOOR PLAN
 PROPOSED DEVELOPMENT
 9 & 9A TRUGANINI ROAD, CARNEGIE
 PROJECT: 15-03 DRAWING NO: TP 05
 REVISION NO: A 1/2 UNITS INDICATED
 DATE: 07.08.2015 SCALE: 1:100

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 18 AUG 2015
 STATUTORY DEPARTMENT
 Patricia Stocco Architect
 Suite 2, 84 Warrington Street
 Collingwood VIC 3066
 03 9419 5588

TRUGANINI ROAD



SECOND FLOOR AREA 357sqm
TOTAL P.O.S AREA 81sqm

SECOND FLOOR AREA SCHEDULE				
APARTMENT NO.	BEDROOMS	APARTMENT (m ²)	BALCONY (m ²)	TOTAL (m ²)
201	2	72	24	96
202	2	65	17	82
203	1	50	8	58
204	2	69	24	93
205	1	50	8	58

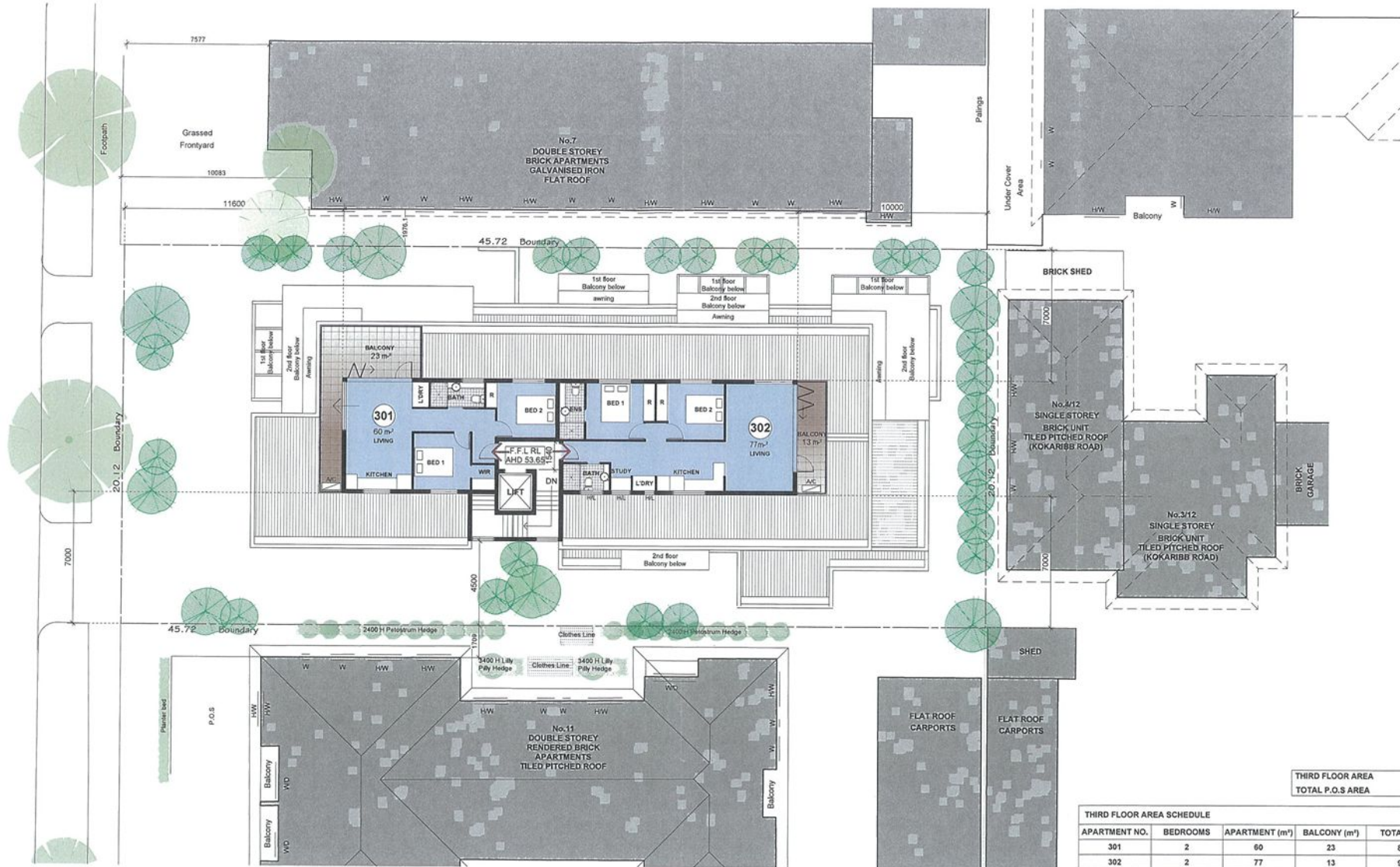
SECOND FLOOR PLAN
PROPOSED DEVELOPMENT
9 & 9A TRUGANINI ROAD, CARNEGIE
PROJECT: 15-03 DRAWING NO: TP 06
REVISION NO: 4 A/E UNITS INDICATED
ISSUE TO MS GLEN EIRA & DEVCON

DATE: 07.08.2015
SCALE: 1:100



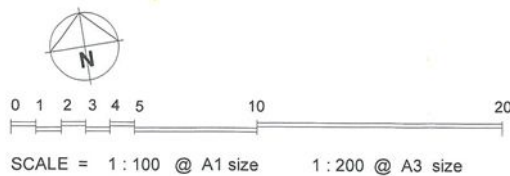
0 1 2 3 4 5 10 20
SCALE = 1 : 100 @ A1 size 1 : 200 @ A3 size

TRUGANINI ROAD



THIRD FLOOR AREA 160sqm
TOTAL P.O.S AREA 368sqm

THIRD FLOOR AREA SCHEDULE				
APARTMENT NO.	BEDROOMS	APARTMENT (m²)	BALCONY (m²)	TOTAL (m²)
301	2	60	23	83
302	2	77	13	90

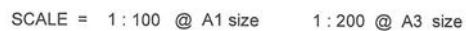


THIRD FLOOR PLAN
PROPOSED DEVELOPMENT
9 & 9A TRUGANINI ROAD, CARNEGIE
PROJECT: 15-03 DRAWING NO: TP 07
REVISION NO: 4 A/C UNITS INDICATED
DATE: 07.08.2015 SCALE: 1:100
ISSUE TO: GLEN EIRA & DEVCON

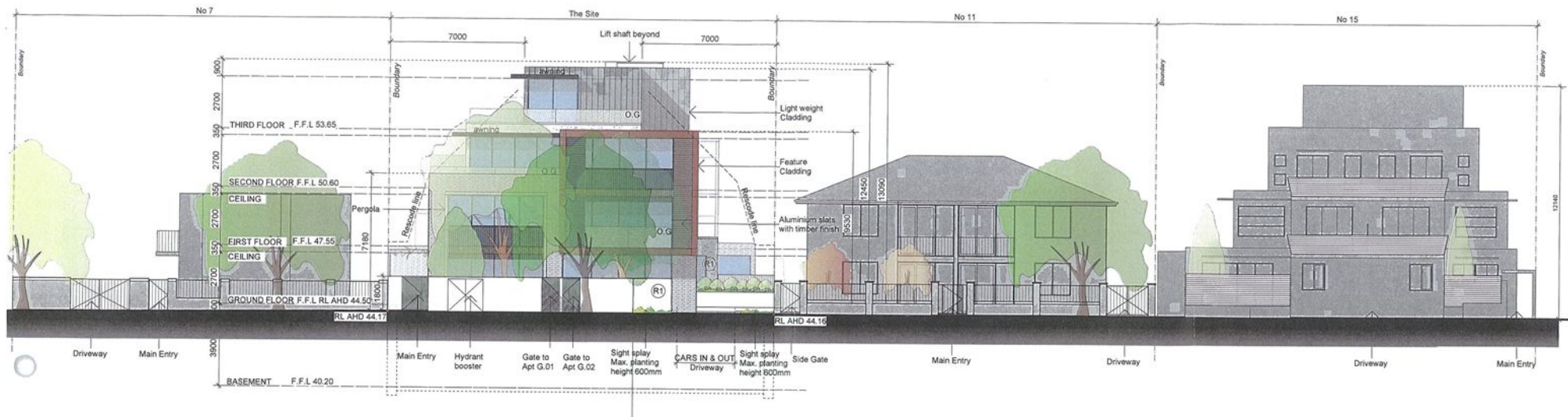
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18 AUG 2015
STATUTORY PLANNING
DEPARTMENT
Patricia Stocco Architect
Suite 2, 84 Wellington Street
Coburgwood VIC 3046
P 03 9419 5588

The architectural site plan illustrates a residential development with the following details:

- Building No. 7:** Double Storey Brick Apartments with a Galvanised Iron Flat Roof. It features a central courtyard and is surrounded by a boundary line.
- Building No. 11:** Double Storey Rendered Brick Apartments with a Tiled Pitched Roof. It includes a central courtyard and is surrounded by a boundary line.
- Building No. 3/12 (Top Right):** Single Storey Brick Unit with a Tiled Pitched Roof, located on Kokaribb Road. It includes a brick garage and a brick shed.
- Building No. 3/12 (Bottom Right):** Single Storey Brick Unit with a Tiled Pitched Roof, also located on Kokaribb Road.
- Other Structures:** A brick shed, a brick garage, and a shed are shown. There are also flat roof carports and a shed.
- Landscaping and Features:** The plan includes various trees, shrubs, and a central courtyard. It also shows a ramp, stairs, and a planter bed.
- Dimensions and Boundaries:** The plan includes dimensions such as 7577, 10083, 45.72, and 20.12. Boundary lines are clearly marked.
- Scale and Orientation:** A scale bar indicates 1:1000. A north arrow is present in the bottom right corner.
- Date and Title:** The plan is dated 10/10/2010 and is titled "GLEN EIRA COUNCIL RECORD".



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STATUTORY PLANNING
DEPT Patricia Stocco Architect



WEST ELEVATION



NORTH ELEVATION

LEGEND:

- (R) SELECTED APPLIED RENDER FINISH - DULUX WHITE DUCK
- (R) SELECTED APPLIED RENDER FINISH - DULUX COLOUR
- LIGHTWEIGHT CLADDING
- FEATURE CLADDING
- FIXED OBSCURE GLASS
- OBSCURE GLASS BALUSTRADE



0 1 2 3 4 5 10 20
SCALE = 1:100 @ A1 size 1:200 @ A3 size

ELEVATIONS

PROPOSED DEVELOPMENT
9 & 9A TRUGANINI ROAD, CARNEGIE
PROJECT: 15-03 DRAWING NO: TP 09
REVISION NO: A OPENING STYLES ADDED TO WINDOWS, BOUNDARY FENCE DELETED
SIGHT DISPLAY ADDED TO WEST ELEVATION
ISSUE TO HIS GLEN EIRA & DESIGN

DATE: 07.08.2015
SCALE: 1:100



EAST ELEVATION



SOUTH ELEVATION

LEGEND:

- (R1) SELECTED APPLIED RENDER FINISH- DULUX WHITE DUCK
- (R2) SELECTED APPLIED RENDER FINISH- DULUX COLOUR
- LIGHTWEIGHT CLADDING
- FEATURE CLADDING
- FIXED OBSCURE GLASS
- OBSCURE GLASS BALUSTRADE



SCALE = 1:100 @ A1 size 1:200 @ A3 size

ELEVATIONS

PROPOSED DEVELOPMENT

9 & 9A TRUGANINI ROAD, CARNEGIE

PROJECT: 15-03 DRAWING NO: TP 10

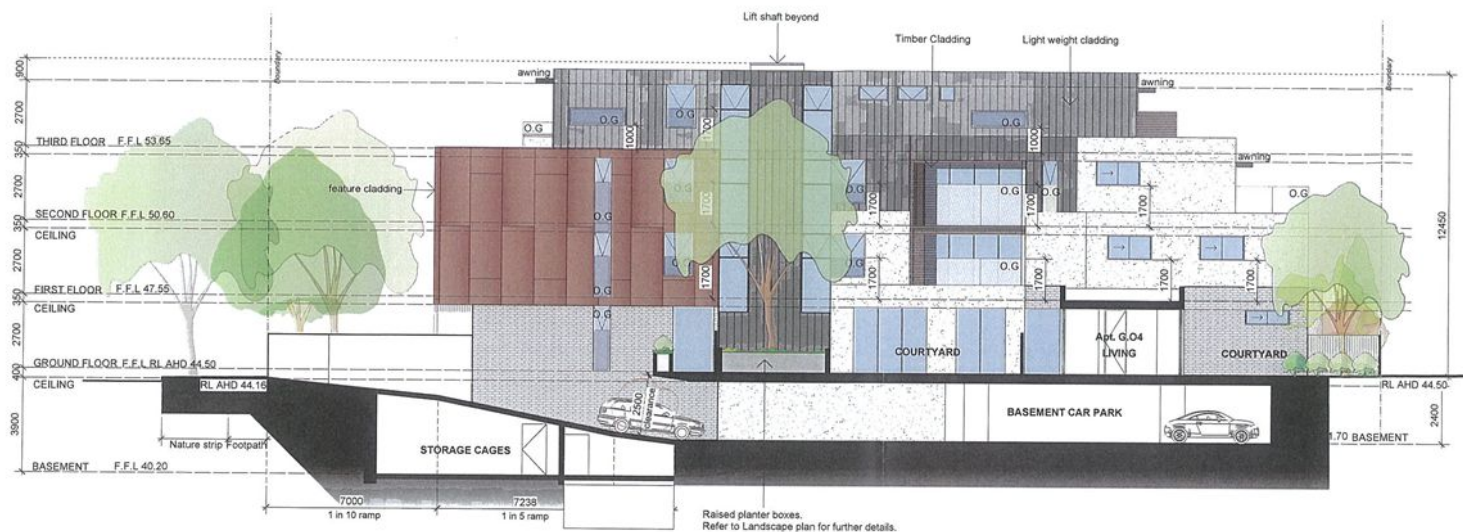
REVISION NO: 4 OPENING STYLES ADDED TO WINDOWS, BOUNDARY FENCE DELETED

SIGHT PLAY TO SOUTH ELEVATION ADDED.

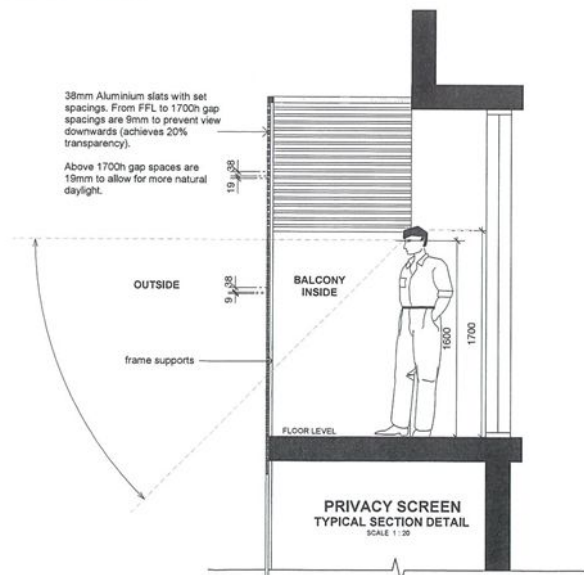
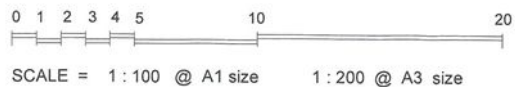
ISSUE TO MS GLEN EIRA & DEVCON



DATE: 07.08.2015 SCALE: 1:100



SECTION A-A



DIAGRAMATIC SECTION
PROPOSED DEVELOPMENT
9 & 9A TRUGANINI ROAD, CARNEGIE
PROJECT: 15-03 DRAWING NO: TP II
REVISION NO: 4 TYPICAL PRIVACY SCREEN SECTION ADDED
ISSUE TO HIS GLEN EIRA & DEVCON

GLEN EIRA COUNCIL
RECEIVED
10 AUG 2015
Patricia Stocco Architect
Suite 2, 84 Wellington Street
Coburgwood VIC 3066
03 9419 5595
DATE: 07.08.2015
SCALE: 1:100

Item 9.5

10 & 12 Bent Street BENTLEIGH
APPLICATION NO. GE/PP-27935/2015

File No: GE/PP-27935/2015
Enquiries: Rocky Camera
Acting Manager Statutory Planning



APPLICATION SUMMARY

PROPOSAL	A four (4) storey building with basement car parking and thirty-five (35) dwellings
RECOMMENDATION	Notice of Decision to Grant a Permit subject to conditions for <ul style="list-style-type: none"> • Increased setback of all levels/floors • Improved landscaping/permeability • Maximum site coverage of 60% • Screening to prevent overlooking
KEY ISSUES	<ul style="list-style-type: none"> • Neighbourhood character • Car parking and traffic • Transition to the east and south sides
MUNICIPAL STRATEGIC STATEMENT	Urban Villages Policy (Bentleigh Urban Village)
APPLICANT	Daniel Ash Architects
PLANNING SCHEME CONTROLS	Residential Growth Zone
EXISTING LAND USE	Two detached single storey dwellings
PUBLIC NOTICE	<ul style="list-style-type: none"> • 38 properties notified • 64 notices sent (owners and occupiers) • 2 signs erected on site • 2 objections received
Application fee payable (fee increased by the State Government in 2009)	\$4,837.00

Item 9.5 (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 Planning Permit for Application No. GE/PP-27935/2015 allowing the construction of a four (4) storey building with basement car parking comprising of up to thirty-five (35) dwellings 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
- Council's MSS
- ResCode
- Other relevant considerations of the planning scheme

The key issues influencing the recommendation are as follows:

State and Local Planning Policy

State and Local planning policies broadly support development in this location which increases housing supply in an existing urban area with good access to employment, services and public transport.

The subject site is located in the *Bentleigh Urban Village*.

All adjoining properties surrounding the subject site, and the wider surrounds, are located within the Bentleigh Urban Village and within the Residential Growth Zone. The Residential Growth Zone allows for the consideration of a building up to a height of 13.5 metres, or 14.5 metres for sloping sites; which applies to this site.

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

To the north of the site at 14-18 Bent Street, a Planning Permit allows for the development of a four storey building comprising 55 dwellings above a basement car park. At 22-26 Bent Street, a similar scale of development was approved in July 2015 by VCAT. It is also noted that the wider area to the north is progressively being redeveloped.

Design

The architectural style of the proposal is considered acceptable, with the facades incorporating a reasonable level of visual interest and articulation through the use of balconies, fenestration, various construction materials and a contemporary form. It is considered that this style will successfully respond to the character of the neighbourhood.

The proposed building has a street setback of 6.2 metres at ground floor, gradually increasing to 8.6 metres at the uppermost floor. Greater street setbacks will be required to ensure that the development integrates with Bent Street, and to reflect the setback conditions imposed upon the directly adjacent development to the north.

Landscaping

There are two levels of basement proposed and as such, post construction landscaping opportunities are unreasonably inhibited. Therefore, it is recommended that setbacks to north, east, and southern boundaries of the basement levels be increased.

Item 9.5 (cont'd)

These setbacks will impact upon the car park access and layout and result in a loss of car parking spaces. A condition will be included to ensure that the basement vehicle access and layout complies with car parking requirements. The loss of vehicle spaces will likely necessitate the deletion of dwellings.

The extent of paving around the development also limits the potential for mature canopy plantings. Recommended conditions will require increased setbacks along the eastern, southern and western sides of the ground floor.

Parking and Traffic

The State Government guidelines require 35 on site spaces for the dwellings. A total of 35 spaces are provided. Additionally, the guidelines suggest that 7 on site visitor car spaces are provided. The application proposes 7 visitor car spaces.

Council's Transport Planning Department requires some changes to the design of the basement. These changes form recommended conditions. A condition will also require that the proposed development will be ineligible for parking permits.

State Government guidelines require a total of 11 on-site bicycle parking spaces (7 for residents and 4 for visitors). The development proposed includes 9 cycle spaces near the car park entrance, and two spaces near the entrance to the development.

ResCode

Side and rear setbacks comply with the prescriptive requirements. Greater side and rear boundary setbacks have been recommended to reduce the visual impact of the development onto adjoining properties.

The privacy screening annotations detailed on the plans do not accurately comply with the requirements. This will be rectified as a recommended condition.

Although the proposed development will result in additional overshadowing of adjoining properties, the proposed development will satisfy the ResCode overshadowing requirements. The recommended setbacks sought will further reduce the extent of overshadowing on adjoining residential properties to the east. The property to the south at 8A Morres Street is a medical centre.

The site coverage exceeds the 60% State Government requirement. The development also fails to achieve the 20% permeability requirement. It is considered that the recommended setbacks will successfully address these areas of non-compliance.

Internal Amenity

To ensure the usability of balconies, a condition will require 8m² for each balcony that is clear of obstructions such as air conditioners.

Each unit is afforded storage space within the basement level. However, the storage capacity is below the required 6 cubic metres. A condition will be required to provide 6 cubic metres of storage space for each dwelling.

A number of ensuites and bathrooms are not afforded any daylight access and are sited internally within the building envelope. Where opportunities exist, a condition of permit is included to require the provision of a skylight.

Item 9.5 (cont'd)Management Plan Requirements

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

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

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

ADDRESS: 10-12 Bent Street, Bentleigh
APPLICATION NO: GE/PP-27935/2015

1. Proposal

Features of the proposal include:

- Demolition of the existing dwellings.
- Construction of a four storey residential building with two levels of basement car parking.
- Total of thirty-five (35) dwellings; 29 x two-bedroom, and 6 x one-bedroom.
- Thirty-five (35) residential car spaces and seven (7) visitor car spaces. (Forty-two in total)
- 14.3 metre maximum height measured to the top of the lift

2. Public Notice

- 38 properties notified
- 64 notices sent (owners and occupiers)
- 2 signs erected on site
- 2 objections received

The objectors' concerns are summarised as follows:

- Overlooking
- Loss of landscaping
- Overdevelopment
- Traffic and car parking, including inappropriate layout & insufficient bicycle parking.
- Amenity impacts upon buildings to the south
- Height, massing and bulk, including transition to 8 Bent Street
- Overlooking
- Overshadowing
- Impact of south-facing terraces onto Medical Centre
- Safety impacts
- Lack of amenity areas for future residents of the new dwellings

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:

Transport Planning

- Requirement of 42 spaces met, however changes to design of car park and access requested.
- Visitor cycle parking to be provided at ground level near entrance

Item 9.5 (cont'd)Building Surveyor

- Construction Management Plan required

Landscape Assessment Officer

- There are no high value trees on the subject site.
- This application requires tree protection zones/tree protection fencing to be delineated and shown for the three trees located on the adjoining properties to the east and south.
- Root sensitive footings and/or paving must also be to be specified and shown on the plans around these three trees.

Urban Designer

- Increase upper floor setbacks required to reduce visual dominance.

Waste Management Coordinator

- Submitted Waste Management information addresses requirements.

Park Services Department

- Tree 1 (Queensland Box Brush – in front of 10 Bent Street) recommended for removal at no cost to the applicant. This is due to the tree being within the regulated clearance to an electrical asset (pole support cable).
- Tree 2 (Green Ash – in front of 12 Bent Street) to be retained, with appropriate protection measures.

4. Planning Conference

The Conference, chaired by Cr 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:

- Scale of building
- Overlooking
- Overshadowing
- Impact on Medical Centre/General disruption
- Loss of boundary wall
- Loss of native vegetation
- Inadequacy/Inappropriate nature of parking arrangements
- Increase/Encouragement of crime

Undertakings by the Applicant

- Investigate the potential to relocate bicycle storage.
- Investigate the potential to retain tree #10 (as identified in the North West corner on the submitted plans).

Item 9.5 (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 generally accord with the plans submitted with the application (identified as TP098-TP301 Revision 1A prepared by Peddle Thorp and dated October 2014) but modified to show:

Car parking and vehicle access

- a) All accessways, ramp grades, kerbs and car spaces are to be designed and dimensioned in accordance with Clause 52.06 of the Glen Eira Planning Scheme.
- b) Pedestrian sight triangles measuring 2.5 metres (along the driveway edge) by 2 metres (along the property edge) to be provided on both sides of the driveway. Sight triangles are to be dimensioned and annotated on the plans. These areas are to be clear of vegetation or other objects greater than 600mm in height.
- c) The proposed crossover to be shown on the plan as measuring 3 metres in width, and being aligned with the 3 metre section of the accessway (between 300mm kerbs) to the satisfaction of the Responsible Authority. All widths are to be clearly dimensioned on the plans.
- d) The resulting area between No.14 Bent Street and the new access to be retained as a naturestrip, to the satisfaction of the Responsible Authority.
- e) Existing crossovers are to be removed and the nature strip/kerb reinstated to the satisfaction of the Responsible Authority, and annotated on the plans
- f) An electronic swept path analysis, utilising the B85th vehicle template, is to be undertaken by a suitably qualified traffic engineer and submitted to the Responsible Authority for assessment to demonstrate access between access ramps, car park aisles, and critical car spaces to the satisfaction of the Responsible Authority.
- g) The solid walls along the ramp, adjacent to car spaces 4, 9, and 29 are to be cutback or the wall reduced to no greater than 900 mm in height for the first 2.5 metres from the front of the spaces to allow for sightlines between motorists existing the adjacent car spaces and those travelling along the accessway ramps, to the satisfaction of the Responsible Authority.
- h) A wall is to be provided between car space 3 and the accessway ramp to the satisfaction of the Responsible Authority.
- i) An intercom system is to be provided on the southern side of the accessway and be setback 3 metres from the frontage to ensure that vehicles are not blocking the footpath to the satisfaction of the Responsible Authority.
- j) Visitor bicycle parking to be provided close to the entrance to the building, in accordance with Clause 52.34 of the Planning Scheme, AS2890.3, and be clearly annotated and dimensioned on the plans.

Design, built form and layout

- k) The northern and southern setback of Basement Level 1 increased to a minimum of 2 metres (apart from where it adjoins the entry ramp), to the satisfaction of the Responsible Authority. Any consequential changes are to be absorbed within the remaining building envelope.
- l) The northern and southern setback of Basement Level 2 increased to a minimum of 2 metres (apart from where it adjoins the entry ramp), to the satisfaction of the Responsible Authority. Any consequential changes are to be absorbed within the remaining building envelope

Item 9.5 (cont'd)

- m) The eastern setback of Basement Level 1 increased to a minimum of 3 metres, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority.
- n) The front setback of Units 0.01 and 0.02 increased to a minimum of 8.0 metres, with any consequential change absorbed within the remaining building envelope, to the satisfaction of the Responsible Authority.
- o) The southern setback of Unit 0.02 living/dining room and bedroom increased to 4 metres and 4.5 metres respectively, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority.
- p) The southern setback of unit 0.05 & 0.06 bedrooms increased to 3.5 metres, and the southern setback of unit 0.09 living room increased to 4 metres, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority
- q) All eastern (rear) setbacks of Units 0.07, 0.08, & 0.09 increased by a minimum of 1 metre, with bedrooms setback an additional 320mm to ensure a 4 metre setback from the eastern (rear) boundary, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority
- r) The front (western) setback of Units 1.01, 1.02, and 1.03 increased to a minimum of 8.0 metres, with any consequential change absorbed within the remaining building envelope to the satisfaction of the Responsible Authority. Balcony areas may encroach up to 1 metre into this setback.
- s) The southern setback of Unit 1.03 living/dining room and bedroom increased to a minimum of 4 metres and 4.5 metres respectively, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority
- t) The southern setback of unit 1.06 & 1.07 bedrooms increased to a minimum of 3.5 metres, and the southern setback of unit 1.10 living room increased to a minimum of 4 metres, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority
- u) All eastern (rear) setbacks of Units 1.08, 1.09 & 1.10 increased by a minimum of 1 metre, with bedrooms setback an additional 320mm to ensure a minimum 4 metre setback from the eastern boundary, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority
- v) The front setbacks of Units 2.01, 2.02 & 2.03 increased to a minimum of 8.0 metres, with any consequential change absorbed within the remaining building envelope, to the satisfaction of the Responsible Authority. Balcony areas may encroach up to 1 metre into this setback.
- w) The southern setback of Unit 2.03 living/dining room and bedroom increased to a minimum of 5 metres, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority.
- x) The southern setback of units 2.06 & 2.07 living room and bedroom areas increased by a minimum of 1 meter, and the southern setback of unit 2.10 living room and bedroom area increased by a minimum of 1.5 metres, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority.
- y) The eastern (rear) setback of the second floor increased to a minimum of 6 metres, with any consequential changes to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority.
- z) The third floor southern, eastern, and western setbacks increased by a minimum of 1 metre, with any consequential changes absorbed within the remaining building envelope to the satisfaction of the Responsible Authority.

Item 9.5 (cont'd)

- aa) The bathrooms, toilets and ensuites associated which do not have access to any external windows are to have provisions for a skylight where viable to the satisfaction of the Responsible Authority.
- bb) The proposed development to have maximum site coverage of 60%. Any consequential changes are to be to the satisfaction of the Responsible Authority.
- cc) All first, second and third floor north, east and south facing habitable room windows and balconies to be screened with fixed obscure glazing to 1.7 metres above finished floor level, or otherwise to the satisfaction of the Responsible Authority.
- dd) All windows to be setback within window frames to create deep reveals.
- ee) A schedule of construction materials, external finishes and colours is to be submitted to the satisfaction of the Responsible Authority.

General

- ff) The floor plans and elevations to be drawn at a scale of 1:100 and plotted within the context of the title boundaries.
 - gg) The development summary (site coverage, permeability, number of dwellings, number of car spaces, etc.) to be nominated on the floor plans.
 - hh) Permeability of the site is required to meet the 20% minimum indicated within Clause 55 of the Glen Eira Planning Scheme
 - ii) Balconies must have a minimum area of 8 square metres with a minimum dimension of 1.8m balcony clear of any obstructions/services (such as air conditioning units). The dimensions and areas of each unit's balconies must be clearly nominated on the floor plans.
 - jj) A notation on the plans that written confirmation by a Licensed Land Surveyor will be provided to the Responsible Authority verifying that the development does not exceed 14.5 metres in height above natural ground level. This must be provided at frame stage inspection and at final inspection.
 - kk) The delineation of root sensitive permeable paving where any part comes within 5.4m radius of Tree 7 and 4.8m & 4.4m radius of Trees 8 & 9 (as detailed on the submitted Landscape Plan Drawn by Zenith Concepts, dated July 2015).
 - mm) A landscape plan in accordance with Condition 9.
2. 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.
3. 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.

Item 9.5 (cont'd)

4. 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
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:
 - (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 9.5 (cont'd)

7. 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 metres 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) Advanced canopy trees (minimum 3.0 metres tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the following areas:
 - (i) X2 canopy trees (Bent Street setback)
 - (ii) X3 trees (rear setback)
- 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.
8. 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.
9. 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.
10. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around neighbouring Trees 7, 8 & 9, (as detailed on the submitted Landscape Plan Drawn by Zenith Concepts, dated July 2015), at a radius of 5.4m, 4.8m, & 4.4m respectively from the base of each trunk to define their 'tree protection zones'.

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.

Item 9.5 (cont'd)

11. Root sensitive permeable paving such as 'on-ground' or no-dig' paving (or similar) are to be used where any part of the proposed paving comes within 5.4m radius of Tree 7 sited within neighbouring property to the east and 4.8m & 4.4m radius of Trees 8 & 9 sited within the neighbouring property to the south (as detailed on the submitted Landscape Plan drawn by Zenith Concepts, dated July 2015).
12. The proposed works must not cause any damage to the existing street tree in front of 12 Bent Street. Root pruning of this tree must be carried out to the satisfaction of the Responsible Authority prior to the construction of the crossover/works.
13. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the Green ash street tree at a radius of 2 metres from the base of the trunk to define a 'tree protection zone'. 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.
14. No excavation is to come within 1.4 metres of the existing street trees without the prior consent of the Responsible Authority. Any excavation within 1.4m 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.

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

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. 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.

Item 9.5 (cont'd)

17. The car parking allocation for the approved development must be:
 - Not less than one (1) car space per one or two bedroom apartment;
 - Not less than two (2) car spaces per three (3) or more bedroom apartment;
 - Visitor spaces: 1 space per 5 dwellings, marked accordingly.
18. 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.)
19. 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.
20. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to Note C.
21. 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.
22. The existing Telstra pit located in the proposed vehicle crossing shall be relocated to Telstra's satisfaction, or written consent/conditions shall be sought from Telstra.
23. 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.

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.

Item 9.5 (cont'd)

- C. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
- D. 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.
- E. 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.
- F. 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:

- G. All stormwater runoff must be drained to Council's drainage network. The drain/pit in front of 14 Bent Street is to be used as the point of connection via construction of outfall drain.
- H. No net increase in peak stormwater runoff in Council drainage network. Post development peak stormwater discharge to Council drainage network must be maintained to the predevelopment level for 10 year ARI.
- I. Detailed plans and computations should be submitted to Council prior to any construction works.
- J. Any firefighting equipment for the building shall be accommodated within the title boundary. Council will not allow private fire equipment within the road reserve.
- K. Engineering Services encourage using of rainwater tanks for storage and reuse for toilet and irrigation purpose and or stormwater detention system.
- L. All stormwater runoff must be connected to Council underground drainage network. No uncontrolled stormwater discharge to adjoining properties and footpaths.
- M. Visitor Bike Racks must be provided within the proposed development not on the nature strip.
- N. An Asset Protection Permit must be obtained from Council Engineering Services Department prior commencement of any building works.
- O. All relevant Engineering Permits must be obtained prior any works within the Road Reserve and or stormwater connection to Council drainage network.
- P. 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.

Item 9.5

Crs Hyams/Sounness

That Council:

Issues a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-27935/2015 allowing the construction of a four (4) storey building with basement car parking comprising of up to thirty-five (35) dwellings in accordance with the conditions contained in the Appendix.

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 generally accord with the plans submitted with the application (identified as TP098-TP301 Revision 1A prepared by Peddle Thorp and dated October 2014) but modified to show:**

Car parking and vehicle access

- a) All accessways, ramp grades, kerbs and car spaces are to be designed and dimensioned in accordance with Clause 52.06 of the Glen Eira Planning Scheme.**
- b) Pedestrian sight triangles measuring 2.5 metres (along the driveway edge) by 2 metres (along the property edge) to be provided on both sides of the driveway. Sight triangles are to be dimensioned and annotated on the plans. These areas are to be clear of vegetation or other objects greater than 600mm in height.**
- c) The proposed crossover to be shown on the plan as measuring 3 metres in width, and being aligned with the 3 metre section of the accessway (between 300mm kerbs) to the satisfaction of the Responsible Authority. All widths are to be clearly dimensioned on the plans.**
- d) The resulting area between No.14 Bent Street and the new access to be retained as a naturestrip, to the satisfaction of the Responsible Authority.**
- e) Existing crossovers are to be removed and the nature strip/kerb reinstated to the satisfaction of the Responsible Authority, and annotated on the plans**
- f) An electronic swept path analysis, utilising the B85th vehicle template, is to be undertaken by a suitably qualified traffic engineer and submitted to the Responsible Authority for assessment to demonstrate access between access ramps, car park aisles, and critical car spaces to the satisfaction of the Responsible Authority.**
- g) The solid walls along the ramp, adjacent to car spaces 4, 9, and 29 are to be cutback or the wall reduced to no greater than 900 mm in height for the first 2.5 metres from the front of the spaces to allow for sightlines between motorists existing the adjacent car spaces and those travelling along the accessway ramps, to the satisfaction of the Responsible Authority.**

Item 9.5 (cont'd)

- h) A wall is to be provided between car space 3 and the accessway ramp to the satisfaction of the Responsible Authority.
- i) An intercom system is to be provided on the southern side of the accessway and be setback 3 metres from the frontage to ensure that vehicles are not blocking the footpath to the satisfaction of the Responsible Authority.
- j) Visitor bicycle parking to be provided close to the entrance to the building, in accordance with Clause 52.34 of the Planning Scheme, AS2890.3, and be clearly annotated and dimensioned on the plans.

Design, built form and layout

- k) The northern and southern setback of Basement Level 1 increased to a minimum of 2 metres (apart from where it adjoins the entry ramp), to the satisfaction of the Responsible Authority. Any consequential changes are to be absorbed within the remaining building envelope.
- l) The northern and southern setback of Basement Level 2 increased to a minimum of 2 metres (apart from where it adjoins the entry ramp), to the satisfaction of the Responsible Authority. Any consequential changes are to be absorbed within the remaining building envelope.
- m) The eastern setback of Basement Level 1 increased to a minimum of 3 metres, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority.
- n) The front setback of Units 0.01 and 0.02 increased to a minimum of 8.0 metres, with any consequential change absorbed within the remaining building envelope, to the satisfaction of the Responsible Authority.
- o) The southern setback of Unit 0.02 living/dining room and bedroom increased to 4 metres and 4.5 metres respectively, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority.
- p) The southern setback of unit 0.05 & 0.06 bedrooms increased to 3.5 metres, and the southern setback of unit 0.09 living room increased to 4 metres, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority
- q) All eastern (rear) setbacks of Units 0.07, 0.08, & 0.09 increased by a minimum of 1 metre, with bedrooms setback an additional 320mm to ensure a 4 metre setback from the eastern (rear) boundary, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority
- r) The front (western) setback of Units 1.01, 1.02, and 1.03 increased to a minimum of 8.0 metres, with any consequential change absorbed within the remaining building envelope to the satisfaction of the Responsible Authority. Balcony areas may encroach up to 1 metre into this setback.
- s) The southern setback of Unit 1.03 living/dining room and bedroom increased to a minimum of 4 metres and 4.5 metres respectively, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority

Item 9.5 (cont'd)

- t) The southern setback of unit 1.06 & 1.07 bedrooms increased to a minimum of 3.5 metres, and the southern setback of unit 1.10 living room increased to a minimum of 4 metres, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority**
- u) All eastern (rear) setbacks of Units 1.08, 1.09 & 1.10 increased by a minimum of 1 metre, with bedrooms setback an additional 320mm to ensure a minimum 4 metre setback from the eastern boundary, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority**
- v) The front setbacks of Units 2.01, 2.02 & 2.03 increased to a minimum of 8.0 metres, with any consequential change absorbed within the remaining building envelope, to the satisfaction of the Responsible Authority. Balcony areas may encroach up to 1 metre into this setback.**
- w) The southern setback of Unit 2.03 living/dining room and bedroom increased to a minimum of 5 metres, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority.**
- x) The southern setback of units 2.06 & 2.07 living room and bedroom areas increased by a minimum of 1 meter, and the southern setback of unit 2.10 living room and bedroom area increased by a minimum of 1.5 metres, with any consequential changes are to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority.**
- y) The eastern (rear) setback of the second floor increased to a minimum of 6 metres, with any consequential changes to be absorbed within the remaining building envelope to the satisfaction of the Responsible Authority.**
- z) The third floor southern, eastern, and western setbacks increased by a minimum of 1 metre, with any consequential changes absorbed within the remaining building envelope to the satisfaction of the Responsible Authority.**
- aa) The bathrooms, toilets and ensuites associated which do not have access to any external windows are to have provisions for a skylight where viable to the satisfaction of the Responsible Authority.**
- bb) The proposed development to have maximum site coverage of 60%. Any consequential changes are to be to the satisfaction of the Responsible Authority.**
- cc) All first, second and third floor north, east and south facing habitable room windows and balconies to be screened with fixed obscure glazing to 1.7 metres above finished floor level, or otherwise to the satisfaction of the Responsible Authority.**
- dd) All windows to be setback within window frames to create deep reveals.**
- ee) A schedule of construction materials, external finishes and colours is to be submitted to the satisfaction of the Responsible Authority.**

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

- ff) The floor plans and elevations to be drawn at a scale of 1:100 and plotted within the context of the title boundaries.
 - gg) The development summary (site coverage, permeability, number of dwellings, number of car spaces, etc.) to be nominated on the floor plans.
 - hh) Permeability of the site is required to meet the 20% minimum indicated within Clause 55 of the Glen Eira Planning Scheme
 - ii) Balconies must have a minimum area of 8 square metres with a minimum dimension of 1.8m balcony clear of any obstructions/services (such as air conditioning units). The dimensions and areas of each unit's balconies must be clearly nominated on the floor plans.
 - jj) A notation on the plans that written confirmation by a Licensed Land Surveyor will be provided to the Responsible Authority verifying that the development does not exceed 14.5 metres in height above natural ground level. This must be provided at frame stage inspection and at final inspection.
 - kk) The delineation of root sensitive permeable paving where any part comes within 5.4m radius of Tree 7 and 4.8m & 4.4m radius of Trees 8 & 9 (as detailed on the submitted Landscape Plan Drawn by Zenith Concepts, dated July 2015).
 - mm) A landscape plan in accordance with Condition 9.
2. 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.
3. 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.

Item 9.5 (cont'd)

4. **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**
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:**
 - (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;**

Item 9.5 (cont'd)

- (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. 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 metres 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) Advanced canopy trees (minimum 3.0 metres tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the following areas:
 - (i) X2 canopy trees (Bent Street setback)
 - (ii) X3 trees (rear setback)
- 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.
8. 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.
9. 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.

Item 9.5 (cont'd)

10. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around neighbouring Trees 7, 8 & 9 and tree 10 (as detailed on the submitted Landscape Plan Drawn by Zenith Concepts, dated July 2015), at a radius of 5.4m, 4.8m, & 4.4m and 3.6m respectively from the base of each trunk to define their 'tree protection zones'.

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.

11. Root sensitive permeable paving such as 'on-ground' or no-dig' paving (or similar) are to be used where any part of the proposed paving comes within 5.4m radius of Tree 7 sited within neighbouring property to the east, 4.8m & 4.4m radius of Trees 8 & 9 sited within the neighbouring property to the south and 3.6 metre radius of Tree 10 sited within 12 Bent Street (as detailed on the submitted Landscape Plan drawn by Zenith Concepts, dated July 2015).
12. The proposed works must not cause any damage to the existing street tree in front of 12 Bent Street. 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 9.5 (cont'd)

13. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the Green ash street tree at a radius of 2 metres from the base of the trunk to define a 'tree protection zone'. 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.

14. No excavation is to come within 1.4 metres of the existing street trees without the prior consent of the Responsible Authority. Any excavation within 1.4m 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.

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

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. 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.

Item 9.5 (cont'd)

17. The car parking allocation for the approved development must be:
- *Not less than one (1) car space per one or two bedroom apartment;*
 - *Not less than two (2) car spaces per three (3) or more bedroom apartment;*
 - *Visitor spaces: 1 space per 5 dwellings, marked accordingly.*
18. 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.)
19. 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.
20. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to Note C.
21. 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.
22. The existing Telstra pit located in the proposed vehicle crossing shall be relocated to Telstra’s satisfaction, or written consent/conditions shall be sought from Telstra.
23. 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.

Item 9.5 (cont'd)**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. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).**
- D. 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.**
- E. 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.**
- F. 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 9.5 (cont'd)**Asset Engineering Advice:**

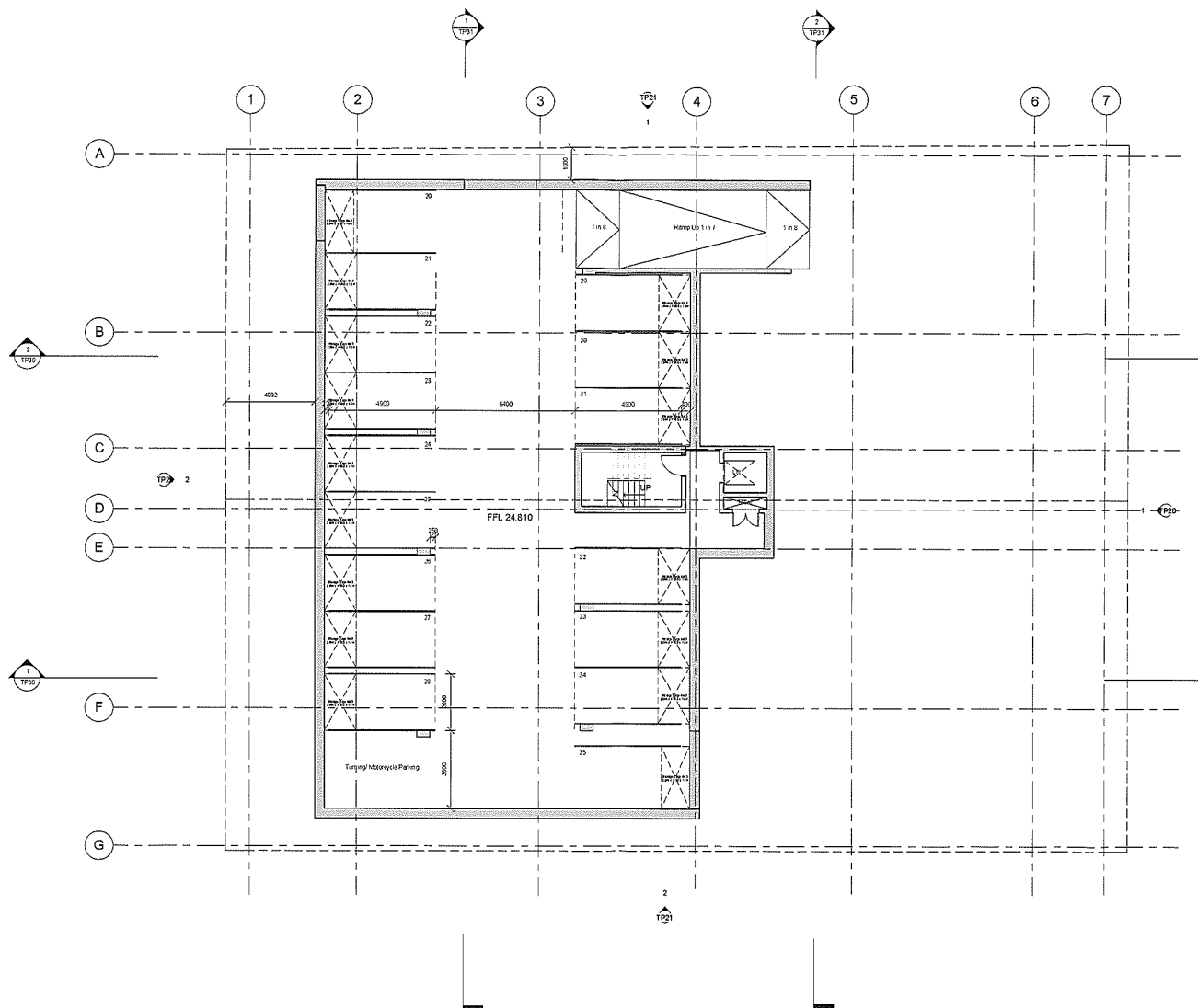
- G. All stormwater runoff must be drained to Council's drainage network. The drain/pit in front of 14 Bent Street is to be used as the point of connection via construction of outfall drain.
- H. No net increase in peak stormwater runoff in Council drainage network. Post development peak stormwater discharge to Council drainage network must be maintained to the predevelopment level for 10 year ARI.
- I. Detailed plans and computations should be submitted to Council prior to any construction works.
- J. Any firefighting equipment for the building shall be accommodated within the title boundary. Council will not allow private fire equipment within the road reserve.
- K. Engineering Services encourage using of rainwater tanks for storage and reuse for toilet and irrigation purpose and or stormwater detention system.
- L. All stormwater runoff must be connected to Council underground drainage network. No uncontrolled stormwater discharge to adjoining properties and footpaths.
- M. Visitor Bike Racks must be provided within the proposed development not on the nature strip.
- N. An Asset Protection Permit must be obtained from Council Engineering Services Department prior commencement of any building works.
- O. All relevant Engineering Permits must be obtained prior any works within the Road Reserve and or stormwater connection to Council drainage network.
- P. 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.

DIVISION

Cr Lobo called for a DIVISION on the voting of the Motion.

FOR	AGAINST
Cr Hyams	Cr Lobo
Cr Sounness	
Cr Delahunty	
Cr Esakoff	
Cr Lipshutz	
Cr Magee	
Cr Okotel	
Cr Pilling	

On the basis of the DIVISION the Chairperson declared the Motion CARRIED.



General Notes

1. These drawings are to be read in conjunction with all other project documents, structural engineer's drawings & specifications, and other consultants' drawings and specifications and together with any other written instructions issued during the course of the project.
2. Any discrepancies shall be referred to the architect before proceeding with work.
3. Drawings shall not be used for any purpose other than that for which they were prepared.
4. Workmanship and materials shall be in accordance with the current relevant codes and statutory requirements, and as specified in the contract documents.
5. The architect will be responsible for the design and construction of the works shown on these drawings.

Revision	By	Note
1		11.04.15 Steel Parking area
2		11.04.15 Steel Parking area

Town Planning

Job Number
15001

Client
DBW Developments

Project Address
10-12 Bent Street, Bentleigh

G.03/582 SWAN STREET
RICHMOND, 3121
T: 03 9468 6320
M: 0432 670 312
WWW.DANIELASH.COM.AU

DANIEL ASH
ARCHITECTS

Drawn
Author
TP14 A

Scale
1:1000 A1

Drawn To
Proposed Basement Plan Level 2

Date
07/13/15

Revision
TP 2

[illegible]

Revision	By	Note
1		15.08.10 Town Planning Issue
2		18.07.10 RPI Town Planning Issue

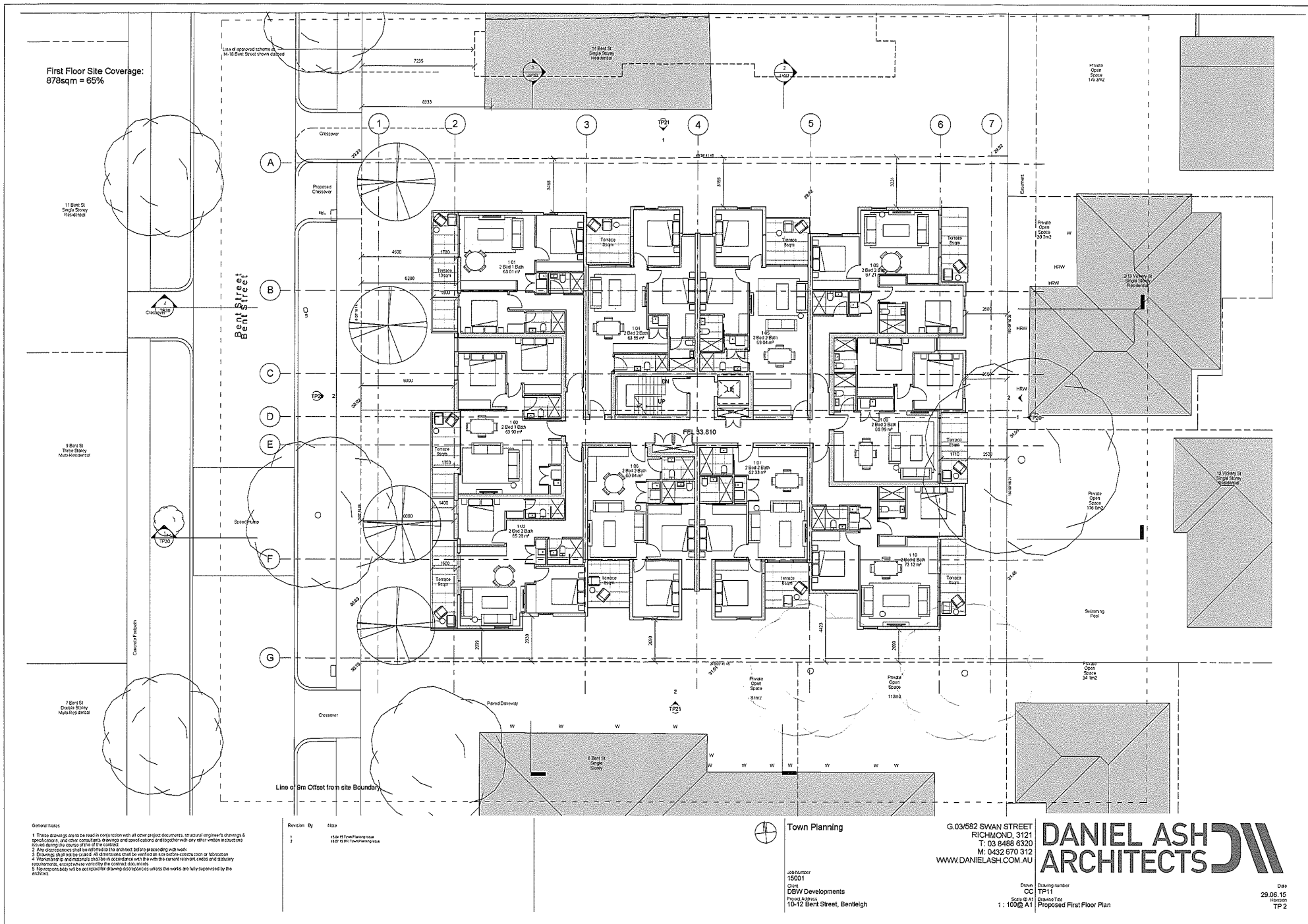
Town Planning

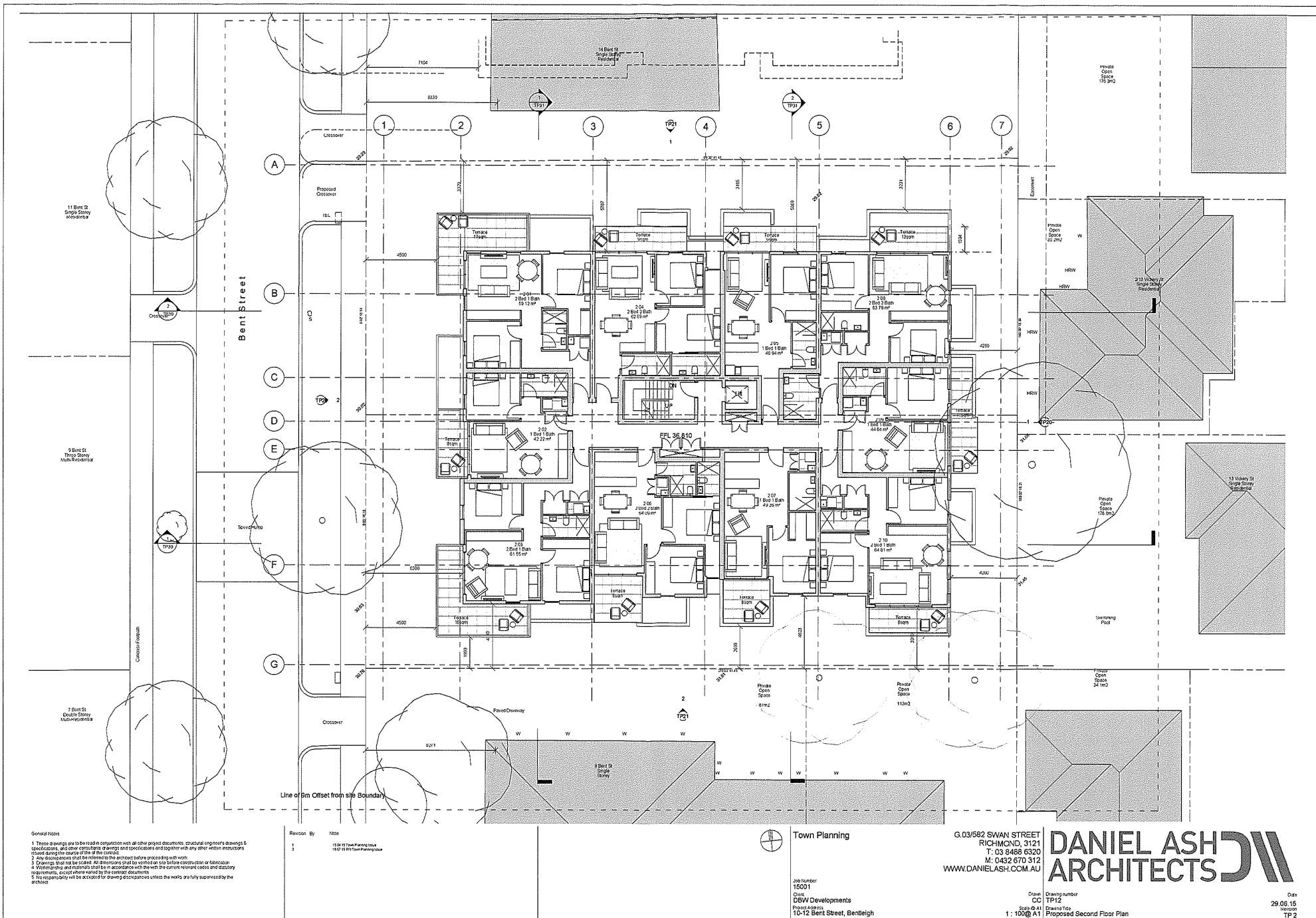
G.03/582 SWAN STREET
RICHMOND, 3121
T: 03 8488 6320
M: 0432 670 312
WWW.DANIELASH.COM.AU

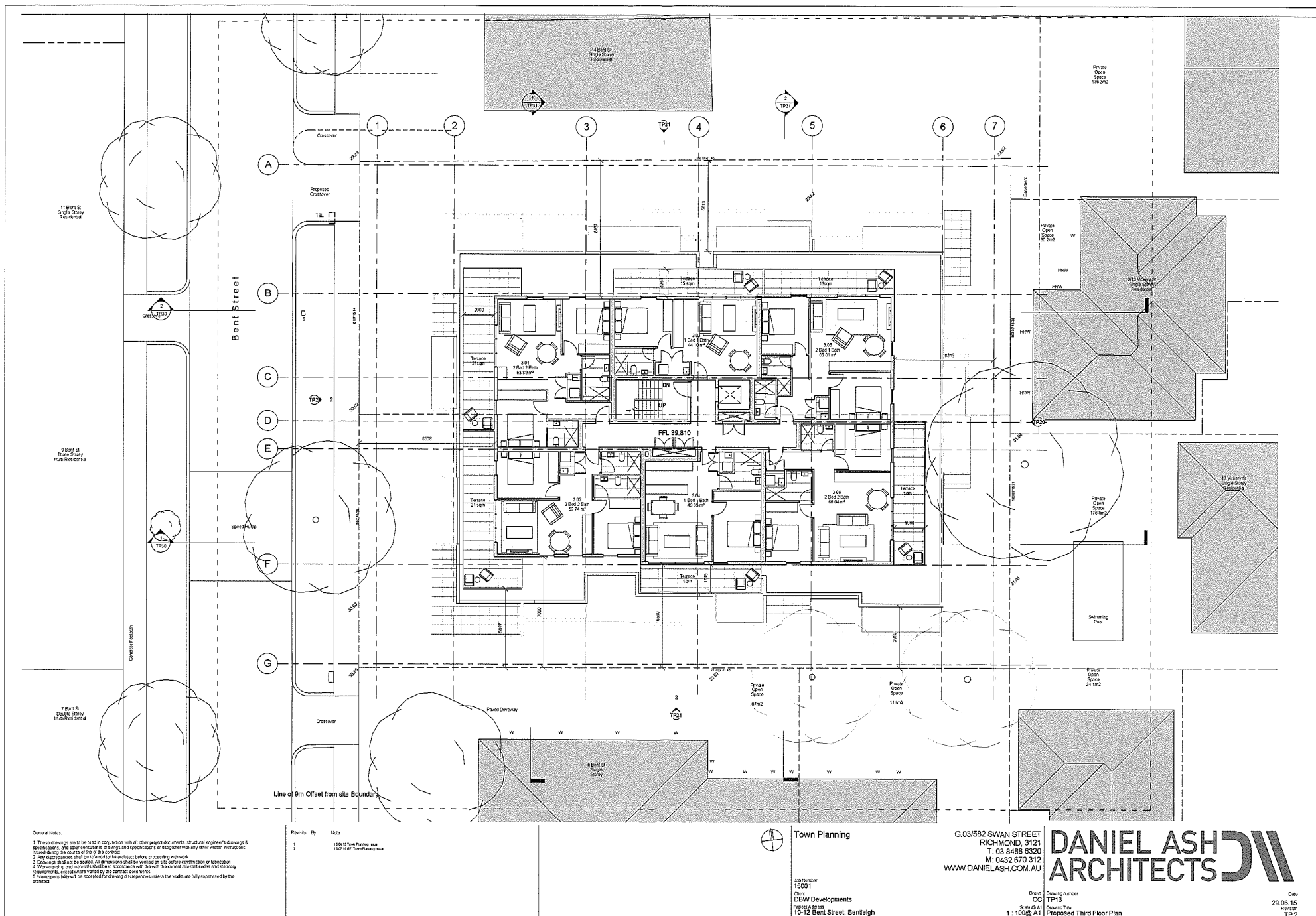
Drawn CC	Drawing number TP10
Scale @ A1 100@ A1	Drawing Title Proposed Ground Floor Plan

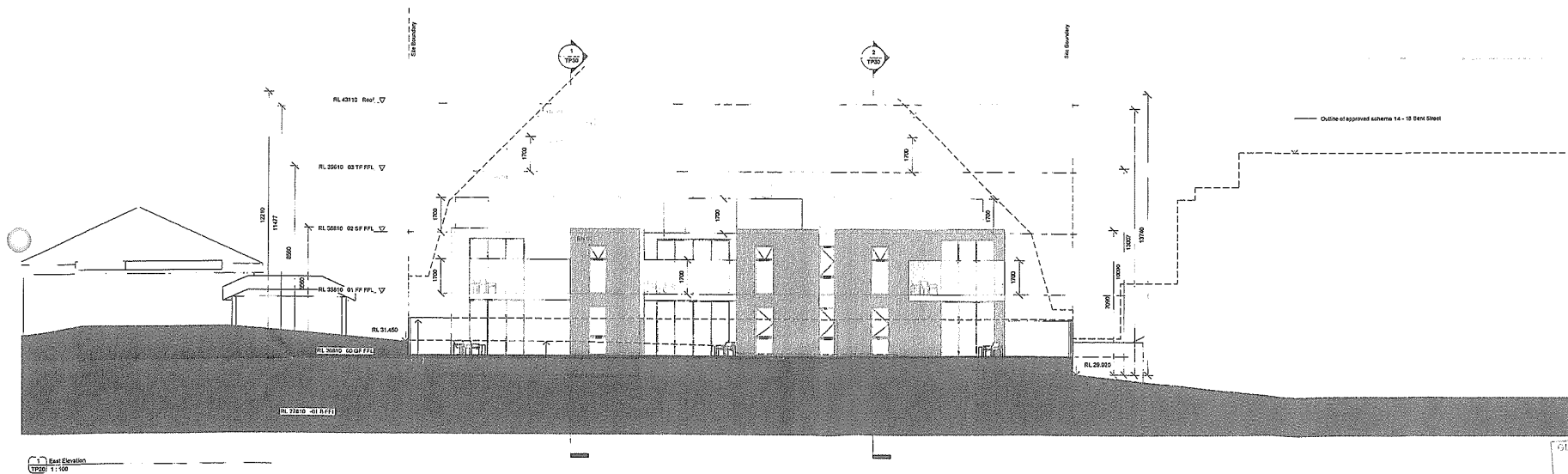
DANIEL ASH
ARCHITECTS 

Date
29.06.15
Revision
TP 2









Date
29.06.15
Revision
TP 2

Item 9.6**VCAT WATCH
November 2015****Enquiries: 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	6-10 CLAIRE STREET, MCKINNON
PROPOSAL	CONSTRUCTION OF A THREE-STOREY BUILDING COMPRISING 36 DWELLINGS
COUNCIL DECISION	REFUSAL (MANAGER)
VCAT DECISION	REFUSAL
APPELLANT	STELLER ELITE PTY LTD

“In the proceeding analysis I have identified that there is strong policy support at both a State and local level for the development of apartment style buildings in Claire Street, McKinnon. However that support is qualified, and seeks new development to achieve a successful integration into its context, and a decreasing level of intensity in this location closer to the edge of the McKinnon housing diversity area, rather than its core.

The policy framework of the Glen Eira Planning Scheme clearly articulates a future for Claire Street, McKinnon that anticipates significant change and more substantial housing developments. The Glen Eira City Council has adopted such a vision as a means of protecting much of its other residential areas from even a moderate amount of medium density housing. That is the policy framework that has been adopted and applied to this municipality for over 11 years, and is the vision that I must have regard to and implement in my decision making task.

While clearly the development of the review site with an apartment style development of some scale is consistent with this vision, and the intent of the Glen Eira Planning Scheme, the proposal that is before me has some aspects which unreasonably increases its scale and impact on this neighbourhood. I find that these aspects have negative consequences, or disbenefits, that outweigh the positive aspects and means that a net community benefit will not result from granting a planning permit.

Clearly this proposal has a number of substantial benefits. It provides additional and more diverse housing in a location where such housing gains significant policy support. The additional housing will in some way contribute to housing affordability in this neighbourhood.

Item 9.6 (cont'd)

The proposal comprises a consolidated site, formed from three existing residential allotments, and so is a form of development specifically encouraged in this housing diversity area. It also achieves a standard of housing that has a high level of internal amenity, and contains all of its expected car parking on site. The overall architectural design is also of a reasonable quality, and is complemented by a good range of landscaping.

However I am not persuaded that these benefits outweigh the negatives that I have already identified. New developments such as this must take appropriate steps to both integrate appropriately into its context, as well as set the standard for future development that follows. Considering the weighting that I give to the disbenefits associated with this proposed development, I must conclude that a net community benefit is not achieved. It therefore follows that I will direct that no permit be granted.” **VCAT Member – Michael Deidun.**

- The subject site is located within the General Residential Zone.
- The application was refused on grounds relating to its non-compliance with the policy objectives of Council's Housing Diversity Area policy due to the proposal's lack of transition to the adjoining residential properties, excessive and unreasonable bulk and visual dominance of the development within the existing streetscape.
- In determining the application, the Tribunal found that the proposed three storey building is too big and bulky, with inappropriate setbacks. A future proposal would need to provide a reduced scale, improved private open space for apartments and better integration into the street. However, the Tribunal did not agree with respondents that the site was unsuitable for a three storey building.

ADDRESS	91 MCKINNON ROAD, MCKINNON
PROPOSAL	CONSTRUCTION OF A THREE-STOREY BUILDING COMPRISING 10 DWELLINGS
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"> • MODIFICATIONS TO BASEMENT LAYOUT AND ACCESS; • INCREASED FRONT AND SIDE BOUNDARY SETBACKS; & • CHANGES TO THE FAÇADE TREATMENT.
VCAT DECISION	PERMIT
APPELLANT	FREDMAN MALINA PLANNING PTY LTD

“The site is located in the housing diversity area, consolidates two titles and is relatively unencumbered. I consider that it is suitable for medium density housing”. VCAT Member – Megan Carew

Item 9.6 (cont'd)

- The subject site is located within the General Residential Zone on the periphery of the McKinnon Neighbourhood Centre.
- The application was refused on grounds relating to its non-compliance with the policy objectives of Council's Housing Diversity Area Policy due to the proposals bulk and mass, poor visual interest and lack of transition to adjoining properties. The application also failed to satisfy a number of ResCode Standards, including rear boundary setbacks.
- In determining the application, the Tribunal held that the subject site was suitable for medium density development. However, the Tribunal found that an improved response and transition to adjoining properties and the streetscape was required.
- Further, the Tribunal required the provision of additional landscaping to maintain the landscape character of the area and to soften the built form of the development.
- On that basis, the Tribunal overturned Council's decision and directed that a planning permit be issued, subject to conditions.

ADDRESS	795-807 CENTRE ROAD & 150 EAST BOUNDARY ROAD, BENTLEIGH EAST
PROPOSAL	CONSTRUCTION OF A PART THREE AND PART SIX STOREY BUILDING COMPRISING NINETY-SIX DWELLINGS AND 4 SHOPS
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"> • DELETION OF THE SEVENTH FLOOR; • ADDITIONAL BASEMENT LEVEL (IN LIEU OF CAR STACKERS) ; • REDUCTION IN THE NUMBER OF DWELLINGS FROM 110 TO 96; • MODIFICATIONS TO THE DWELLING LAYOUTS; & • CHANGES TO THE FAÇADE TREATMENT.
VCAT DECISION	PERMIT
APPELLANT	LAUNCH NO 4 PTY LTD

“The upper level is well setback from all boundaries and will not be a dominating visible element when viewed either from neighbouring properties or within the wider activity centre”. VCAT Member – Jeanette Rickards

- The site is located within the Commercial 1 Zone, the General Residential Zone and the Bentleigh East Neighbourhood Centre.

Item 9.6 (cont'd)

- The application was refused on grounds relating to its non-compliance with the policy objectives of Council's Housing Diversity Area Policy due to the proposal's bulk and mass and lack of transition to adjoining properties. The application also proposed an inadequate number of car spaces, loading facilities and failed to satisfy a number of ResCode Standards.
- In determining the application, the Tribunal recognised that the area offers opportunities for multi-unit development and therefore considered the proposal for 96 dwellings would contribute to the activity centre.
- Further, the Tribunal determined that there would be no unreasonable off-site amenity impacts likely to occur as a result of the proposed development and an appropriate level of internal amenity has been afforded to residents.
- The Tribunal held that there is sufficient availability of on street car spaces to accommodate visitor parking demands. Due to the small retail tenancies proposed the Tribunal considered it to be impractical to provide for an on-site loading bay.
- On that basis, the Tribunal overturned Council's decision and directed that a planning permit be issued, subject to conditions.

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/Sounness

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

VCAT WATCH**NEW APPEALS LODGED*****MAJOR CASES***

COMPULSORY CONFERENCE	FULL HEARING	APPEAL NO.	PROPERTY	PROPOSAL	ZONE	COUNCIL DECISION	APPEAL AGAINST
3 December 2015	18 January 2016	P2102/2015	21-25 Nicholson Street, Bentleigh	Construction of a four-storey building comprising 45 dwellings	RGZ	Refusal (Manager)	Refusal (Applicant)
15 December 2015	1 February 2016	P2178/2015	6-8 Blair Street, Bentleigh	Construction of a four storey building comprising 35 dwellings	RGZ	Refusal (Manager)	Refusal (Applicant)

PLANNING AND ENVIRONMENT LIST

HEARING DATE	APPEAL NO.	PROPERTY	PROPOSAL	ZONE	COUNCIL DECISION	APPEAL AGAINST
2 December 2015	P1899/2015	48-50 Hill Street, Bentleigh East	Construction of 10 dwellings (4 double-storey dwellings and 6 three-storey dwellings)	GRZ	Refusal (Manager)	Refusal (Applicant)
9 December 2015	P1986/2015	1 Marilyn Court, Bentleigh East	Construction of two double-storey dwellings	NRZ	Permit (DPC)	Conditions (Applicant)
9 December 2015	P1950/2015	3-5 Faulkner Street, Bentleigh	Modification to an existing permit allowing the construction of a three storey building comprising 29 dwellings. The proposed changes are: <ul style="list-style-type: none"> • Introduction of a substation; & • Internal alterations to dwelling layouts. 	GRZ	Permit (DPC)	Conditions (Applicant)
15 December 2015	P2031/2015	15 Bellevue Road, Bentleigh East	Construction of two double-storey dwellings	NRZ	Permit (Manager)	Conditions (Applicant)
7 January 2016	P2086/2015	35 Hawson Avenue, Glen Huntly	Construction of two double-storey dwellings	NRZ	Permit (DPC)	Conditions (Applicant)
8 January 2016	P1960/2015	352 Orrong Road, Caulfield	Reduction in the car parking requirement associated with the use of the premises as a medical centre	C1Z	Refusal (Manager)	Refusal (Applicant)

9 Mar 2016	P1927/2015	26 Hopkins Street, McKinnon	Construction of one two-storey dwelling with basement and one two-storey dwelling	NRZ	Refusal (DPC)	Refusal (Applicant)
24 March 2016	P1967/2015	240A Tucker Road, McKinnon	Construction of two double-storey dwellings	NRZ	Refusal (DPC)	Refusal (Applicant)
24 March 2016	P1901/2015	5-7 Nepean Highway, Elsternwick	Construction of a part four and part five storey building comprising 53 dwellings	RGZ	Permit (Resolution)	Conditions (Applicant)
29 March 2016	P1836/2015	47 Barrington Street, Bentleigh East	Construction of two double-storey dwellings	NRZ	NOD (DPC)	NOD (Objector)
30 March 2016	P1920/2015	663 Centre Road, Bentleigh East	Construction of a five storey building comprising 22 dwellings and an indoor recreation facility (martial arts club)	C1Z	Refusal (Manager)	Refusal (Applicant)
30 March 2016	P1946/2015	132 Hotham Street, St Kilda East	Construction of a three storey-building comprising 17 dwellings	GRZ	Refusal (Manager)	Refusal (Applicant)
1 April 2016	P1974/2015	532 North Road, Ormond	Construction of a five-storey building comprising 10 dwellings and a shop.	MUZ	Refusal (Manager)	Refusal (Applicant)
4 April 2016	P2014/2015	114 Murray Street, Caulfield	Construction of four double-storey dwellings	GRZ	Permit (DPC)	Conditions (Applicant)
11 April 2016	P2037/2015	309 East Boundary Road, Bentleigh East	Construction of two double-storey dwellings	NRZ	Refusal (Manager)	Refusal (Applicant)
14 April 2016	P2069/2015	46 Hill Street, Bentleigh East	Construction of four double-storey dwellings	GRZ	Refusal (Manager)	Refusal (Applicant)

Item 9.7**QUARTERLY REPORTING**

**Enquiries: Peter Swabey
Chief Financial Officer**

1. Proposal

To report to Council on the Services Report, Community Plan, Public Questions, Independent External Reporting, and Action Items from Council Meetings.

Services Report

The level of activity undertaken by Council is not always apparent from financial information. Statistical information complements monthly financial reporting and provides more detailed information on the diverse range of activities undertaken by Council. Regular reporting can provide an indication of where productivity or efficiency gains have been made along with identifying trends that will assist in decision making and resource allocation.

The attached Services Report provides statistical information on services provided to the Glen Eira community for the quarter ending 30 September 2015. Of particular note in this report is:

- Maternal and Child Health key age and stage visits are well above target.
- Storytime and Babytime attendance at Libraries continues to receive large numbers of attendees.
- Total In-Home Support hours exceeded target by 6,206 hours (YTD 32,206hours).
- The building boom is seeing higher levels of planning applications lodged. Notwithstanding the high application numbers, the statutory days per determination remains at a consistent level.
- 273 additional Green Waste services have been provided since the start of the financial year.
- The number of reports of graffiti from residents remains low because Council officers proactively identify and remove most graffiti before it is reported.

Community Plan

The attached Community Plan report is the updated report for the year ending 30 June 2016 against the Glen Eira Community Plan that was updated by Council in June 2015 and provides a benchmark against which to measure the Council's 2015/16 performance. This report lists the Key Strategic Activities outlined in Council's Community Plan and the progress towards achieving the 2015/16 performance measures.

Item 9.7 (cont'd)**External Assessment**

Glen Eira City Council has received the following ratings, recognition and awards from external parties in the last two years.

Governance

- The Auditor General classified Council's finances as 'low risk' (February 2015)
- Has the second lowest average Rates per assessment for the Inner Metropolitan Councils - approx. \$15m pa below the average
- Australasian Reporting Awards June 2015 – Gold Award; Special Award for Public Sector *Governance Reporting*; Special Award for Public Sector *Sustainability Reporting*; Runner-Up in Public Sector *Communication Reporting*.
- Australasian Reporting Awards June 2015 – One of six finalists for the overall *Report of the Year* (Public Sector).

Organisational Culture

- Highest reported result for Customer Service (Victorian Community Satisfaction Survey, June 2014)
- National Finalist – Workplace Relations, Australian Human Resources Institute, November 2014
- Australian HR Awards – National Finalist – Best HR Strategic Plan (open category) 2015
- Australian Business Awards – Employer of Choice 2015
- Staff turnover 9.7% (2015)

Sustainability

- Finalist, Premier's Sustainability Awards, October 2013.
- One of three metro Councils which have converted their street lights to low energy, low emission technology at their own expense
- One of the lowest emissions per capita of any metropolitan council

Services

- Approval/Disapproval 72/4 in the Community Satisfaction Survey 2015 (up from 68/2 in 2014).
- The only inner-metro council with no waiting lists for kindergarten and child care and home care

Sports and Aquatic Facilities

- 1.091 million visits to GESAC in 2014-15
- GESAC received a pool safety score of 99.61% from Life Saving Victoria, October 2015
- GESAC visited by 60 councils and organisations from Victoria, Inter-State or Overseas (some more than once)
- GESAC received the Customer Service Team and Personal Trainer awards at the 2015 Aquatics and Recreation Victoria Awards
- GESAC was announced as a Gold Quality Award recipient in the 2013 Australian Health and Fitness Industry Quality Awards.
- GESAC won the National Award for Leisure Facilities at the Parks and Leisure Australia National Awards of Excellence (2013)
- The Manager GESAC was invited to make a presentation to the New Zealand Recreation Association annual aquatics conference. The theme of the conference was innovation and our New Zealand colleagues were keen to hear about GESAC.
- Carnegie Swim Centre won the Seasonal Facility Management Award – 2015 Aquatics and Recreation Victoria Awards

Item 9.7 (cont'd)**Public Questions**

Public questions for the period 21 July 2015 to the Ordinary Council meeting of 21 September 2015 were as follows:

Number asked	4
Number ruled inadmissible	2
Number answered at the Meetings	2
Number taken on notice	0
Time taken to reply to questions taken on notice (average)	0 days

Items for action from Council meetings

Refer Attachment

2. Community Plan Theme

Theme 4: Governance

3. Recommendation

That Council notes the attached Services Report, Community Plan Report, reporting on Public Questions and external assessment for information only.

Crs Delahunty/Sounness

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

Glen Eira City Council

SERVICES REPORT



Quarter ended September 2015

CONTENTS

Community Relations

Service Centre	1.1 – 1.5
Recreation	2.1
Youth	3.1

Community Services

Arts	4.1
Child Care	5.1 – 5.2
Family Day Care	6.1
Maternal and Child Health	7.1
Public Health	8.1
Library	9.1
HACC	10.1 – 10.4
Residential Services	11.1

Corporate Counsel

Risk	12.1
------	------

Planning and Transport

Civic Compliance	13.1 – 13.11
Statutory Planning	14.1 – 14.6
Strategic Planning	15.1 – 15.2
Traffic and Parking	16.1

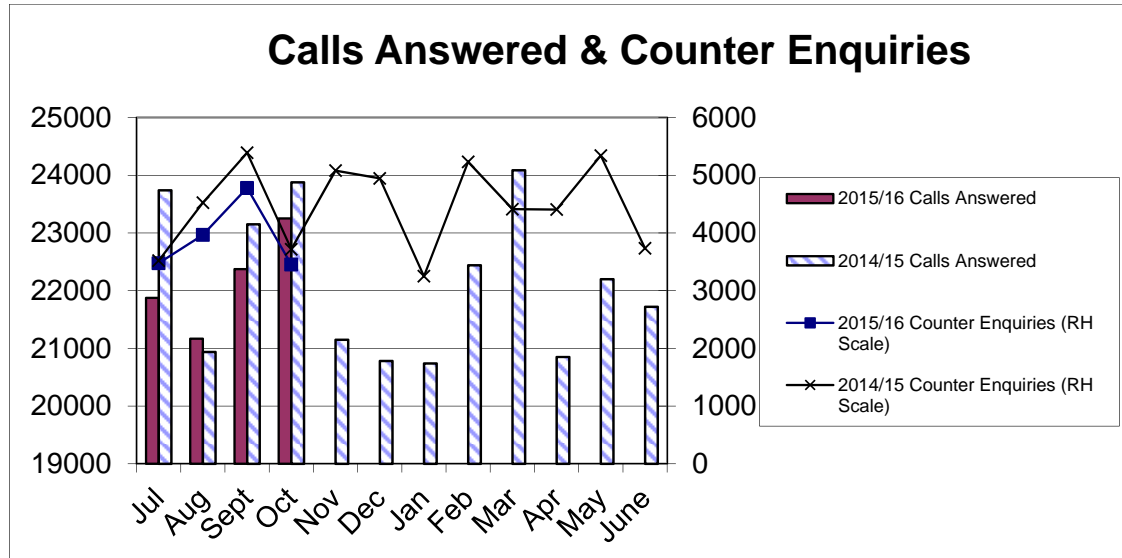
Assets and Facilities

Waste Management	17.1 – 17.5
Glen Works	17.6 – 17.9
Parks and Gardens	17.10 – 17.11

Please note that the figures disclosed in the Services Report were correct at time of printing, however may be subject to amendment following review by the external auditors and/or use in the Annual Report.

Service Centre

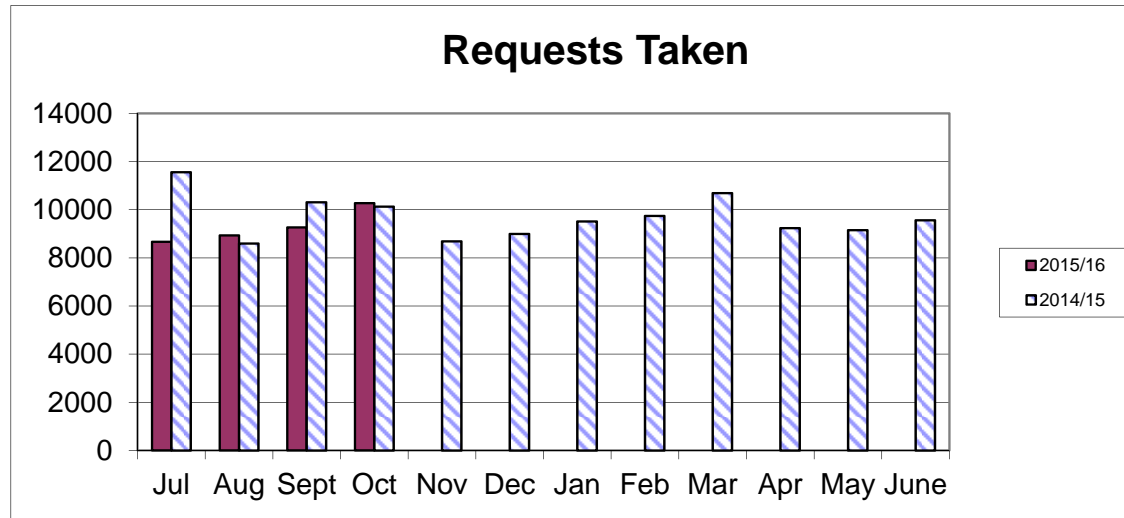
Number of Telephone Calls Answered and Counter Enquiries



Comments:

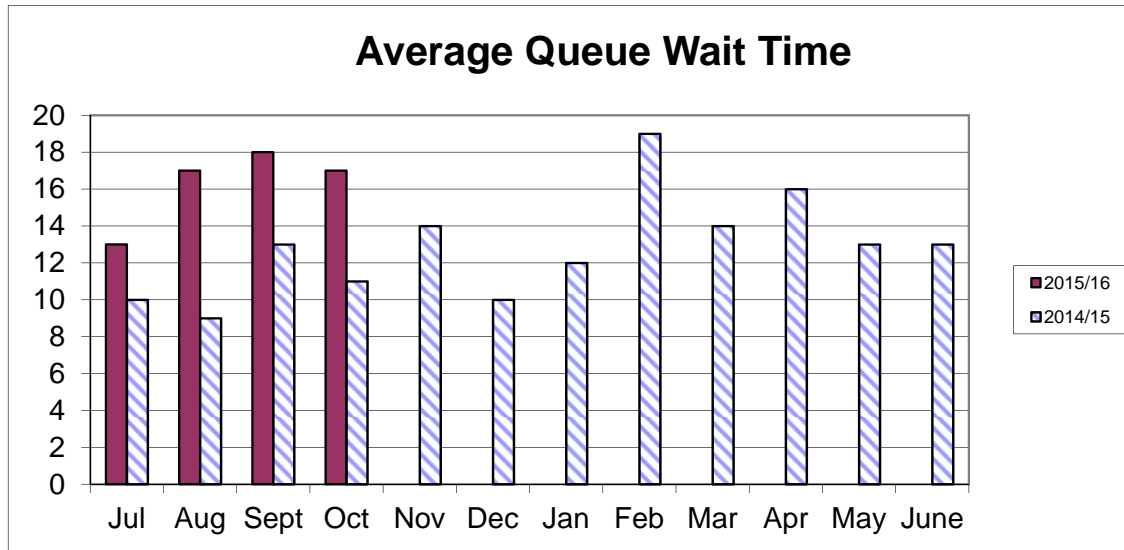
The monthly volume of telephone calls and counter enquiries can vary due to the timing of certain Council business activities such as rate installment and dog registration deadlines. The daily average of calls answered is 1,100 and counter enquiries is 250.

Number of Requests Taken

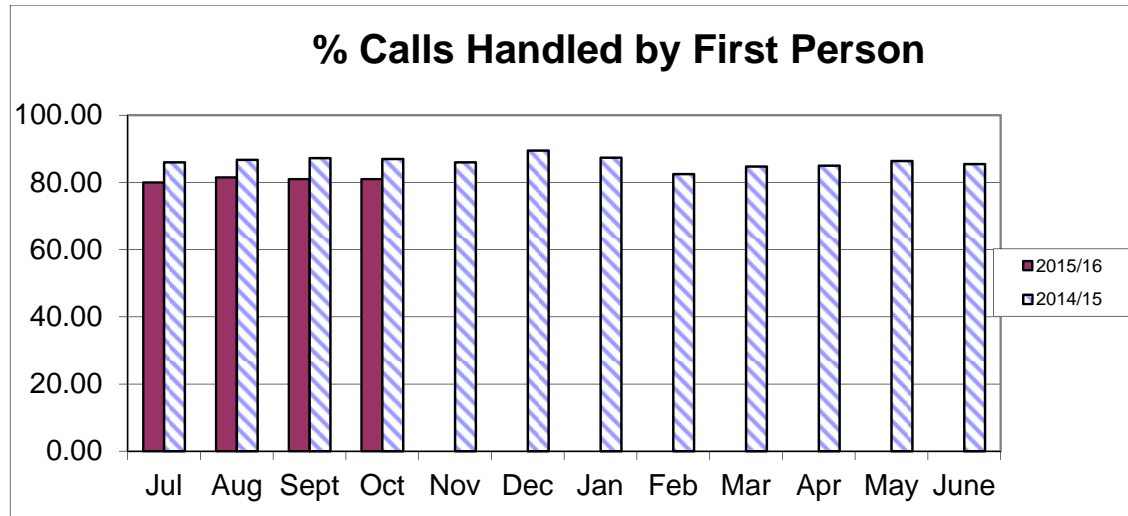
**Comments:**

Requests taken are phone calls which require further action, thus necessitating referral to other officers through Council's automated tracking system. At least 8,000 such requests on average per month were taken during 2014-2015. We are now continuously tracking over 8,500 requests per month.

Average Queue Wait Time by Seconds

**Comments:**

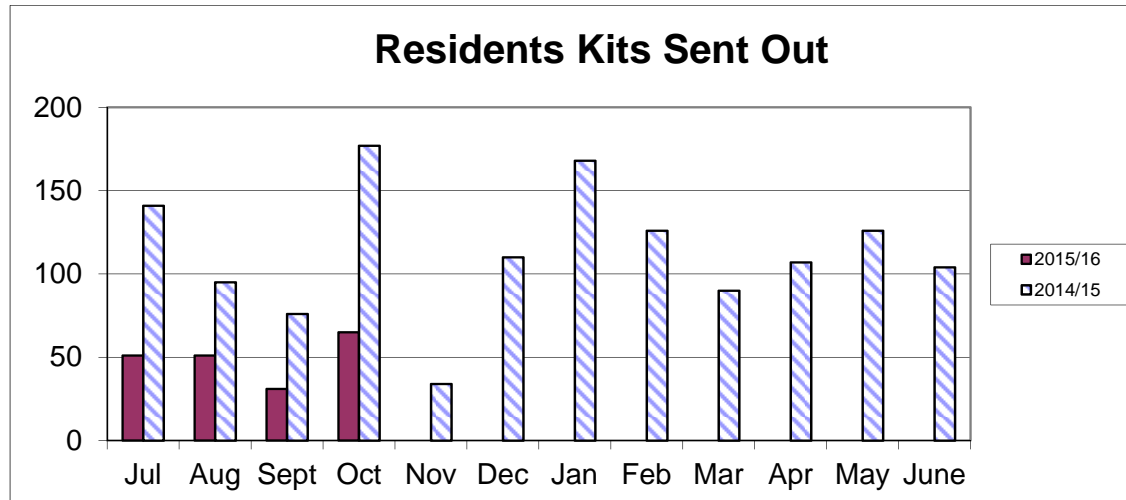
Telephone response times are dependent on the monthly level of customer activity which can be affected by business seasonality factors and staffing levels. In the last 3 months queue wait time has been higher than usual. This is mainly due to transition to our new phone system together with lengthy enquiries and multiple enquiries per phone call.

% Completed by First Person to Handle Call**Comments:**

This graph demonstrates the percentage of telephone calls which are handled by the customer service officer, and do not require transfer to other officers or departments.

Customer Service unit is meeting its target of 80%.

Number of New Resident Kits Sent Out

**Comments:**

The level of New Resident Kits distributed is totally dependent on the number of new residents identified from Council's property database in any given month. The kit gives new residents information on Glen Eira services as soon as they move in.

Recreation

Winter Season 1 April – 30 September and Summer Season 1 October – 31 March

Sports Ground Usage	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Average YTD 15/16	Average YTD 14/15
Clubs 15/16	32	32	32										32	
Clubs 14/15	32	32	32	32	32	32	32	32	32	32	32	32		32
Teams 15/16	299	299	299										299	
Teams 14/15	269	269	269	186	186	186	186	186	186	299	299	299		269
Total Grounds 15/16	44	44	44										44	
Total Grounds 14/15	42	42	42	45	45	45	45	45	45	44	44	44		42

Note:

(JUL – SEP'14)

- Decrease in total grounds due to oval redevelopment works Caulfield Park 3 & 4 and Victory Park oval 1

(APR – JUN'15)

- Decrease in total grounds due to oval redevelopment works Murrumbeena Park oval 2

Public Hall Usage Rates

Public Hall Usage	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Average YTD 15/16	Average YTD 14/15
Bookings 2015/2016	739	799	726										755	
Bookings 2014/2015	713	690	676	716	675	605	539	691	718	707	803	779		693

Comments:

These figures represent the monthly bookings for Council's eight minor halls, community rooms, Caulfield Park Community Room and the Moorleigh Community Centre.

Youth Services**Program activity and participation [Each person counted by number of contacts]**

Location	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 15/16	YTD 14/15
Number of Program Sessions 2015/2016	18	31*	35*										84	
Number of program sessions 2014/2015	14	37	25	41	59	13	12	25	30	27	31	21		76
Number of young people participating in overall sessions 2015/2016	165	770*	585*										1520	
Number of young people participating in overall sessions 2014/2015	116	868^^	548^^	775 [#]	1029 [#]	178 [#]	12	226	514*	403*	362	206		1532
Special Events (i.e. talks, street festivals) 2015/2016	42	0	309^										351	
Special Events [i.e. talks, street festivals] 2014/2015	26	0	420**	67	0	25	0	0	151	121	35	0		446
Client support (individual young people) 2015/2016	4	0	2										6	
Client support (individual young people) 2014/2015	0	2	1	0	1	1	1	0	5	1	3	7		3

Comments: 2014/2015

** Sounds of Glen Eira 2014 (formerly Battle of the Bands) & Parent information session 'Raising Girls' held at the Town Hall.

^^ SenseAbility program was piloted in 2013/2014. Evaluation of this program concluded a more targeted cohort and specific age range of young people would benefit from this program. This is reflected in the reduction in number of programs/participants over 2014 Aug/Sep period as the recommendations have been implemented.

[#] Increase in number of participants due to greater uptake of Moving Up and the delivery to multiple classes per session, as well as the additional school based program, KidsMatter piloted in term 4 2014

* Additional school based program, SenseAbility, also run during term 1

Comments: 2015/2016

* Moving Up & KidsMatter school based programs continue to be highly requested programs in Primary schools.

^ Sounds Of Glen Eira (SOG) 2015 and Parent Information Night 'Tricky conversations with boys'. The attendance for SOGE was down compared to 2014 due to 2 bands pulling out last minute before the event.

Arts and Culture

Exhibition Attendance	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 15/16	YTD 14/15
Visitors – 15/16	2,166	551	1,295										4,012	
Visitors – 14/15	2,118	1,354	1,012	414	692	528	0	837	834	500	632	808		4,484

Cabaret Lumiere	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 15/16	YTD 14/15
Attendance 15/16	N/A	563	N/A										563	
Attendance 14/15	36	618	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		654

Literary Awards	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 15/16	YTD 14/15
Entries 15/16	N/A	N/A	N/A										0	
Entries 14/15	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	439	N/A	N/A		0

Carols	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 15/16	YTD 14/15
Attendance 15/16	N/A	N/A	N/A										0	
Attendance 14/15	N/A	N/A	N/A	N/A	N/A	6,500	N/A	N/A	N/A	N/A	N/A	N/A		0

Outdoor Events	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 15/16	YTD 14/15
Attendance 15/16	N/A	N/A	N/A										0	
Attendance 14/15	N/A	N/A	N/A	608	658	NA	8,500	6,000	7,500	NA	250	NA		0

Comment:

- No events were held in July and September

ChildcareUtilisation Rate

Location	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD AV 15/16	YTD AV 14/15
Carnegie 15/16	82.53	80.63	86.51										83	
Carnegie 14/15	93.55	90.78	89.75											91
Caulfield 15/16	93.24	93.16	94.62										94	
Caulfield 14/15	89.07	93.00	96.98											93
Murrumbeena 15/16	89.17	90.49	93.22										91	
Murrumbeena 14/15	79.91	78.67	81.42											80

Comments: Budgeted Utilisation is 90%

Number of Children using the service

Location	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD AV 15/16	YTD AV 14/15
Carnegie 15/16	59	60	64										61	
Carnegie 14/15	64	63	62											63
Caulfield 15/16	88	90	86										88	
Caulfield 14/15	81	82	88											84
Murrumbeena 15/16	76	77	78										77	
Murrumbeena 14/15	61	60	62											61

Comments:

Number of families using the service

Location	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD AV 15/16	YTD AV 14/15
Carnegie 15/16	55	53	57										55	
Carnegie 14/15	58	54	53											55
Caulfield 15/16	73	76	74										74	
Caulfield 14/15	71	74	78											74
Murrumbeena 15/16	74	79	83										79	
Murrumbeena 14/15	59	56	59											58

Comments:

The number of families using the service at Murrumbeena have increased this year due to larger numbers of part time children, hence more families and not so many siblings.

Number of agency hours used by the service

Location	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD AV 15/16	YTD AV 14/15
Carnegie 15/16	0	0	0											
Carnegie 14/15	0	0	0											0
Caulfield 15/16	0	0	0											
Caulfield 14/15	0	0	0											0
Murrumbeena 15/6	0	0	0											
Murrumbeena 14/15	0	0	0											0

Comments:

Family Day Care

Services	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD AV 15/16	YTD AV 14/15
Numbers of hours care provided: 15/16	14215	13902	17697										15271	
Numbers of hours care provided: 14/15	19858	16409	16264											17510
Number of children cared for: 15/16	175	175	224										191	
Number of children cared for: 14/15	256	216	218											230
Average hours of care per child: 15/16	81	79	79										80	
Average hours of care per child: 14/15	77	76	74											76
Effective full time places (target 140): 15/16	101	99	126										109	
Effective full time places (target 140): 14/15	141	117	116											125
*Number of home visits by field workers 15/16	75	63	53										64	
*Number of home visits by field workers 14/15	85	73	61											73

Comments:

*Fieldwork staff visit educators in their homes to monitor the childcare, support and resource the educators. Target 53

Maternal and Child Health

% of key visits for children at each significant milestone

GECC Key Age and Stage Visits	GECC Targets %	Average % Year to Date 2015/2016 (Financial Year)	Average % 2014/2015 (Financial Year)
Home Visit	98	104**	102**
2 weeks	98	101**	100
4 weeks	98	99	100
8 weeks	95	96	98
4 months	95	96	97
8 months	90	98	95
12 months	90	98	93
18 months	85	91	91
2 years	81	96	91
3.5years	77	106**	90

Enhanced Maternal & Child Health Families	GECC Target	Year to Date 2015/2016 (Financial Year)	2014/2015 (Financial Year)
Number of Closed Cases	72	23	75

4,136 Key Ages and Stages visits year to date (Yearly Target 15,000)

** Targets are aligned with the specific ages of children in each month. Percentages over 100% can occur when children seen in a month exceed those due a visit.

Public Health Food Safety

Services	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 15/16	YTD 14/15
Total Inspections 15/16	195	156	158										509	
Total Inspections 14/15	231	132	220	159	218	95	100	144	155	162	191	172		583

Comments: Food businesses receive at least one statutory inspection each year to assess compliance with relevant food safety standards and to determine the risk they pose to the public. As part of this inspection all food safety risks are examined and businesses are assessed against 5 star criteria. In addition to these statutory assessments, a number of other inspections are completed including inspections to obtain food samples, to investigate complaints or to follow up food safety concerns identified during previous assessments.

Food Sampling

Services	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 15/16	YTD 14/15
Food samples taken 15/16	65	31	24										120	
Food samples taken 14/15	22	24	56	36	13	28	32	14	21	29	40	36		102
Compliant % – 15/16	97%	90%	92%										93%	
Compliant % - 14/15	100%	100%	86%	83%	92%	93%	88%	100%	95%	95%	91%	93%		86%

Comments: The *Victorian Food Act* requires Council to take 189 food samples each year from childcare centres, aged care facilities, hospitals, restaurants, cafes and takeaway businesses. Food samples are analysed for levels of bacteria and non-conformances are followed up by Environmental Health Officers.

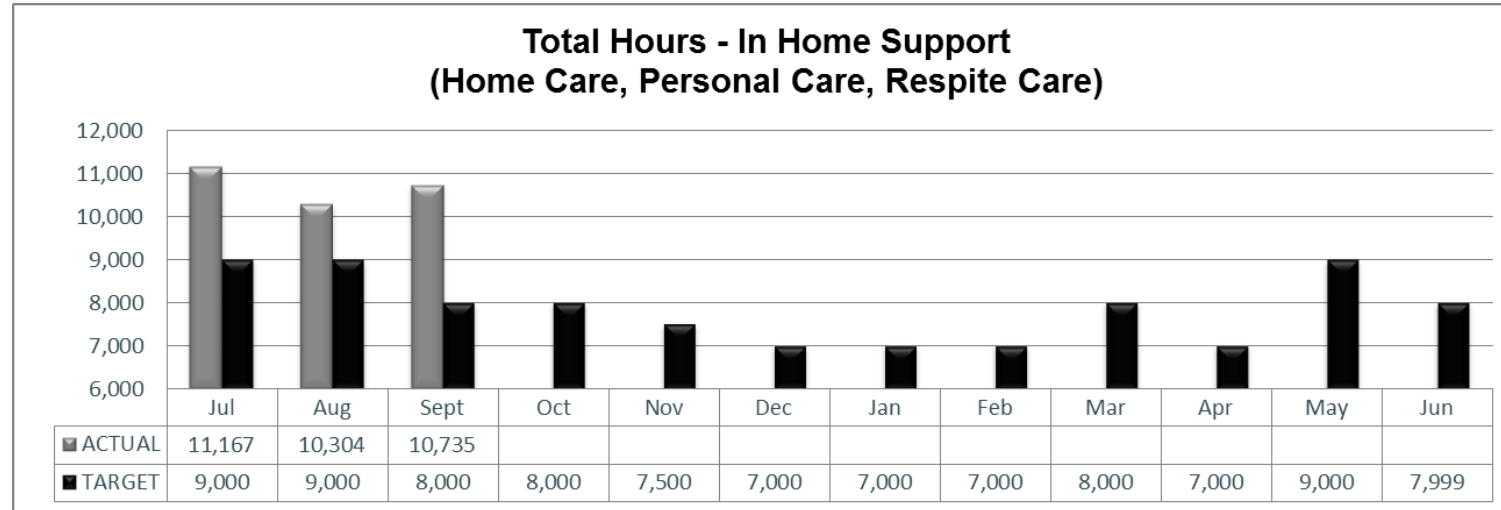
Library Services

Services	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	YTD 15/16	YTD 14/15
Loans*	124,454	116,670	115,925										357,049	327,965
Visits	64,240	57,282	59,350										180,872	189,353
Home Visits	184	186	187										557	482
Storytime & Babytime attendance**	5,882	5,406	5,320										16,608	17,941

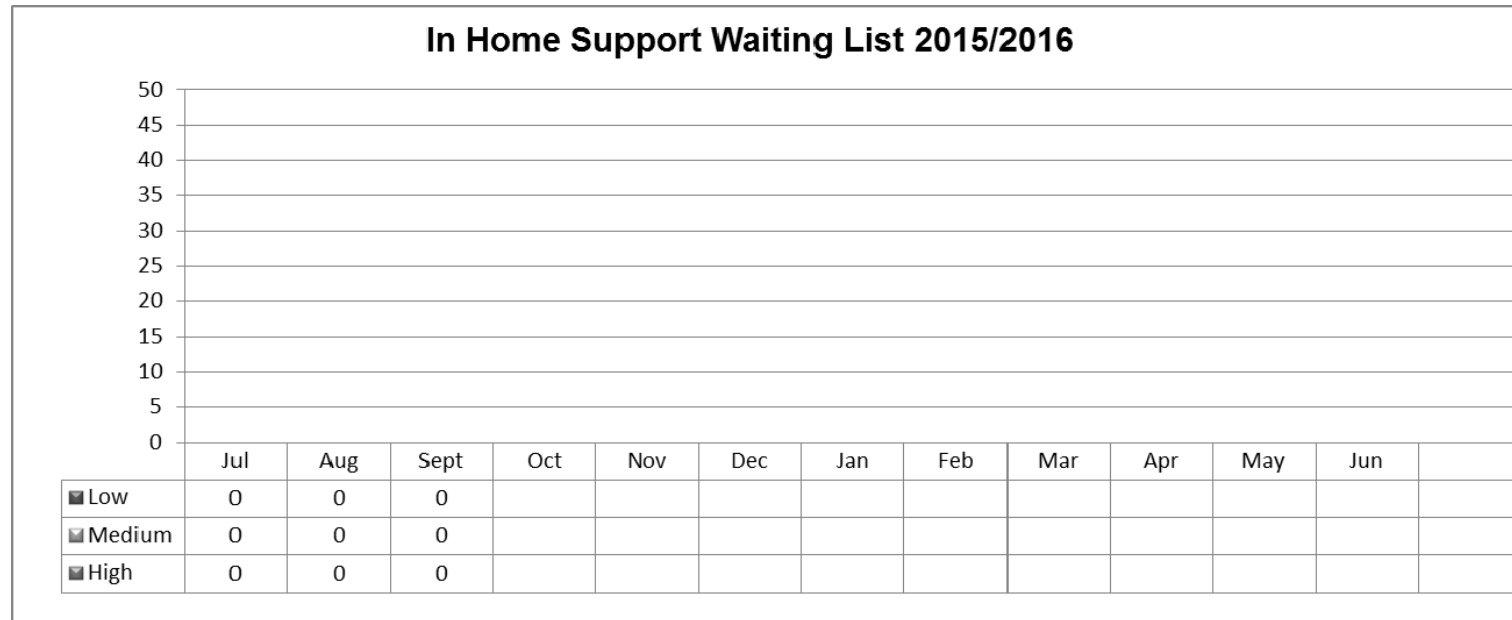
* Includes loans from library branches, web page, and e-collections (eBooks, eAudio books, music downloads and eMagazines)

** Storytime and Babytime attendance includes children and adults.

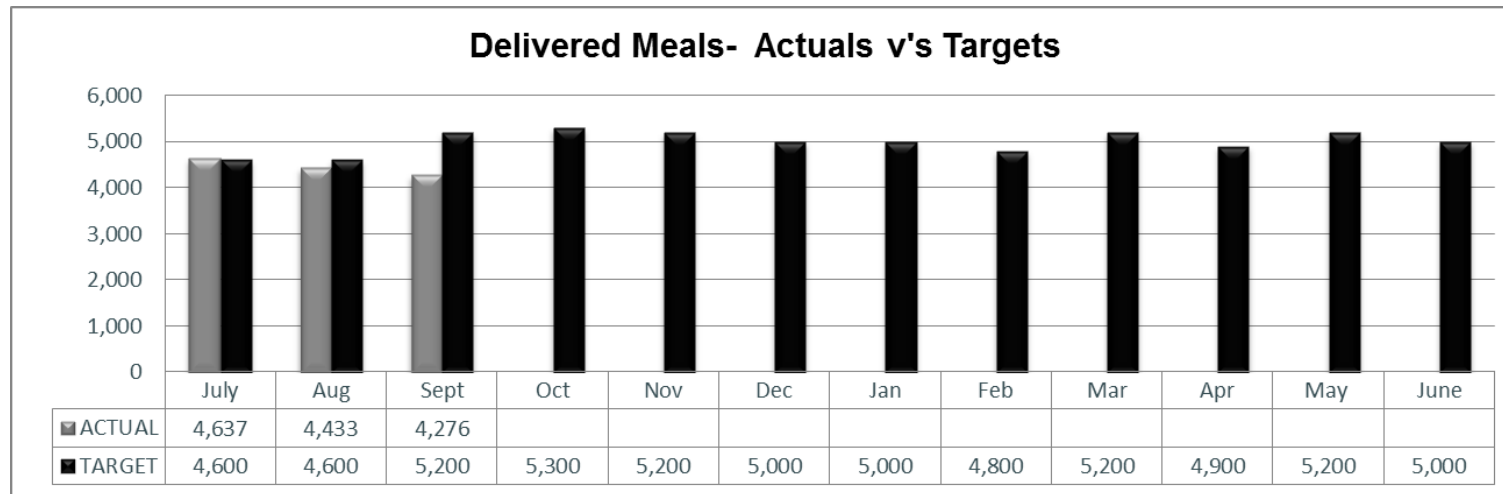
Hours of service delivery for Home Care, Personal Care, and Respite Care



Comments: For the September quarter, In Home Support hours were over target (+6,206).

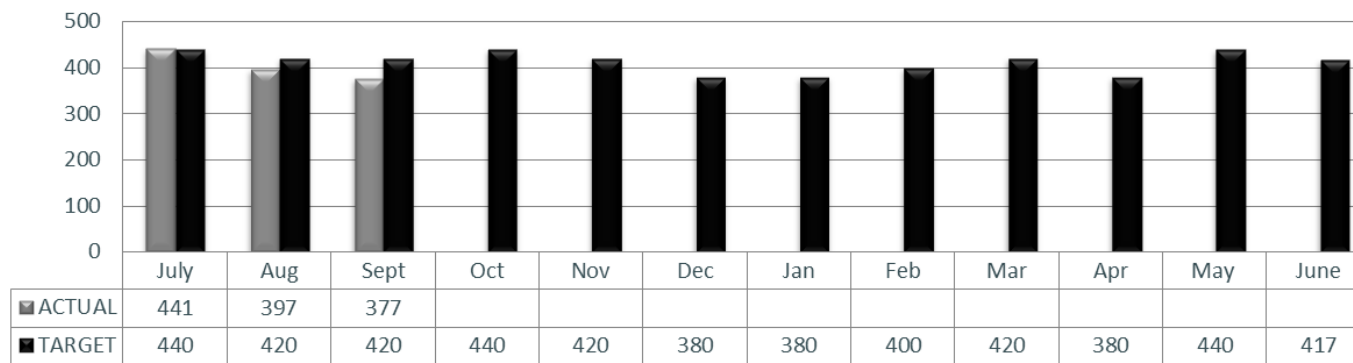


Comments: *There were no residents on the In Home Support waiting list in the September quarter.*



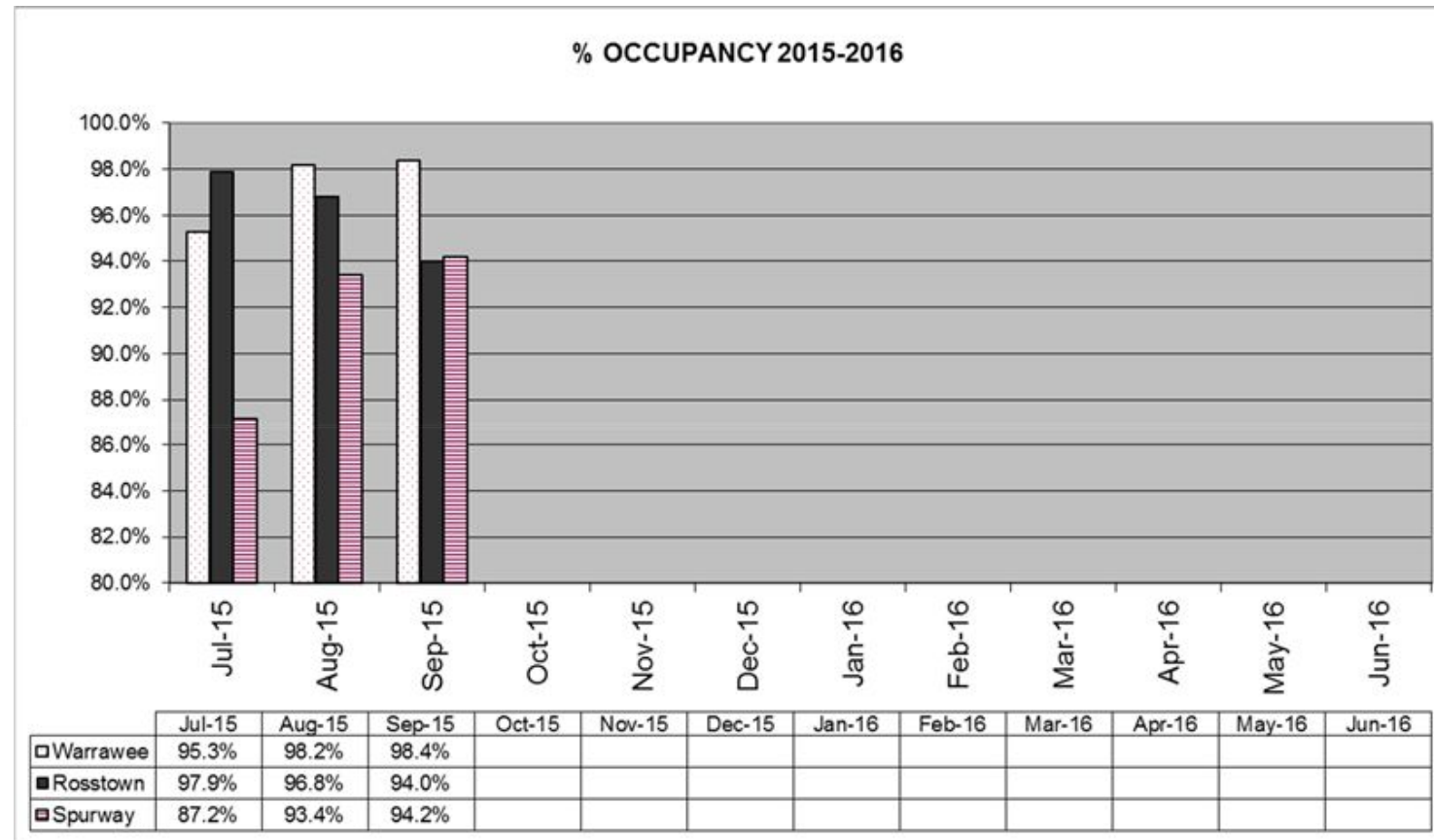
Comments: For the September quarter, Delivered Meals were under target (-1,054 meals). All request for meals are being met.

Property Maintenance Hours - Actuals v's Targets



Comments: For the September quarter, Property Maintenance hours were under target (-65hrs).

Residential Aged Care Services – Occupancy



Risk Management

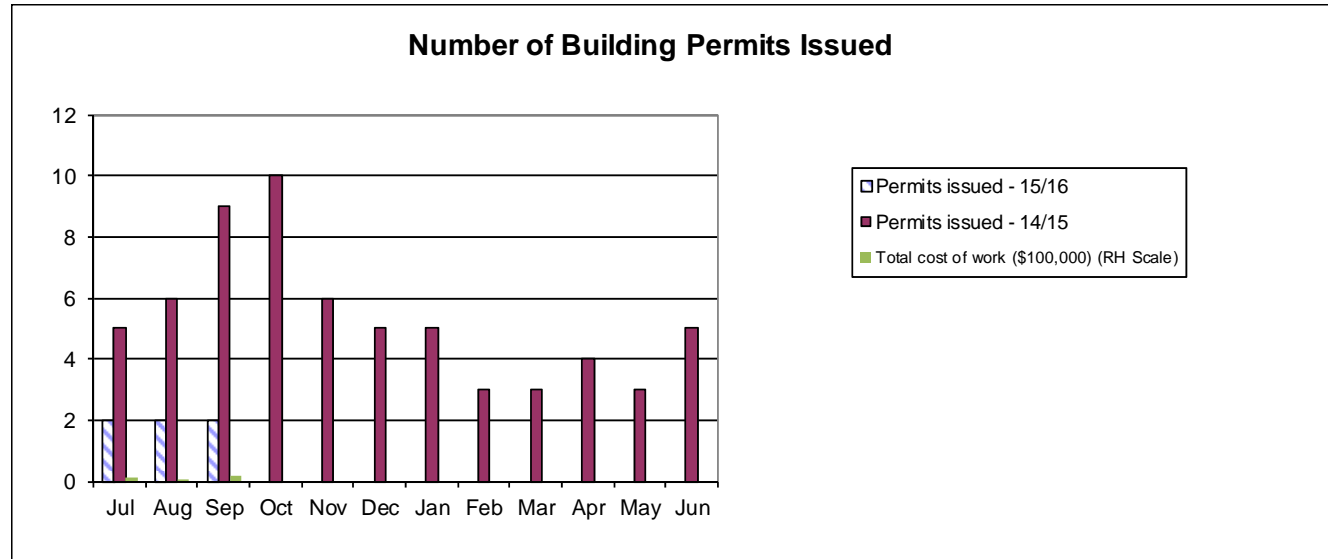
Insurance Claims	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	YTD 15/16	YTD 14/15
Liability Received – 15/16	31	29	33										93	
Liability Received – 14/15	17	21	18	32	18	13	15	18	35	27	28	29		56
Liability Closed – 15/16	20	33	1										54	
Liability Closed – 14/15	3	2	0	54	4	30	36	0	2	4	94	3		5
Motor Vehicle Received – 15/16	1	7	5										13	
Motor Vehicle Received – 14/15	2	1	6	1	2	1	1	2	2	7	0	4		9
Motor Vehicle Closed – 15/16	7	3	3										13	
Motor Vehicle Closed – 14/15	0	0	0	4	2	8	0	0	1	5	1	2		0
Other Received – 15/16	0	1*	0										1	
Other Received – 14/15	0	0	0	0	0	0	0	0	0	0	0	0		0
Other Closed – 15/16	0	0	0										0	
Other Closed – 14/15	0	0	0	0	0	0	0	0	0	0	0	0		0

Comments

*25 August 2015 burst water pipe resulting in a water damage claim at Rosstown Community 6 Ames Avenue Carnegie

Civic Compliance

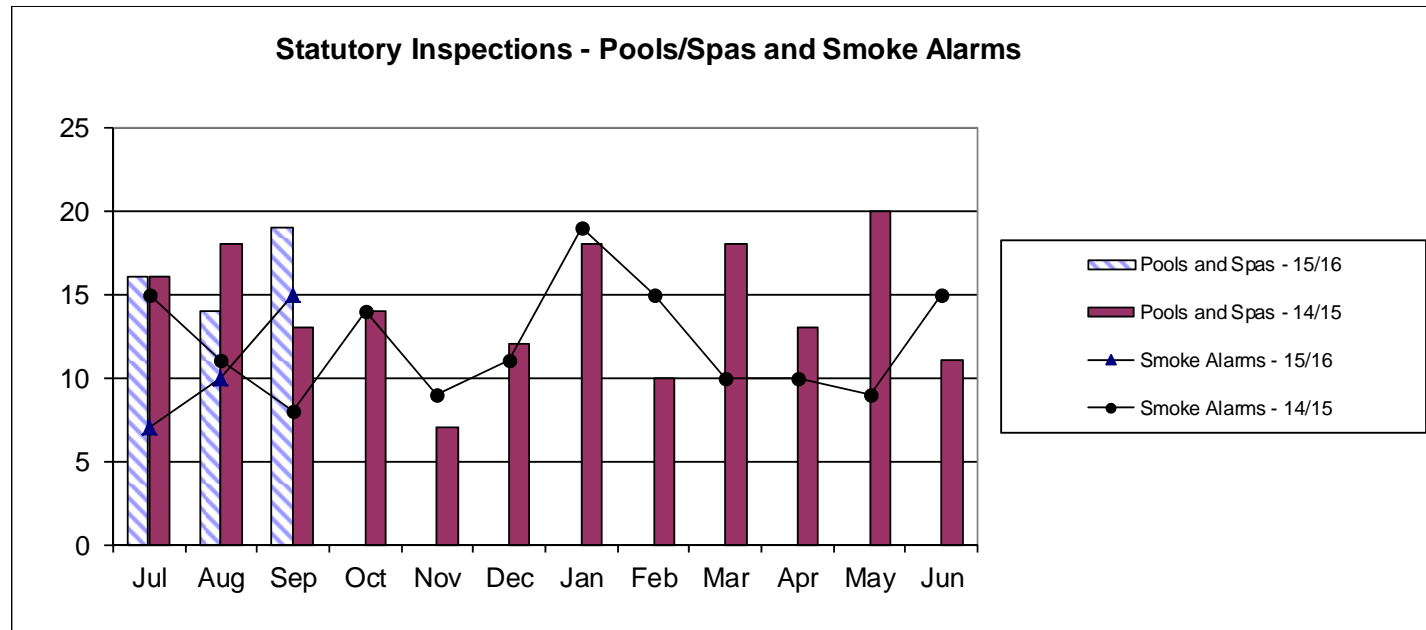
Building



Permits	YTD 2015-16	YTD 2014-15
Permits issued	6	20

Comments:

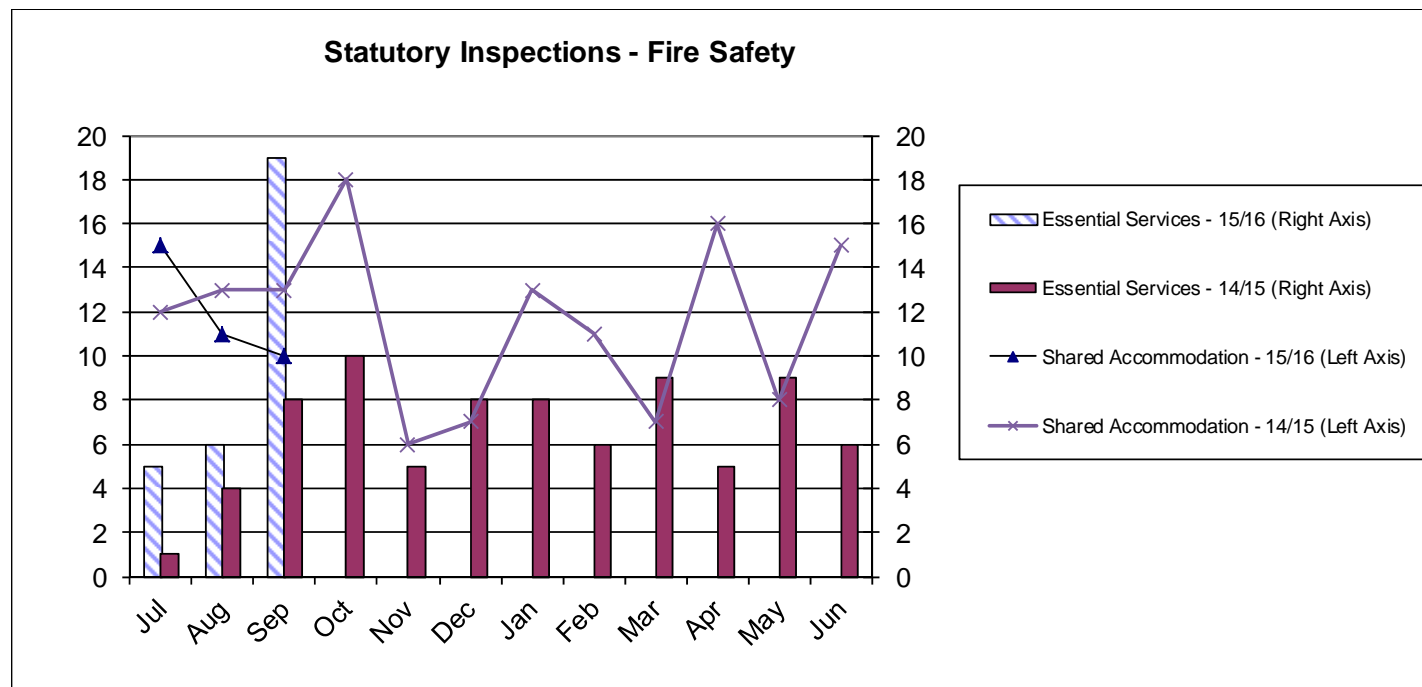
The majority of building permits issued in Victoria are by Private Building Surveyors. Council only issues a small number each month to Glen Eira owner-builders for minor works. For the last quarter the permits were for small scale domestic construction such as fences, carports and verandas.



Statutory inspections	YTD 2015-16	YTD 2014-15
Pools and Spas	49	47
Smoke Alarms	32	34

Comments:

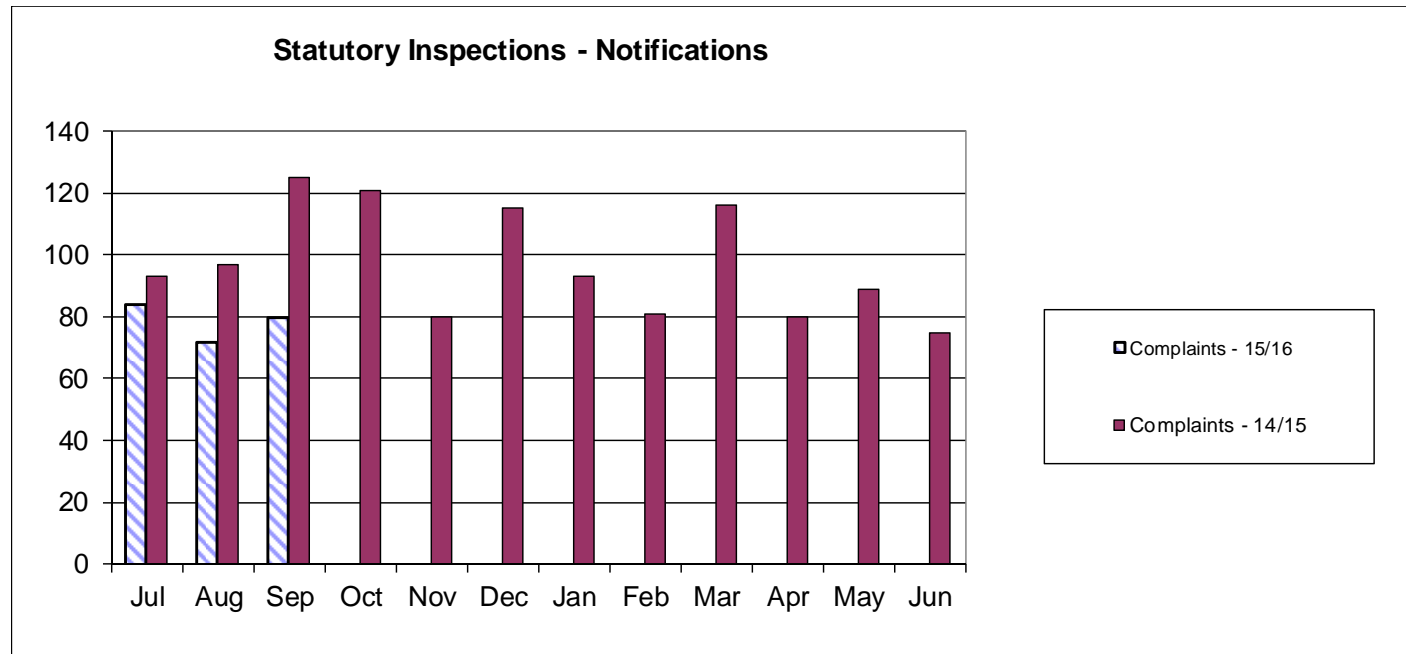
The pools/spa and smoke alarm program ensures community safety. These inspections are seasonal and coming into the summer months the pool/spa inspections will increase.



Statutory inspections	YTD 2015-16	YTD 2014-15
Essential Services	30	13
Shared Accommodation	36	38

Comments:

The shared accommodation inspections are dependent upon information from the community and Consumer Affairs Victoria. There was a significant increase in the number of essential service inspections in September. This was made up of the regular inspections plus follow-up inspections on aged care services buildings.



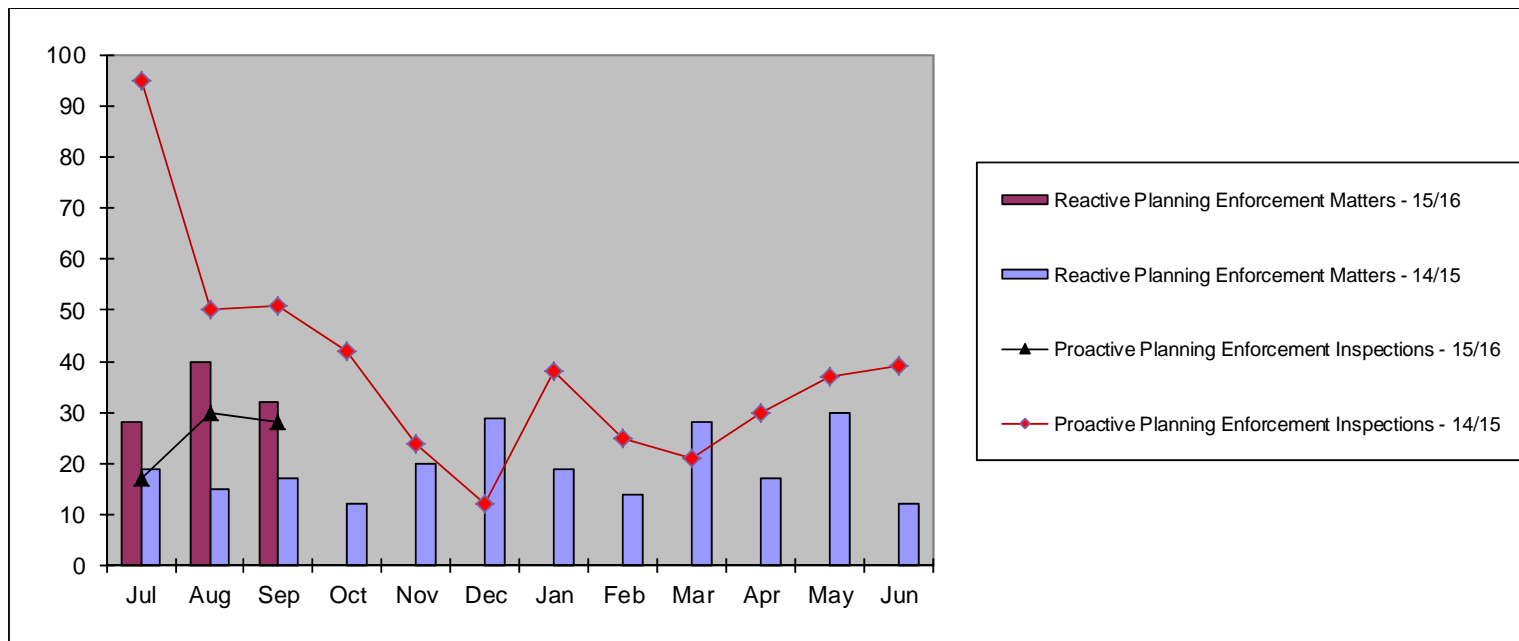
Statutory inspections	YTD 2015-16	YTD 2014-15
Notifications	236	315

Comments:

Notifications from the community in the last quarter have dropped compared with the same period last year. About 95% of these were about dangerous buildings and fences. It appears that Council's strong message to the community about safety and strong stance with builders may be leading to a reduction.

Planning Enforcement

Number of Planning Enforcement Matters – inquiries, follow ups and investigations

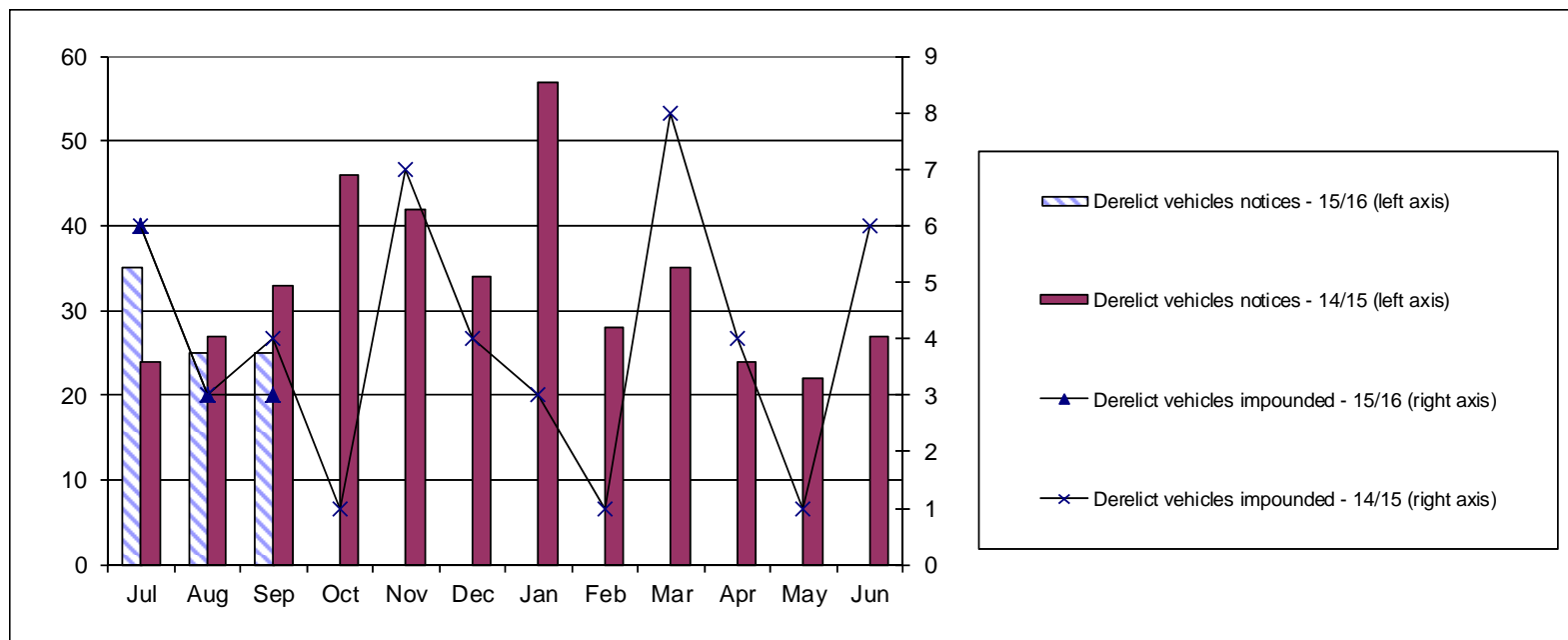


Planning Enforcement Matters	YTD 2015-16	YTD 2014-15
Reactive Planning Enforcement Matters	100	51
Proactive Planning Enforcement Inspections	75	196

Comments:

The number of proactive planning enforcement inspections will always fluctuate because the ability to carry out these inspections is largely dependent upon factors such as the number of reactive planning enforcement matters and the nature and complexity of the associated investigations.

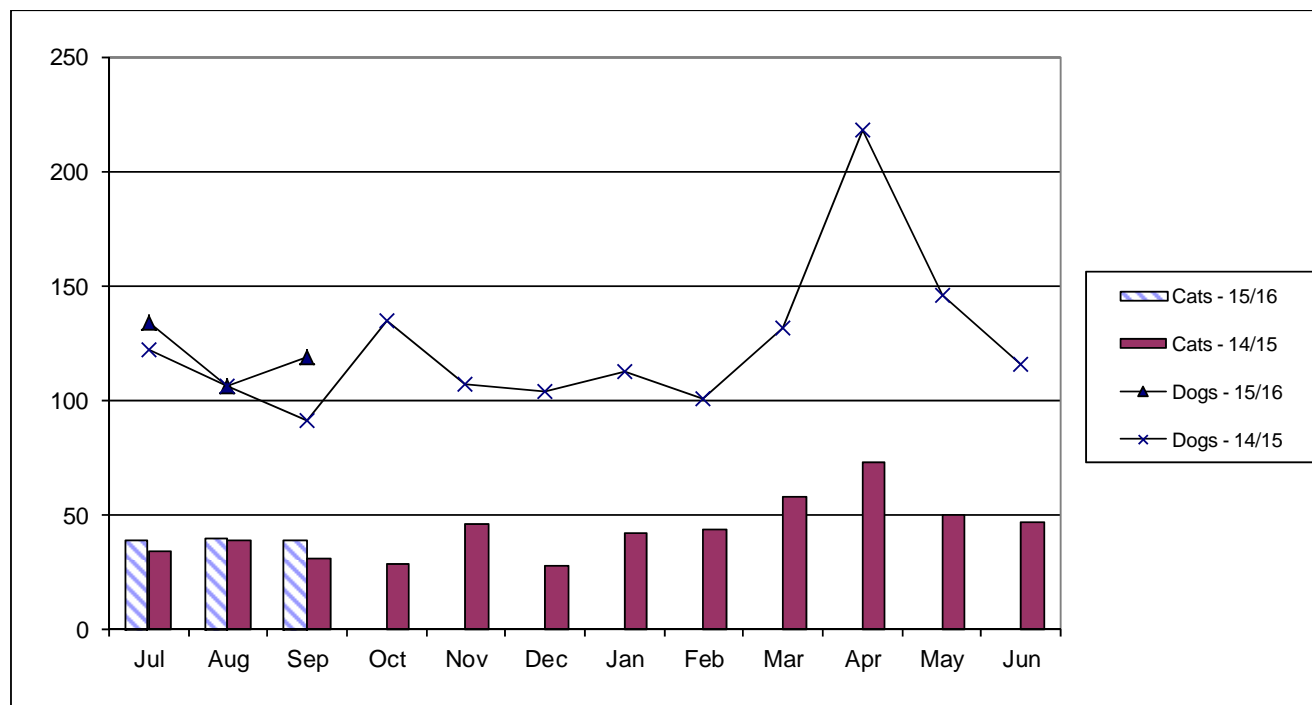
Number of Derelict vehicle notices issued –v- Derelict vehicles impounded



Derelict Vehicles	YTD 2015-16	YTD 2014-15
Derelict vehicles notices	85	84
Derelict vehicles impounded	12	13

Comments:

This is a reactive service in response to notifications received from the public. Generally owners respond to notices to remove their cars.

Animal Management - new dog and cat registrations received (first time registrations)

Animal Registration	YTD 2015-16	YTD 2014-15
Cats	118	104
Dogs	359	319

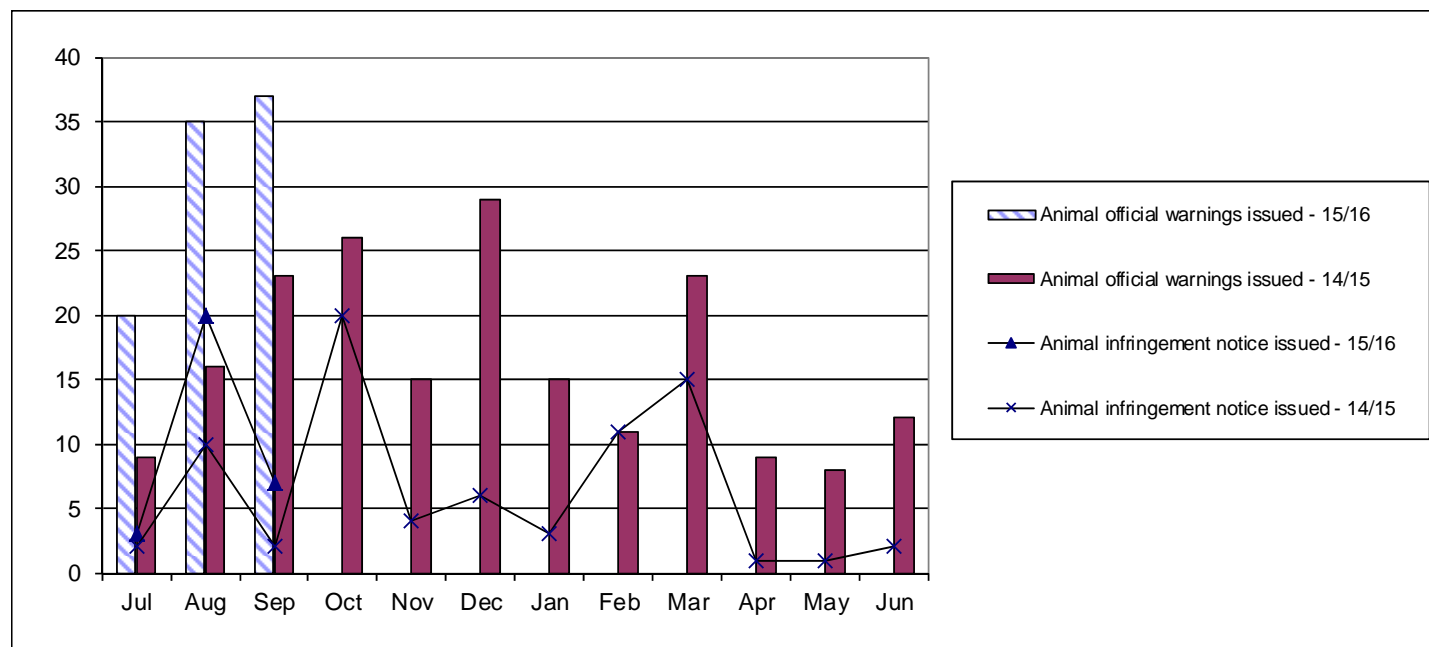
Total Registration Figures – all dogs/cats currently registered with Council

Registrations	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
Dog	11167	11265	11489	11441	11600	11375	12053	12342	11924	11945	11996
Cat	6779	6157	5950	5742	5581	5164	5305	5349	5100	5124	5097

Comments:

Registration levels remain in the expected range. However, it is pleasing to note that in the last quarter there has been a slight increase of both new cat and dog first time registrations compared to the same period last year.

Number of Animal Official Warnings V's Infringement Notices issued



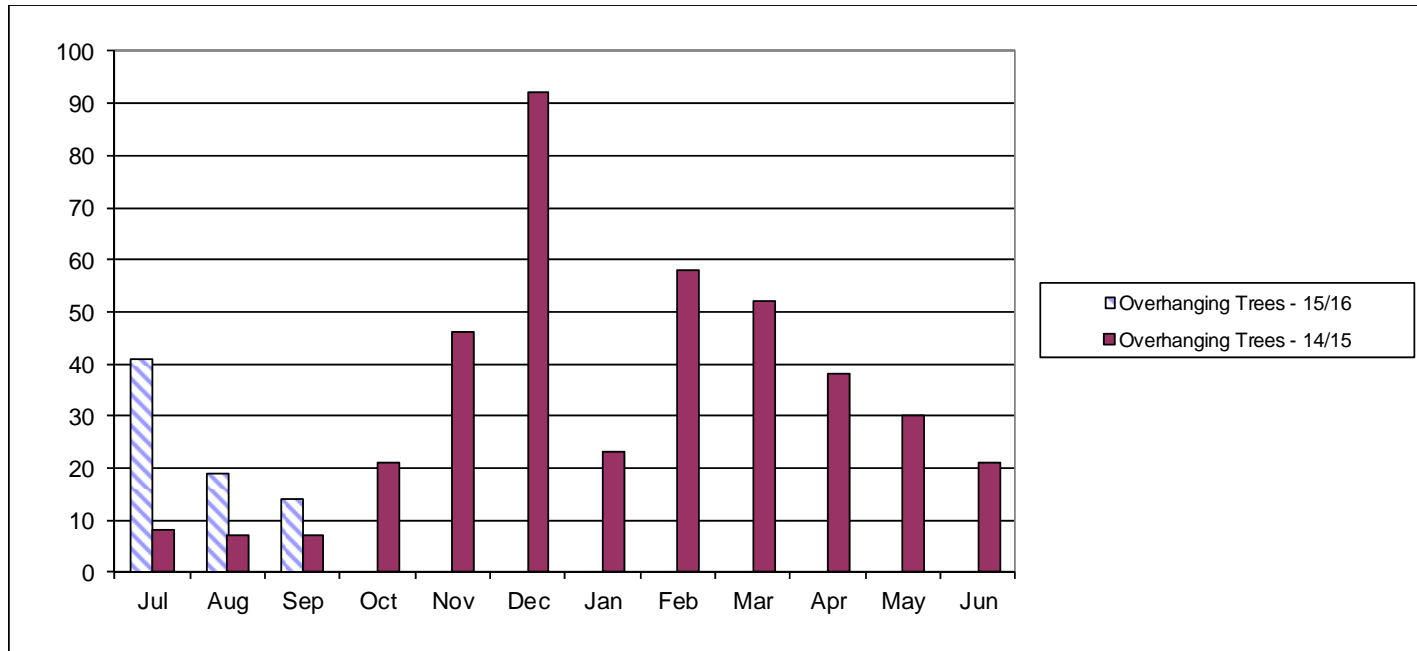
Animal Infringements	YTD 2015-16	YTD 2014-15
Animal official warnings issued	92	48
Animal infringement notice issued	30	30

Comments:

Increased activity in both official warning and Infringement notices issued during the last 3 months is mainly due to the follow up of unpaid registration renewals. Council has, as a last resort, commenced prosecution action in some cases for failure to renew dog and cat registrations for the current year.

Local Laws

Number of overhanging tree notices issued

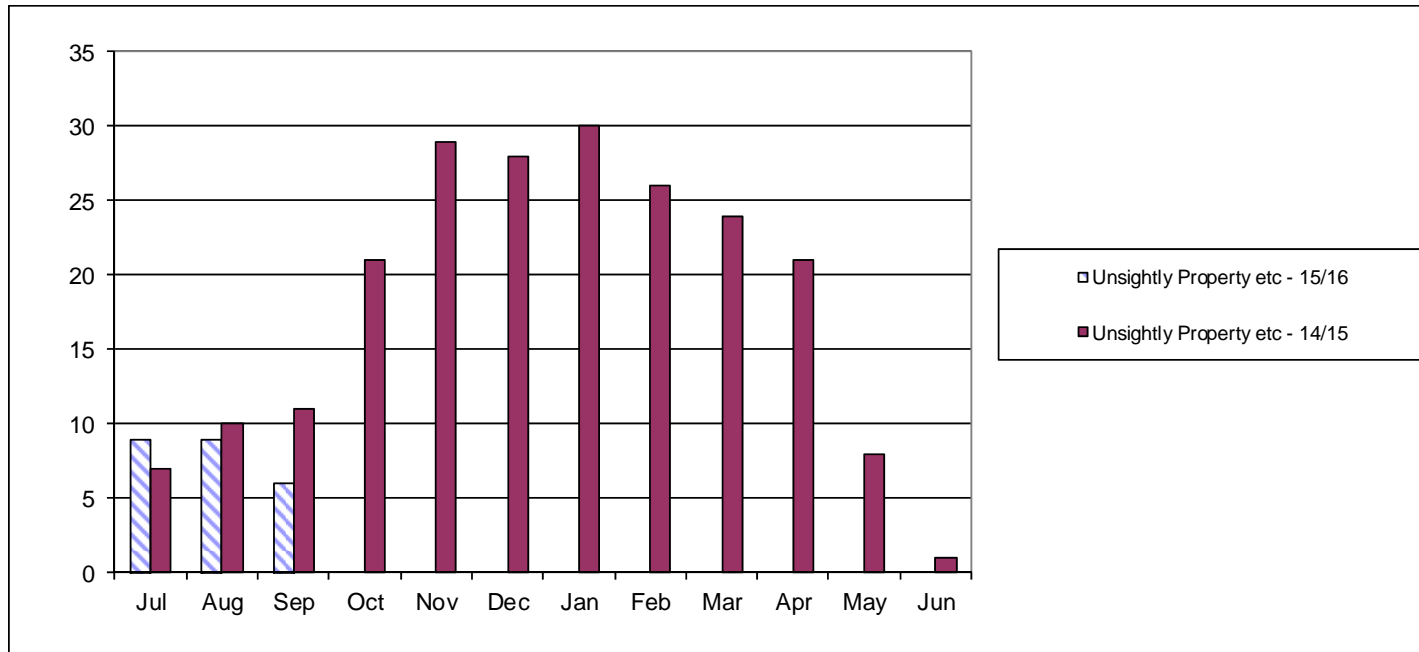


Notices Issued - Overhanging Trees	YTD 2015-16	YTD 2014-15
Overhanging trees	74	22

Comments:

The trend usually represents seasonal factors such as rainfall and other weather conditions.

Number of Unsightly Property, Dangerous Land and Fire Hazard notices issued

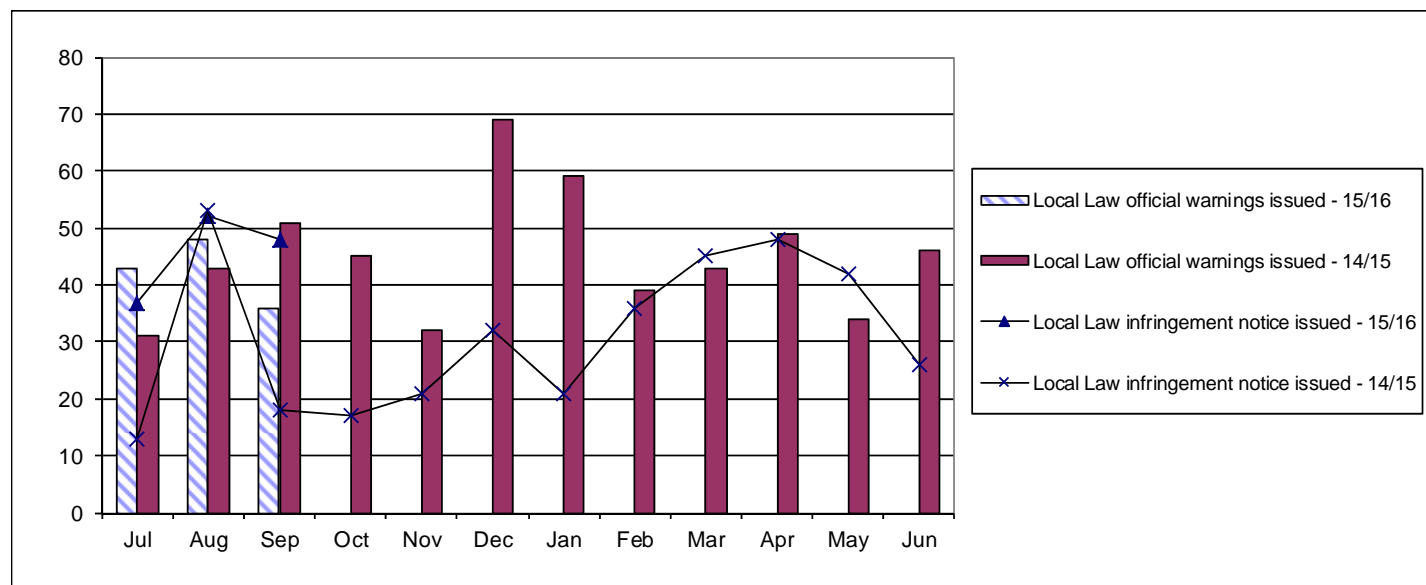


Unsightly Property Notices	YTD 2015-16	YTD 2014-15
Unsightly property notices issued	24	28

Comments:

The number of notices issued is typical for this time of year.

Number of Local Law Official Warnings versus Infringement Notices issued

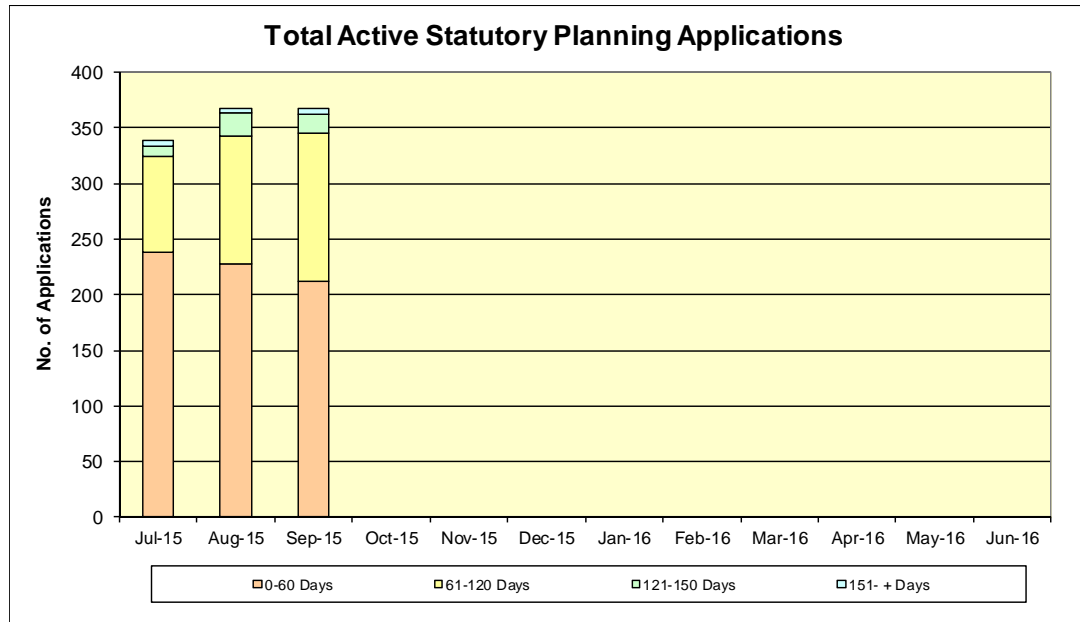


Local Law Notices	YTD 2015-16	YTD 2014-15
Local Law official warnings issued	127	125
Local Law infringement notice issued	137	84

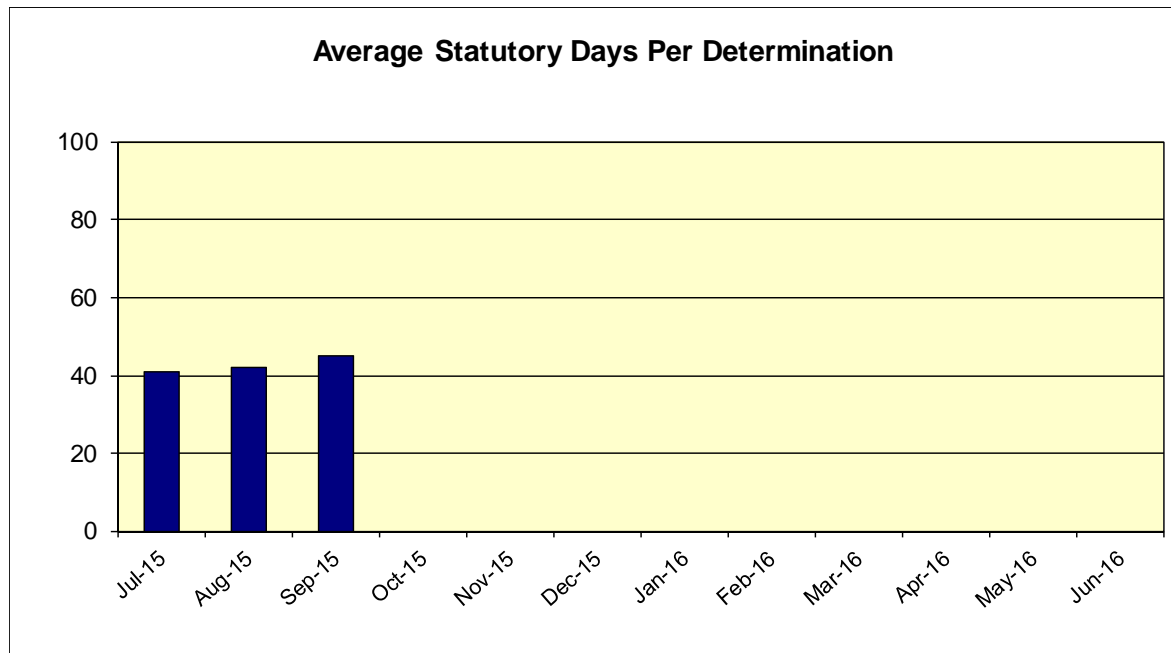
Comments:

An increase in notices issued in the last quarter continues to reflect the increase in building activity throughout the municipality and Council's emphasis on community safety.

Our officers endeavour to educate the builder at the start of a project. However, in many cases continued breaches occur with obvious impacts to the surrounding neighbourhood and council assets, hence the increase in notices issued.

Total Active Statutory Planning Applications**Comments:**

The high number of active applications results from metropolitan Melbourne's ongoing development boom.

Average Statutory Days Per Determination**Comments**

Despite high application numbers the statutory days per determination remain at a consistent level.

PLANNING DECISIONS BY DECISION MAKER – RESIDENTIAL DEVELOPMENT ONLY – for quarter ending 30 September 2015

Decision Maker	Total Number of Residential Applications Decided	Average Number of Objections per Decision	Number of decisions made by application type			
			Dwellings		Storeys	
			4 dwellings or more	3 dwellings or less	4 storeys or more	3 storeys or less
Council Resolution	1	1	1	0	1	0
D.P.C.	73	2	9	64	0	73

Comments:

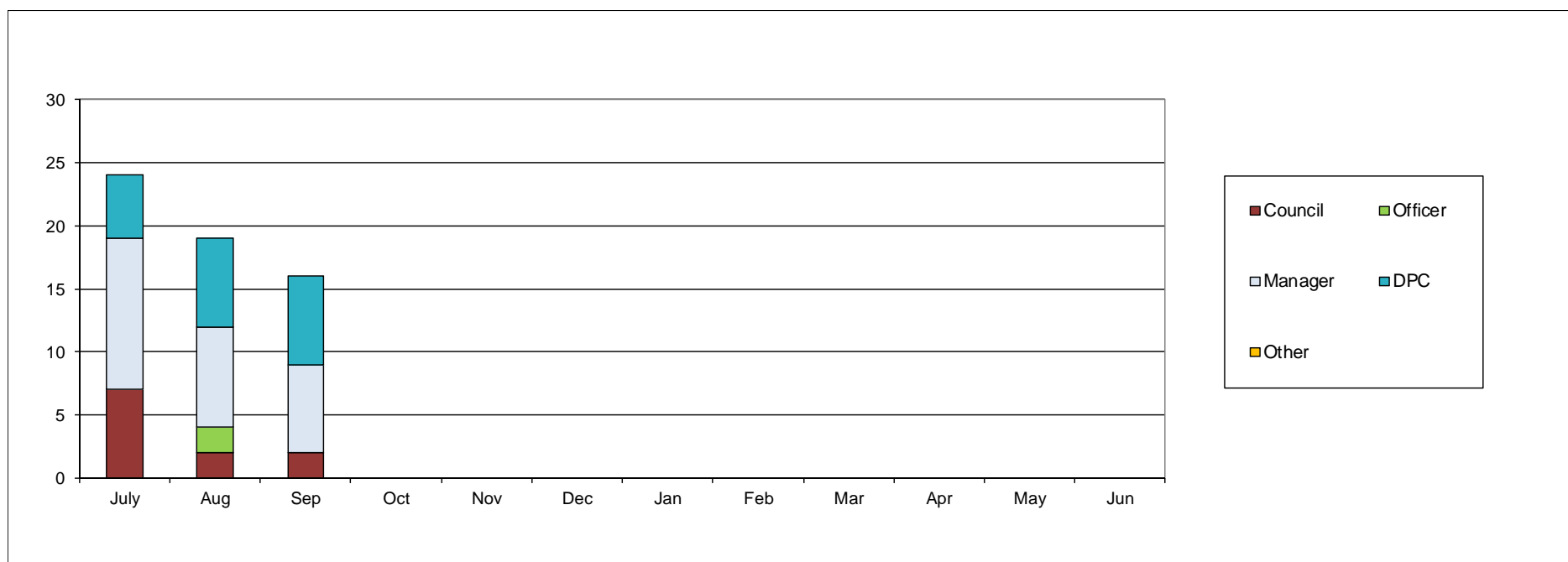
This Table covers applications for residential development which have received objections. Other matters such as Planning Scheme Amendments, applications for non-residential development and applications which have not attracted objections are not included.

The Act requires Council to consider all written objections.

At Glen Eira, all objectors have the opportunity to speak to their objection either at a Planning Conference or at a Delegated Planning Committee meeting.

All of the above decisions are subject to appeal at VCAT.

Planning Appeals Lodged – 2015 / 2016



Comments:

Non-compliant applications continue to be refused by the Statutory Planning Manager. As a result, the majority of appeals lodged are against Manager decisions.

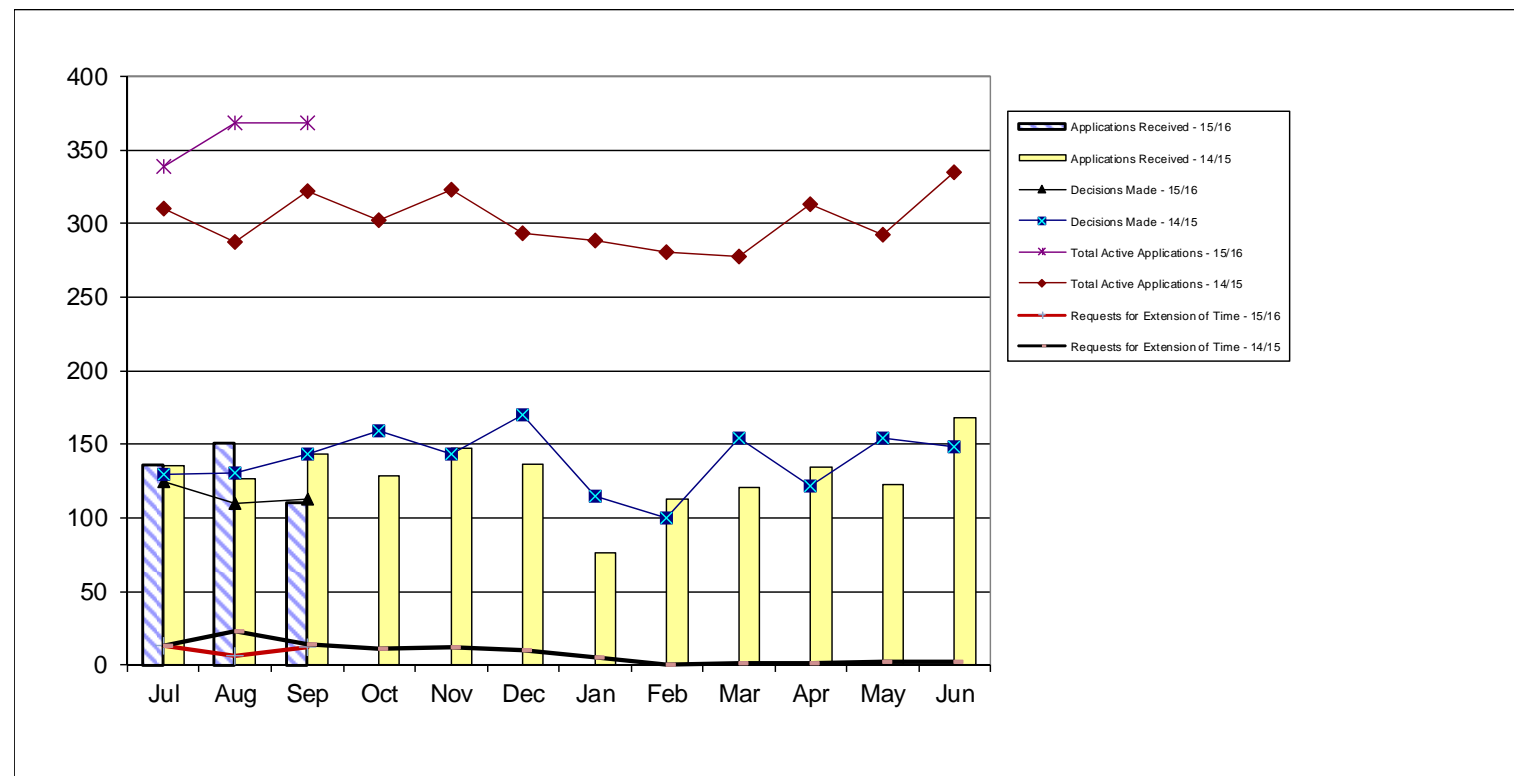
Planning Appeals Lodged – 2014/2015 and 2015/2016 comparison

Authority	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Council - 2015/2016	7	2	2									
Council - 2014/2015	3	1	1	5	1	3	4	5	1	0	5	1
Officer - 2015/2016	0	2	0									
Officer - 2014/2015	1	0	0	3	0	0	1	0	1	0	0	0
Manager - 2015/2016	12	8	7									
Manager - 2014/2015	5	5	5	7	5	8	5	5	3	4	14	7
DPC - 2015/2016	5	7	7									
DPC - 2014/2015	1	3	11	2	3	3	4	3	2	4	6	3
Other - 2015/2016	0	0	0									
Other - 2014/2015	0	0	0	0	0	0	0	1	0	0	0	0

Comments:

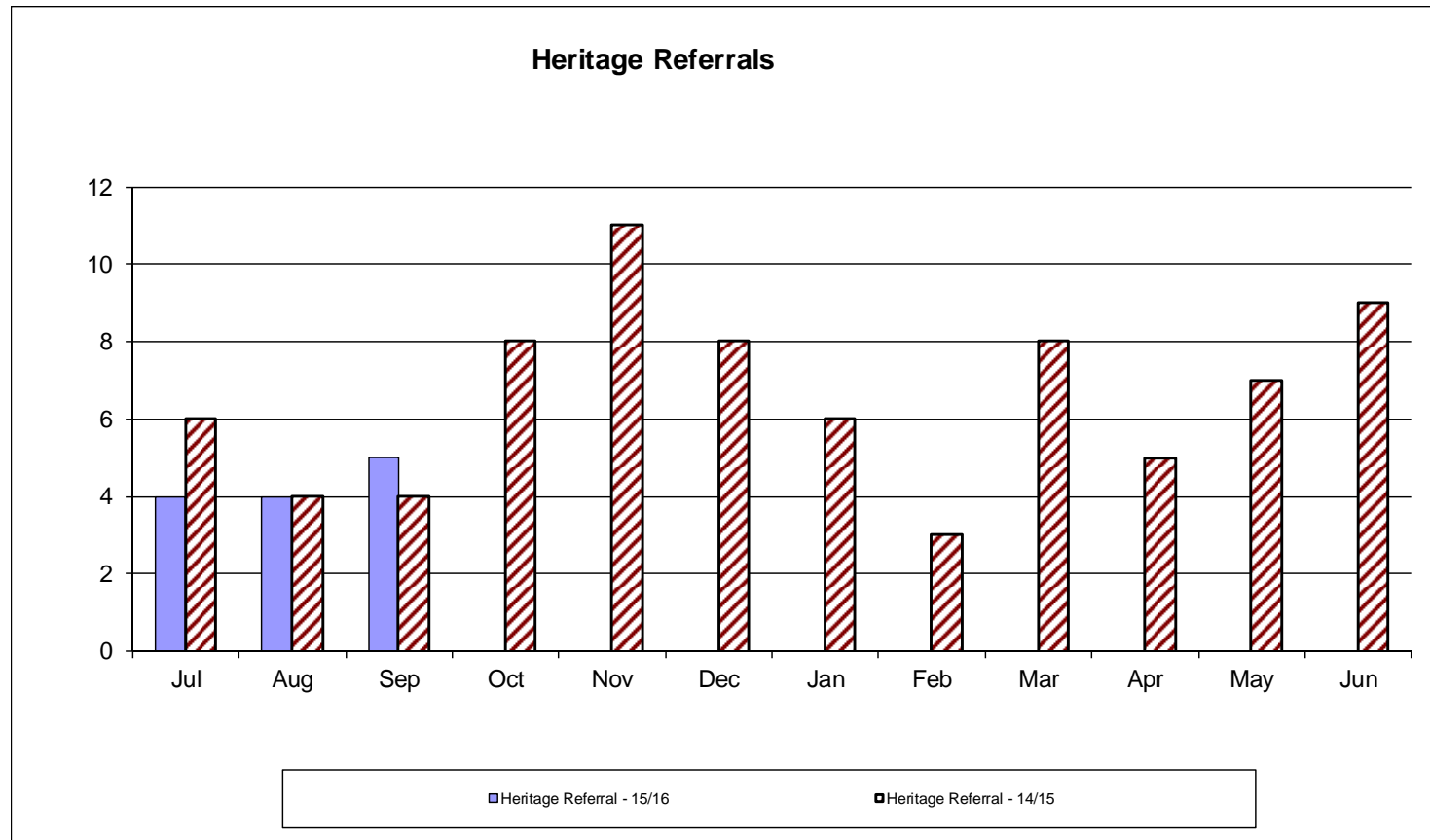
Appeal numbers as a result of refusal decisions made by the Manager remain high.

Planning Applications Received and Decisions Made



Planning Applications Received & Decisions Made	YTD 2015-16	YTD 2014-15
Applications Received	396	405
Decisions Made	348	404
Total Active Applications	1075	919
Requests for Extension of Time	31	50

Comments:

Strategic Planning**Heritage Referrals****Comments:**

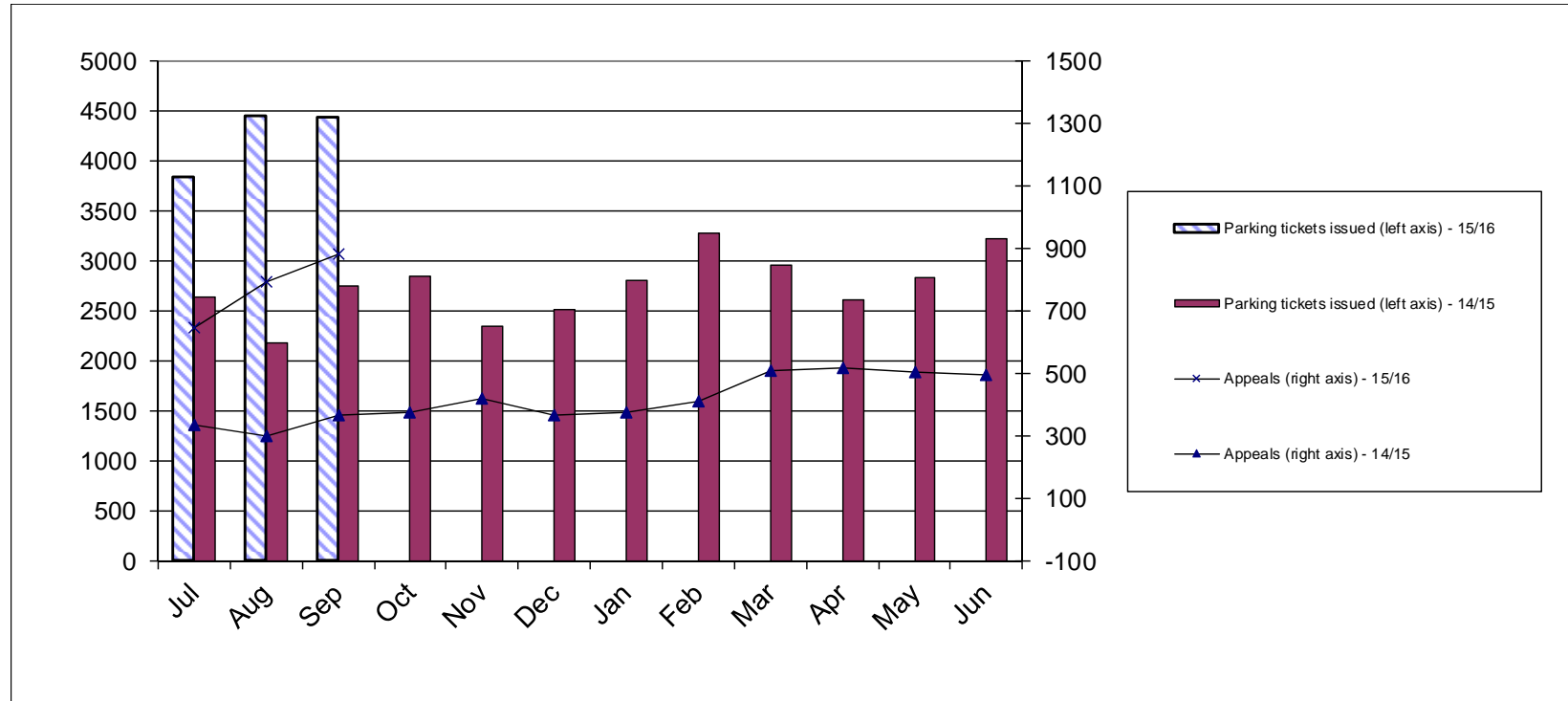
The heritage referral service continues to benefit the community.

STATUS OF PLANNING SCHEME AMENDMENTS

Amendment	Prepared	Exhibited	Panel	Council Decision	Minister
Amendment C70 Special Building Overlay Additions and overlay boundary alterations	On hold due to Melbourne Water.				
Amendment C71 Special Building Overlay Subtractions	Lodged on 2 Feb 2015				
Amendment C121 641, 647, 647A, 659, 663, 669 & 681 North Road Rezone the land from a Commercial 2 Zone to Mixed Use	Authorisation 10 November 2014.	15 January to 16 February 2015	Panel hearing dealt with on the papers.	Council resolved to adopt this amendment on 11 August 2015.	
Amendment C123 Update Child Care Centres Policy	Authorisation received 22 October 2014	22 January to 23 February 2015	Panel hearing held on 1 st June 2015	Council resolved to adopt this amendment on 11 August 2015.	
Amendment C135 53 Magnolia Road, Gardendale Apply a Public Acquisition Overlay (PAO) over property	Authorisation received 26 February 2015	19 April to 25 May 2015	N/A	Council resolved to adopt this amendment on 9 June 2015.	Approved by the Minister on 5 August 2015.
Amendment C139 136- 138 & 140- 146 Glen Eira Road, Elsternwick	Authorisation received 8 July 2015	Public exhibition period to commence on 30 July 2015	N/A	Council resolved to adopt this amendment on 13 October 2015.	
Amendment C140 93 Mimosa Road and 11 Mile End Road, Carnegie	Authorisation received 12 June 2015	Public exhibition period from 9 July to 10 August 2015.	Directions Hearing scheduled for 22 October		

Parking and Prosecutions

Parking tickets issued versus Appeals received

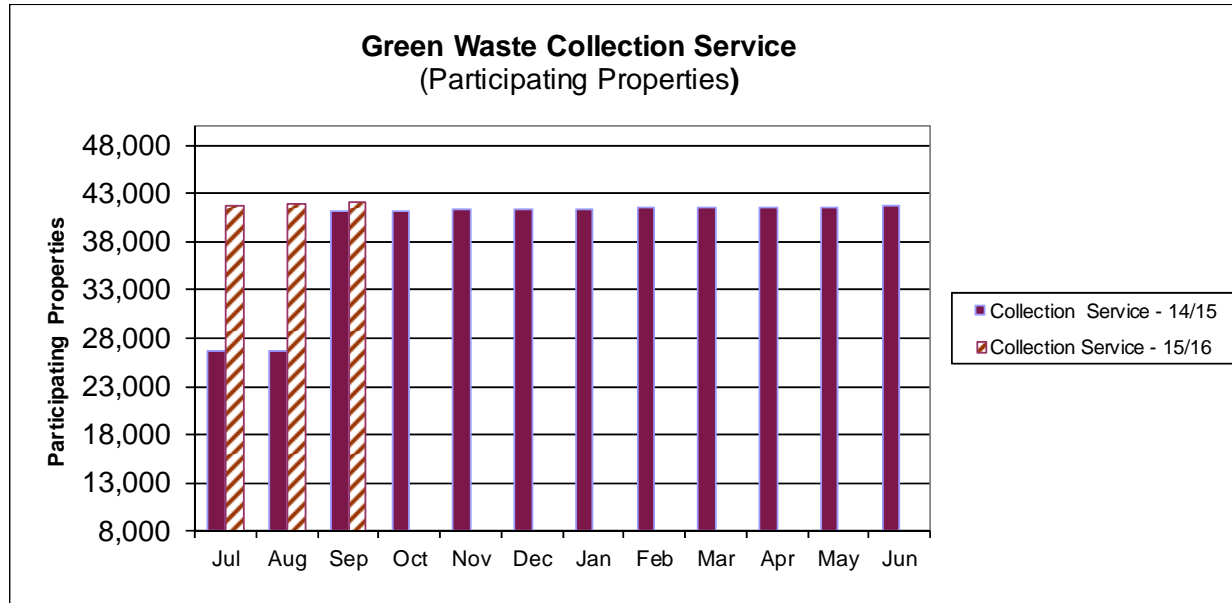


Comments:

Increased safety patrols around construction sites and schools have led to more tickets being issued. Council's focus on targeting these two issues has resulted in the significant increase. It follows that an increase in fines issued leads to an increase in appeals.

Waste Management

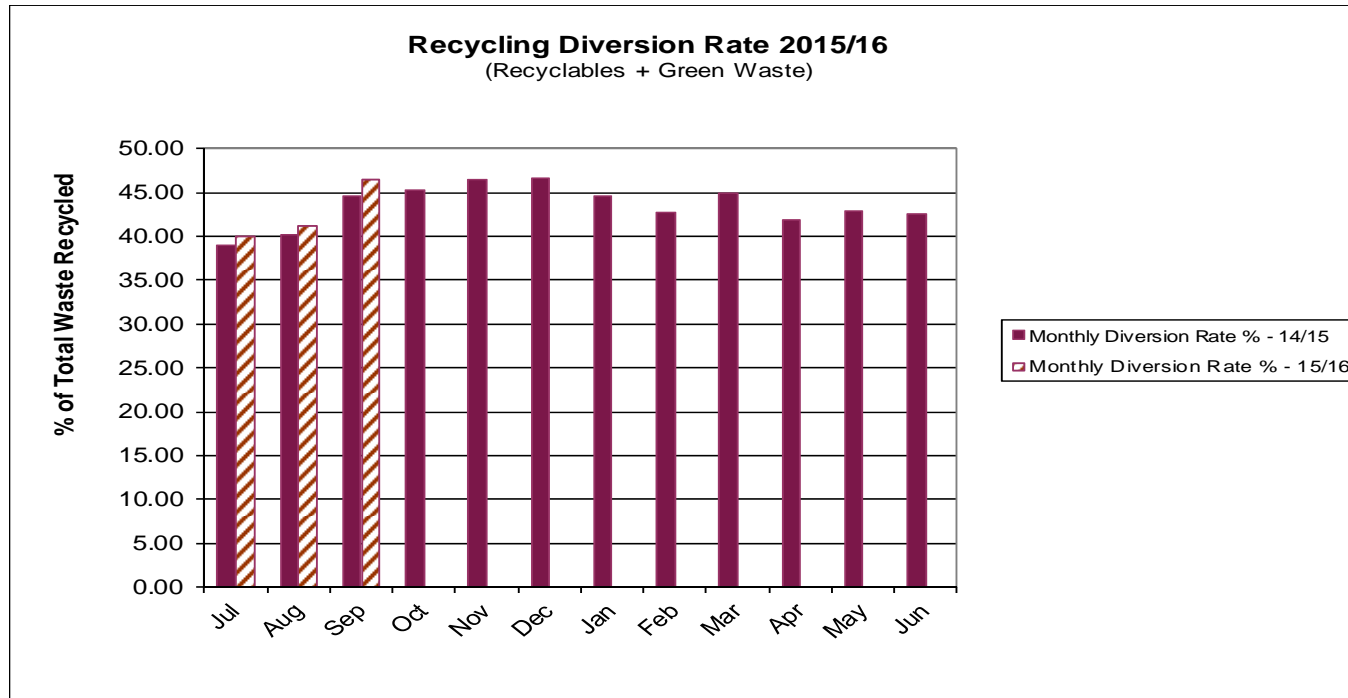
Green Waste



Comments:

Council rolled out green waste bins to all remaining households that could make use one in September 2014 resulting in a 55 percent increase in green waste bins in use. There are 273 more green waste bins in use since the start of the financial year. Around a quarter of these are for new properties.

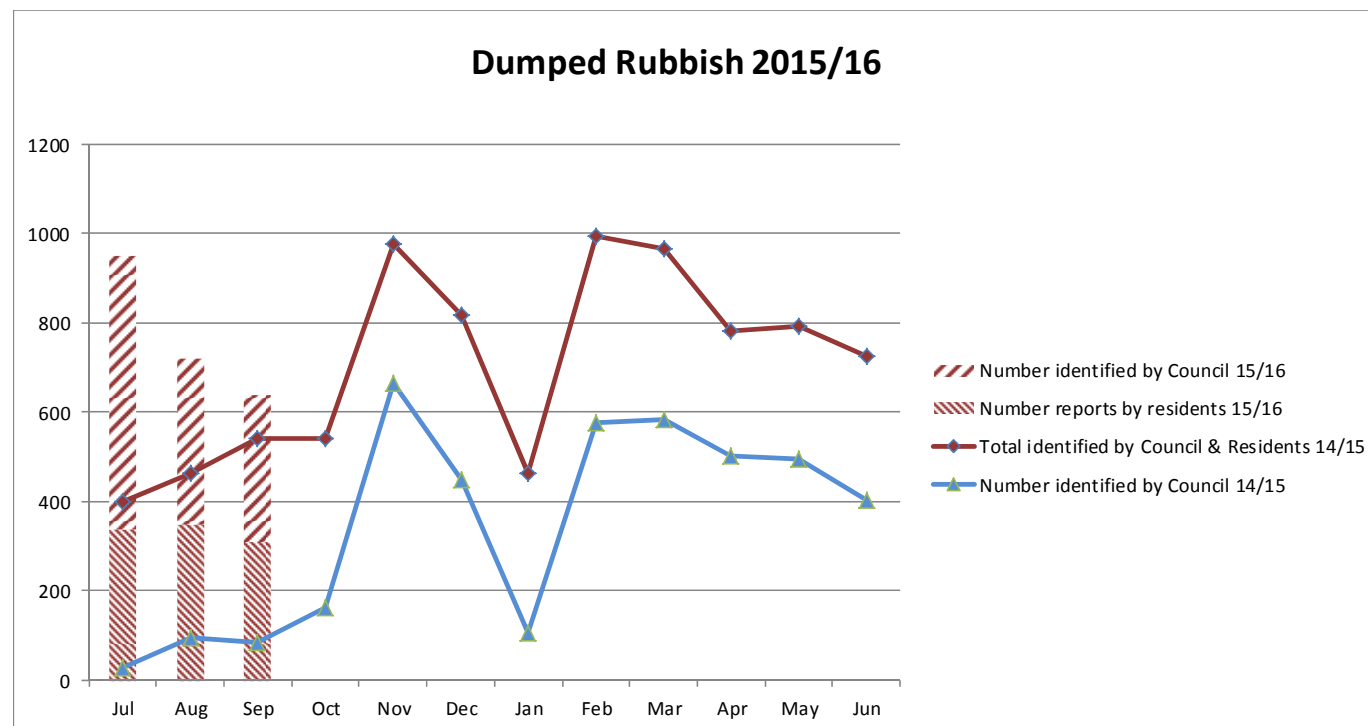
Recycling



Comments:

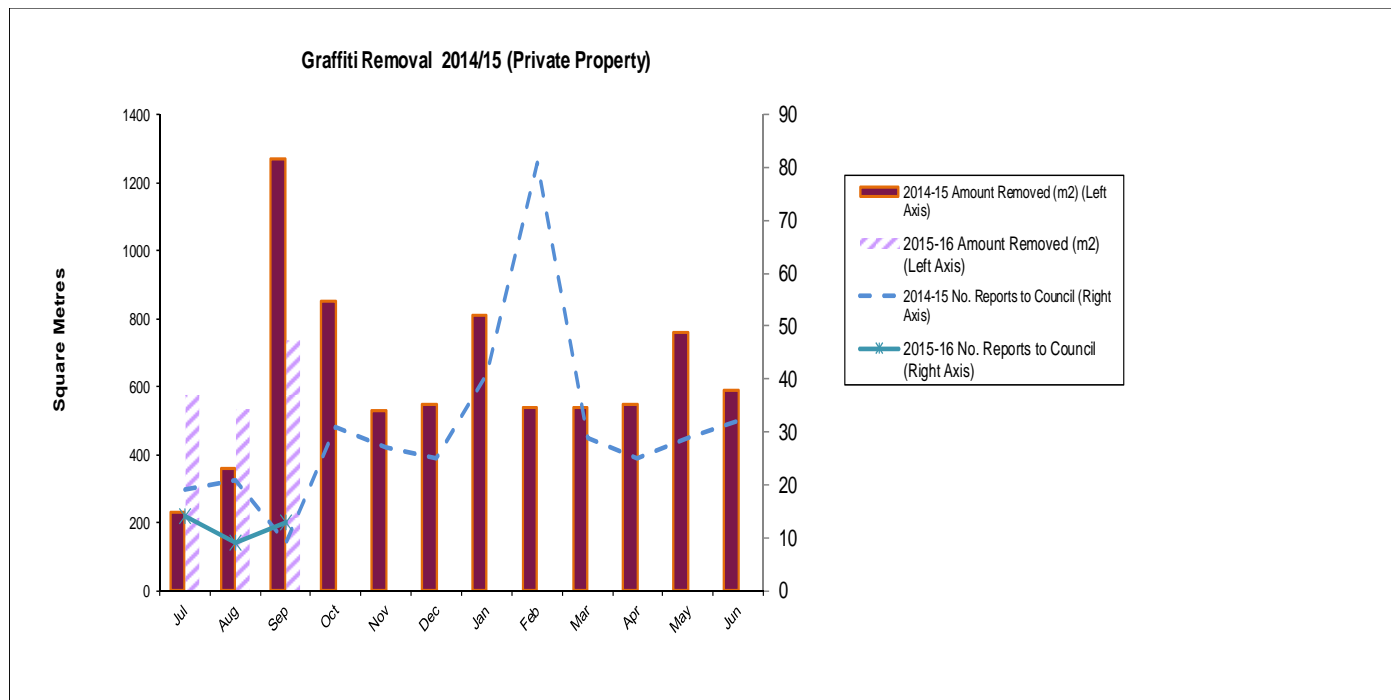
The recycling rate increased compared to the same period last year due to significantly more green waste recycling (11.5% more). Mixed recycling (yellow top bins) dropped slightly compared to the same period last year.

Dumped Rubbish Reports Received

**Comments:**

There were fewer (16 per cent less) reports of dumped rubbish by residents compared to the same quarter in 2014-15. At the same time, removal of dumped rubbish was higher overall as a result of increased monitoring by Council's contractor, which was introduced as part of the current contract specification.

Graffiti Removal from Private Property



Graffiti Removal	YTD 2015-16	YTD 2014-15
No. Reports to Council	36	49
Amount Removed (m2)	1850	1856

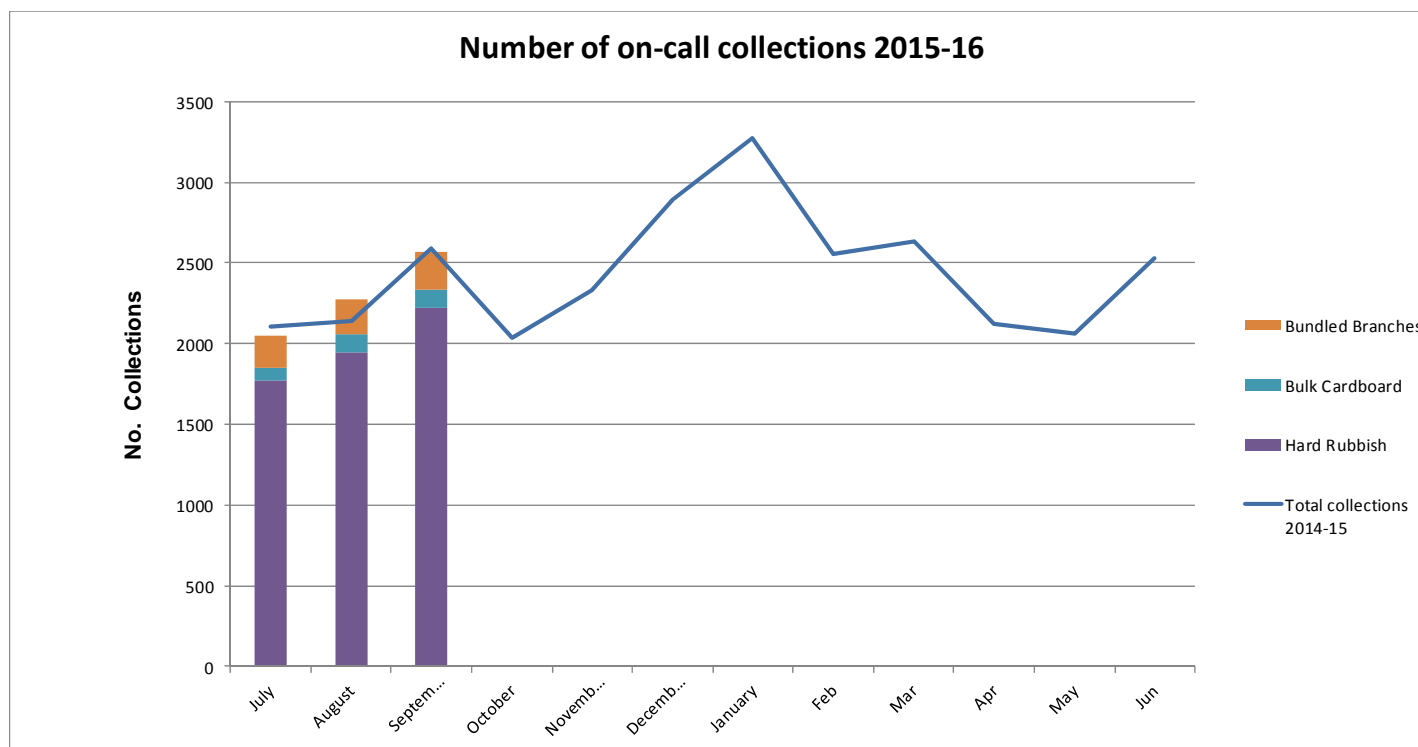
Comments:

The number of reports from residents remains low and is lower than the previous year. There were fewer than 20 each month. The amount of graffiti removed by Council remained similar to the previous year. Most of this graffiti was identified by Council officers through monitoring and removed promptly.

Graffiti Removal Kits

7 graffiti removal kits have been provided between 1 July 2015 and 30 September 2015.

On-call Collections

**Comments:**

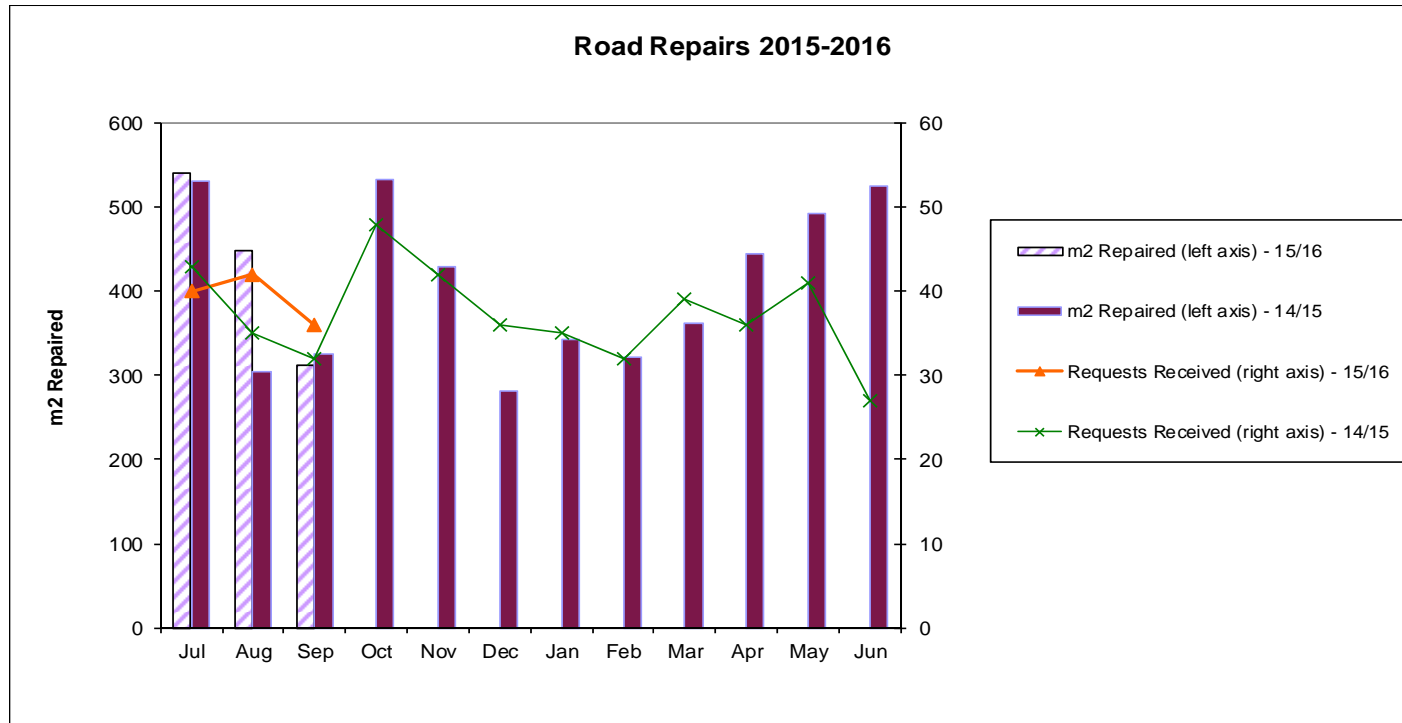
Council offers residents free on-call collections for hard rubbish, bulk cardboard and bundled branches. Overall the total number of on call collections was similar to the previous year.

Collection numbers usually peak over summer and decrease again through winter.

Bundled branches and bulk cardboard is recycled. Hard rubbish is sorted for recycling.

Glen Works

Road Repairs

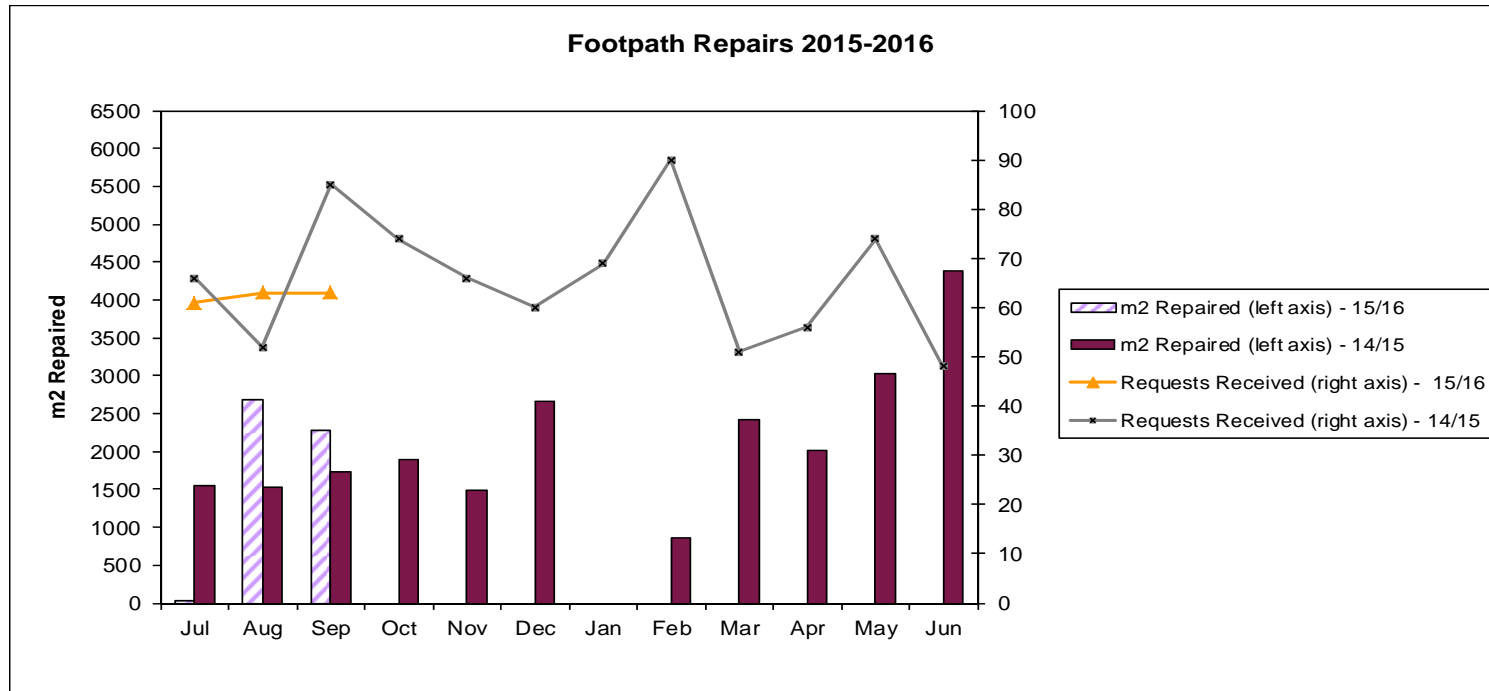


Road Repairs	YTD 2015-16	YTD 2014-15
m2 Repaired	1,299	1159
Requests Received	118	110

Comments:

July and September works were consistent with same period last year. Due to better weather in August this year, more proactive works were carried out.

Footpath Repairs



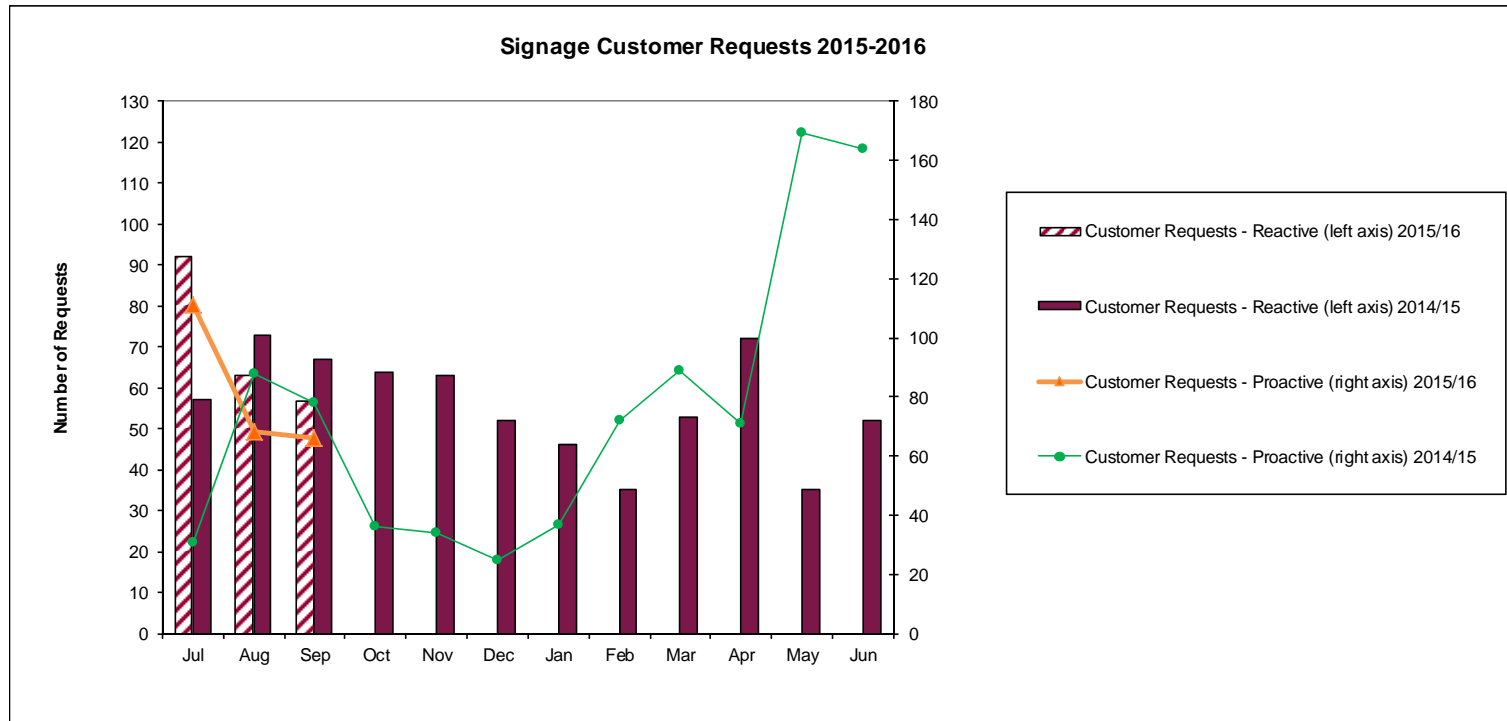
Footpath Repairs	YTD 2015-16	YTD 2014-15
m2 Repaired	4972	4799
Requests Received	187	203

Comments:

Due to a restructuring of operations, no works were given out in July. August and September works were increased to compensate for that deficit. Budgets are expected to be back on YTD target by the end of October 2015.

Requests remain constant, although slightly down on same period last year.

Signage



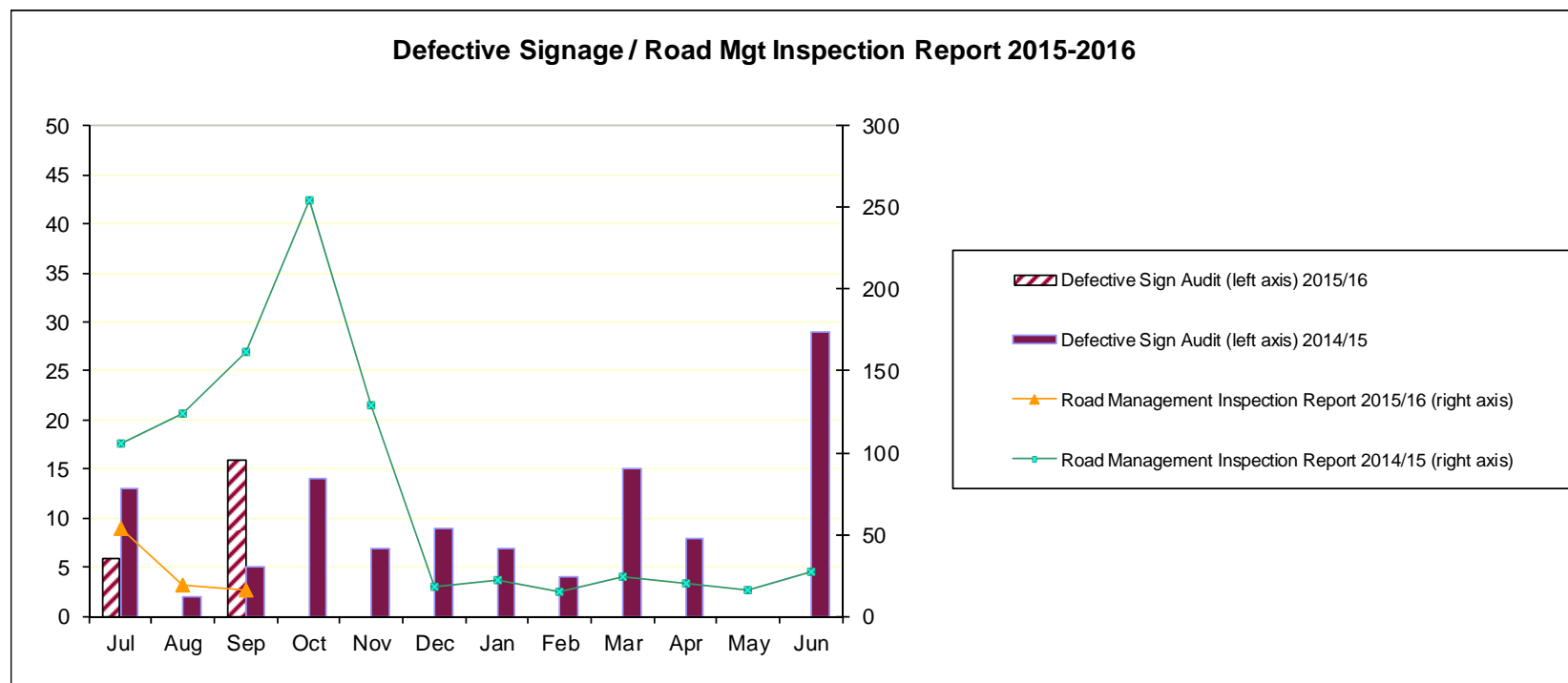
Signage	YTD 2015-16	YTD 2014-15
Customer Requests - Reactive	212	197
Customer Requests - Proactive	245	197

Comments:

Reactive requests are governed by the Traffic engineers and reporting by ratepayers.

Proactive requests increased in July of this year due to an increase in damage and defacing of signs by vandals.

Defective Signage / Road Management Inspection Report



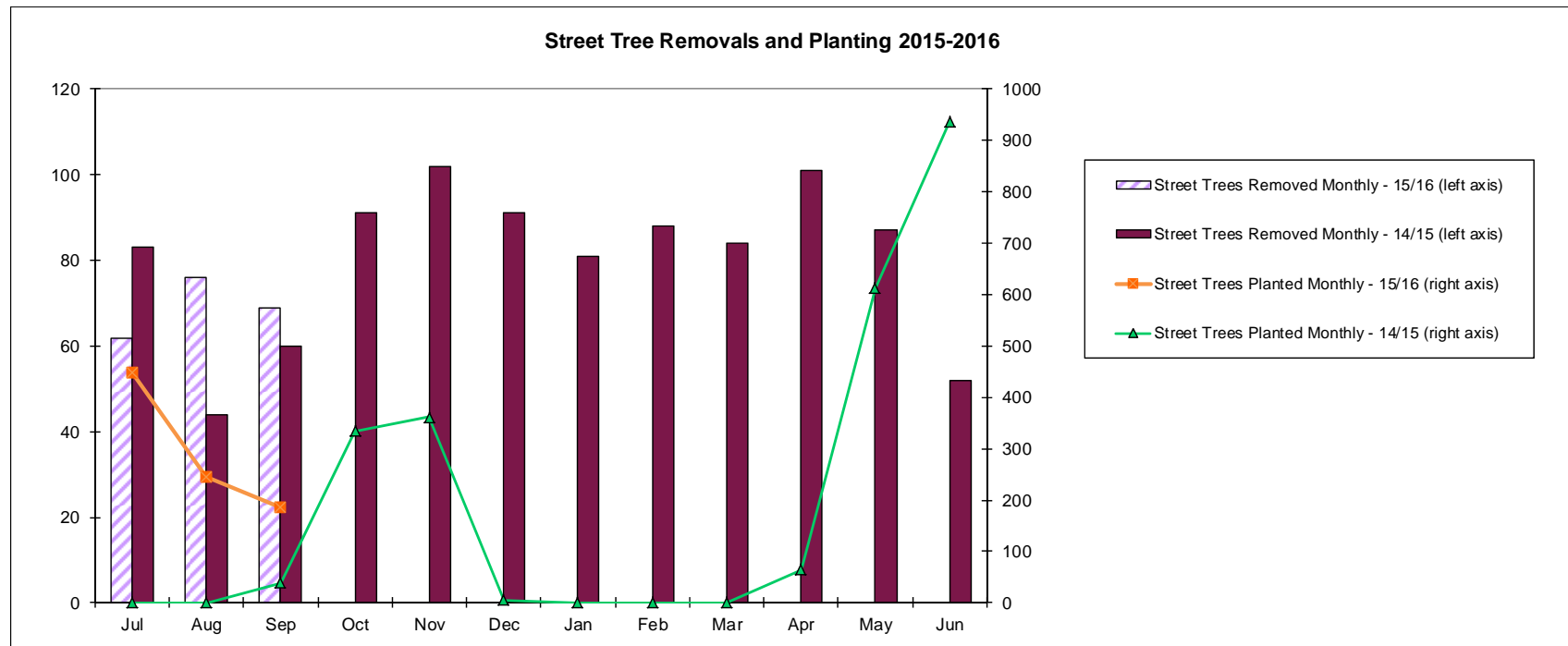
Defective Signage / Road Management Inspection Report	YTD 2015-16	YTD 2014-15
Defective Sign Audit	22	20
Road Management Inspection Report	89	392

Comments:

Defective signs are reported by the Traffic Officers while checking for infringements and as such numbers are determined by them.

Road Management report figures are in most cases in response to acts of vandalism and vehicle damage.

Parks and Gardens

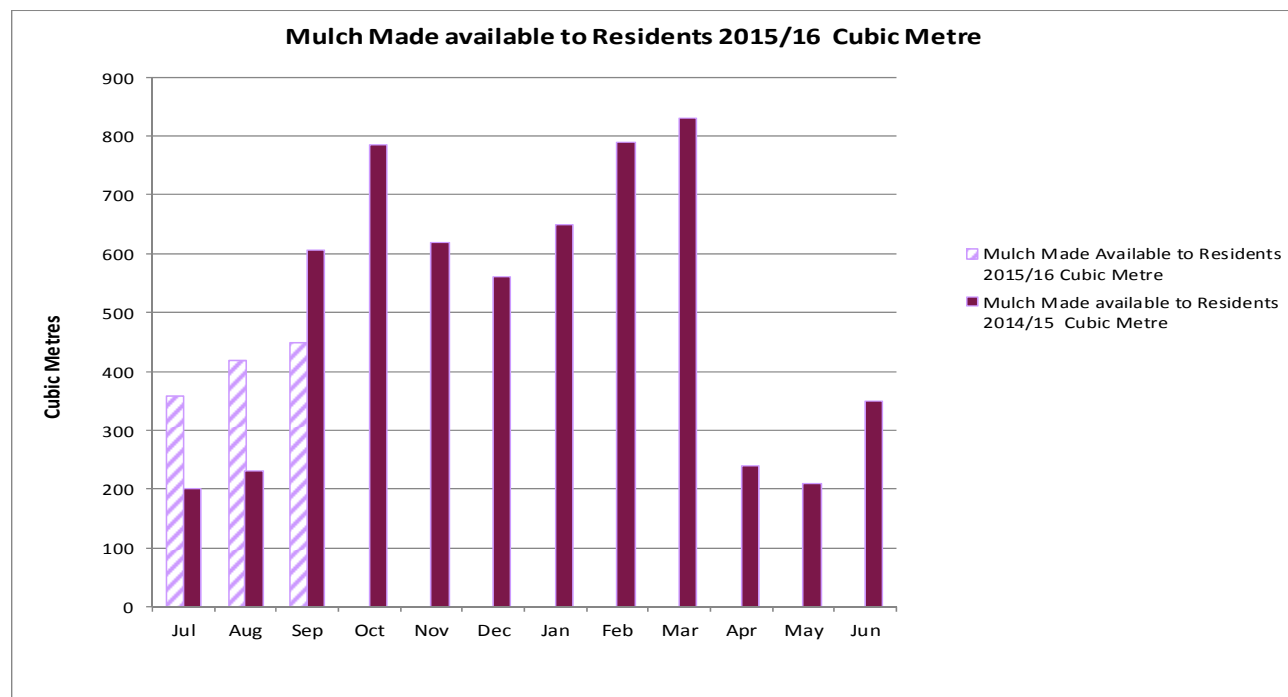


Tree Removals and Planting	YTD 2015-16	YTD 2014-15
Street Trees Removed	207	187
Street Trees Planted	878	39

Comments:

Council plants about 2,000 young street trees each year (1,000 replacement and 1,000 additional). The actual number of replacements each year largely depends on the number of trees reaching the end of life in that year. Council aims to do most of its street tree planting in April and May each year when the weather begins to cool and moisture in the soil increases. Newly planted trees are less likely to suffer “transplant shock” when planted during the cooler, wetter months of the year. Tree planting numbers vary this year as the trees were planted later last year due to the commencement of a new contract. This year’s planting figures reflects the normal planting period.

Mulch Made Available to Residents



Mulch Made Available	YTD 2015-16	YTD 2014-15
Mulch Made Available to Residents	1230	1035

Comments:

The woodchip mulch material stored at the Glen Huntly Park Mulch facility is generated from Council's in-house tree pruning work, approved tree contractors, and street tree powerline clearance works. The free mulch material is very popular with the community, and at times strong demand has left the facility empty of material.

Comment – Total volume for the first quarter slightly increased due to acceleration of the Powerline clearance programme.

Community Plan Action 2015 / 2016

OT = On Track to achieve the action as at 30 June 2016

NOT = Not On Track to achieve the action as at 30 June 2016

ID = In Doubt, uncertain as to achieving the action as at 30 June 2016

Key Strategic Activity	Actions for 2015-2016	Measures for 2015-16	Progress as at 30 September 2015
Theme 1: Services to support the community			
To maintain high quality service standards and deliver universal services that support the community, particularly the needs of families, youth, senior citizens and people with a			
Continue to provide a comprehensive range of community services that are responsive to the needs of the community.	Provide community services which minimise social isolation and build community identification.	Deliver social outings and exercise classes to at least 200 socially isolated residents each year.	167 socially isolated older residents accessing social outing and exercise classes.
		Deliver Home Library Service to at least 200 socially isolated clients.	213 Home Library Service clients.
		Provide 23,433 hours of social support.	6,877 hours of social support provided.
		Provide 500 hours Maternal and Child Health specifically targeted at vulnerable clients.	A total of 172 hours have been provided year to date (end September).
	Implement the Municipal Public Health and Wellbeing Plan.	90% of 2015-16 actions complete.	Approximately 27% of actions complete.
	Inspect registered food businesses to assess compliance with National Food Safety Standards.	Conduct 850 food safety assessments.	297 food safety assessments conducted.
Encourage residents to raise issues through letters, emails and calls to the Service Centre and provide timely and informative responses.	Customer Service Centre to resolve calls at first point of contact.	82% of calls resolved at first point of contact.	80.83% of calls resolved at first point of contact
	Ensure telephone calls are answered promptly.	Average call waiting time of 15 seconds or less.	16 sec Average call waiting time
Deliver children's services that provide support, education and improve health and wellbeing outcomes for young children and their families subject to State Government policies and funding arrangements.	Deliver maternal and child health services that meet state government targets.	15,000 Key Age and Stage visits delivered.	4,136 Key Ages and Stages visits delivered year to date (end September).
	Implement the Municipal Early Years Plan.	90% of 2015-16 actions complete.	Approximately 24% of actions complete (end September).
	Provide vaccinations to infants and school children in accordance with the National Immunisation Schedule.	8,000 vaccinations provided to infants and school children.	2383 vaccinations provided to infants and school children to date. (end September)
Assist older people and people with a disability to maintain healthy, active and independent lifestyles in their own home and within the community.	Provide a range of services which support frail older people and people with disabilities to live independently at home.	Deliver all funded hours of Home Care, Personal Care and Respite Care to eligible residents currently set by DHHS at 94,499 hours.	32,206 hours of In Home Support provided. Hours are over target (+6,206hrs).
		Deliver all funded hours of Property Maintenance to eligible residents currently set by DHHS at 4,957 hours.	1,215 hours of Property Maintenance provided. Hours are under target (-65hrs)
	Support senior citizens clubs to enhance social inclusion of older persons.	Council to provide 14,000 hours per annum of free facility use to local senior citizens clubs.	5,098 hours provided.
	Provide quality accredited residential aged care services that achieve a high level of resident satisfaction.	Achieve 90% resident satisfaction as measured by Annual Quality Performance Systems survey.	In 2015 results were Rosstown 95%, Spurway 92% & Warrawee 98%. The next resident satisfaction survey will be conducted in January 2016.
	Implement actions contained in the Glen Eira Ageing Strategy.	90% of 2015-16 actions complete.	23% of actions completed.

Community Plan Action 2015 / 2016

Key Strategic Activity	Actions for 2015-2016	Measures for 2015-16	Progress as at 30 September 2015
Deliver a range of disability services that promotes community inclusiveness and access for all abilities.	Implement actions in the Disability Action Plan.	90% of 2015-16 actions complete.	Approximately 19% of actions complete.
Ensure Council libraries provide a broad range of books, e-books, learning materials, access to technology, activities and programs that entertain, enrich and develop the community.	Offer a range of library services and programs which encourage family and community involvement.	600,000 visits to Council libraries annually.	180,872 visits to Council libraries .
		Provide Story-time and Baby-time sessions for 50,000 attendees at the libraries in Bentleigh, Carnegie, Caulfield and Elsternwick.	16,608 attendees at Storytime and Babytime sessions at Council libraries.
	Offer a range of library programs for adults that promote reading and encourage social connectedness.	Deliver at least 150 library programs aimed at information technology, community connections or enjoyment of reading.	98 programs delivered.
Implement a range of centre and school-based programs to engage young people aged 10 – 25 years and encourage active participation.	Offer a range of centre and school based programs.	Provide more than 200 programs.	Year to date, 84 programs delivered.
Provide Youth Work support to young people and families to assist in positive development.	Assist and deliver support advocacy and referral to young people who are disadvantaged, isolated or at risk.	5,000 young people and their families supported through school and centre based programs, information and referral, service collaboration and special events.	Year to date, 2228 young people supported.

Community Plan Action 2015 / 2016

Key Strategic Activity	Actions for 2015-2016	Measures for 2015-16	Progress as at 30 September 2015
Theme 2: Traffic, parking and transport			
To promote the safe movement of pedestrian, bicycle and vehicle traffic in a way that minimises the impact of traffic and parking on the local amenity and physical environment.			
Improve safety and movement of road users and provide a fair and equitable balance of parking.	Investigate community requests about traffic and parking.	95% of reactive investigations responded to within 5 days, 40 community consultations undertaken, and the placing of the "Not So Fast" speed trailer at problem locations.	96% of reactive investigations responded to within 5 days. 35 consultations undertaken to date and the speed trailer placed at 1 location.
Continue to promote walking, cycling and public transport options in Glen Eira as alternatives to motor vehicle use.	Implement actions outlined in the Walking Strategy Action Plan.	Complete implementation of budgeted actions.	In progress.
	Implement actions in the Bicycle Strategy Action Plan.	Complete implementation of budgeted actions.	Detailed design currently underway for Normanby Rd underpass. Green bicycle lane treatment contractor appointed. Works to begin shortly at various sites across municipality.
Inform the community about local active transport options such as pedestrian, bicycle and public transport options including those arising from consultations.	Articles through Glen Eira News and Council's website.	Four active transport related articles in Glen Eira News and on Council's website.	One article to date
Improve safety around shopping centres, and schools by maintaining safe school crossings and installing traffic management treatments to protect vulnerable road users such as children and older residents.	Audit two schools and identify improvements to safety and the movement of people.	Two audits completed and business cases prepared for supported recommendations.	In progress.
	Audit one shopping centre and identify improvements to safety and the movement of people.	One audit completed and business cases prepared for supported recommendations.	In progress.
Improve road safety and manage congestion on the local road network.	Implement capital program including traffic calming measures in local streets informed by the Transport Strategy, Road Safety Strategy and the Local Area Traffic Management Priority System.	All traffic capital works projects (identified in the Budget) completed.	In progress.
	Undertake traffic counts within the City and add to Council's Local Area Traffic Management Priority System to inform future capital works projects.	At least 105 traffic counts completed.	29 traffic counts undertaken to date

Community Plan Action 2015 / 2016

Key Strategic Activity	Actions for 2015-2016	Measures for 2015-16	Progress as at 30 September 2015
Theme 3: 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			
Plan for a mixture of housing types that allows residents to meet their housing needs in different stages of their life-cycle within the City.	Actively plan for a mix of dwelling types underpinned by the three residential zones (Neighbourhood Residential Zone, General Residential Zone and Residential Growth Zone) and also by encouraging a mix of one, two and three bedroom dwellings in larger medium density proposals.	At least 50% of new dwellings to be located within the General Residential, Residential Growth and Commercial Zones.	86% of new dwellings are located within the General Residential, Residential Growth and Commercial Zones.
Enforce the provisions of the Glen Eira Planning Scheme and building control requirements across the City as well as compliance with any planning permits.	Conduct proactive and reactive site inspections for compliance with planning permit conditions and Local Law requirements.	300 proactive inspections completed and respond to 95% of reactive planning enforcement matters within 5 days.	85 proactive inspections undertaken to date. 100% within 5 days.
	Enforce building control requirements and investigate building enforcement matters.	200 building enforcement matters investigated and respond to 95% of reactive building enforcement matters within 5 days.	81 building enforcement matters investigated to date. 95% within 5 days.
Ensure new multi-dwelling residential development is sympathetic to the existing neighbourhood character in Glen Eira's Neighbourhood Residential Zone.	Make decisions in accordance with Council's Neighbourhood Residential Zone with an emphasis on Neighbourhood Character.	Refuse under manager delegation all applications which do not satisfy the purpose of Council's Neighbourhood Residential Zone.	13 applications refused to date.
Encourage and support community involvement in the planning permit application process.	Promote Council's suite of fast track permit application processes.	Report to Council, year on year, the percentage of applications using fast track process.	32% of applications were lodged using a fast track process during the first quarter of 2014/2015 compared to 6% in 2015/2016.
Provide an opportunity for all residents to be informed and to participate in town planning applications where they (and others) object.	Maintain both the non-statutory planning Conference (Council decision by resolution) and Delegated Planning Committee as forums for resident involvement in the town planning process.	Except for a Managerial Refusal of an application, ensure all objectors are provided with an opportunity to participate in a Consultation Meeting, Delegated Planning Committee Meeting or Planning Conference.	73 Delegated Planning meetings have been held to date. Seven planning conferences have been held to date.
Provide a fair, transparent and inclusive town planning decision making process.	Improve the Delegated Planning Committee (DPC) efficiency by reducing the number of planning applications needing to be referred for a decision by undertaking mediation.	Undertake ten (10) mediation meetings.	5 mediation meetings undertaken to date.
Undertake community consultation and engagement to ensure the Glen Eira Municipal Strategic Statement, Glen Eira Planning Scheme and town planning process meets the needs of local residents and ratepayers.	Survey participants in the Delegated Planning Committee process to ascertain satisfaction rates.	80% satisfaction rating of participants in the DPC process.	90% of participants were happy with the DPC process to date.

Community Plan Action 2015 / 2016

Key Strategic Activity	Actions for 2015-2016	Measures for 2015-16	Progress as at 30 September 2015
Theme 4: Governance			
To deliver strong local leadership and governance in an open and responsible manner in the best interests of the community.			
Inform the community about Council's roles and activities through a broad range of media.	Ensure all Council endorsed strategies, plans and policies are available on the Council website.	All Council endorsed strategies, plans and policies published in a user friendly format on the Council website.	All Council endorsed strategies, plans and policies have been published on the Council website.
Maximise capital investment while continuing to keep operating costs and rates below the average of neighbouring Councils.	Continue to keep operating costs and rates per assessment low.	Average operating cost 5% below the average of our seven benchmark Councils.	Glen Eira's operating cost per property is approximately 13% below the average of all neighbouring Councils.
Ensure that Council complies with financial and performance reporting requirements.	The preparation and completion of Council's 2014-15 annual accounts.	Completion of 2014-15 Financial Report and Performance Statement by 30 September 2015 with an unqualified audit opinion.	Achieved. The 2014-15 Financial Report and Performance Statement were completed by 30 September 2015 with an unqualified audit.
	Delivery of the 2015-2016 Annual Budget in line with approved budget timelines.	Completion of the 2015-16 Budget - to be adopted by Council by 30 June 2015 and submitted to the Minister before 31 July 2015.	Achieved. The 2015-16 Budget was adopted by Council on 23 June 2015 and submitted to the Minister by 30 June 2015.
Ensure that Council adheres to the Charter of Human Rights.	Ensure all staff receive information about the Charter of Human Rights and comply with the Charter.	No breaches of the Charter.	No breaches of the Charter.
Establish an effective monitoring and review process for the Glen Eira Community Plan to check and report progress towards community needs.	Regular reporting on progress against action items in the Community Plan.	Report progress to Council quarterly.	In progress
	All agendas and minutes of Council meetings are posted on Council website and are easy to locate and search.	Agendas and minutes on website.	In progress
Implement the Council Risk Management Strategy to ensure that risk is effectively managed throughout the organisation.	Implement Council's Risk Management Strategy.	Rolling program of Business Unit risks to Audit Committee Meetings.	Rolling program of Business Unit risks to Audit Committee.
Continue to implement Occupational Health and Safety strategies to provide a safe workplace and protect staff from injuries.	Ensure compliance with Councils externally audited safety accreditation system (SafetyMAP).	Council complies with SafetyMAP criteria and maintains accreditation status.	Our ongoing accreditation was confirmed at an audit conducted 3rd and 4th of August 2015.

Community Plan Action 2015 / 2016

Key Strategic Activity	Actions for 2015-2016	Measures for 2015-16	Progress as at 30 September 2015
Theme 5: Recreation and open space.			
To enhance recreation facilities and open space to meet current and future needs of the local community.			
Upgrade or renew Council sporting pavilions in line with Council's Priorities for Pavilion Upgrades Report to provide clubs and groups with access to relevant and appropriate facilities and amenities.	Develop the new Duncan Mackinnon pavilion.	Pavilion completed.	Works nearing completion.
	Develop the new Centenary Park pavilion.	Pavilion completed.	Pavilion completed and handed over.
Implement an annual capital works program in relation to the open space and sporting facility upgrade.	Upgrade sportsground lighting at Duncan Mackinnon Reserve.	Lighting installed.	Application for building permit submitted. New poles & fitting ordered.
	Thomas Street Reserve Landscape Enhancement Works.	Complete landscape works.	Landscape works completed.
	Resurface Duncan Mackinnon Reserve regional athletics track, subject to Sport and Recreation Victoria major facility funding.	Complete resurfacing.	Finalising detailed design plans.
	Commence construction of Glen Huntly reservoir.	All major construction contracts let.	Works in progress and currently on track for completion in Sept 2016.
	Eskdale / Fitzgibbon new local park development.	Complete new local park.	Civil works in progress and scheduled for completion in Oct 2015.
	Nina Court Landscape Enhancement Works.	Complete landscape works.	Construction scheduled to commence in the first week of October 2015.
	Construct pathway lighting at Caulfield Park and Allnutt Park.	Lighting installed.	Design and layout completed. Quoting works
	Plant drought tolerant grasses at Princes Park oval 4.	Drought tolerant grasses planted.	Works in progress.
Provide access to Council facilities (including sporting grounds and pavilions) for community activities and sport.	Accommodate at least 400 sporting teams on sporting fields in the municipality.	Teams allocated to grounds.	All winter sporting teams allocated. Currently preparing 2015/16 allocations for Summer users
	Provide local community rooms and encourage community use.	Provide use of Town Hall and Carnegie Community Centre for Council, community organisations and members of the community. More than 2,000 bookings.	External 384, Internal 305; Total : 689
Ensure the availability of a diverse range of passive recreational opportunities in local parks that meet the needs of the community.	Redevelopment of Leckie Street Reserve.	Complete Leckie Street Reserve Redevelopment.	Works in progress.
Provide a range of leisure and aquatic programs at GESAC that meet the needs of the community.	Provide a range of programs and events for the community at GESAC.	Maintain membership at not less than 14,000.	GESAC membership was 14,070 on 30 September 2015
Provide a range of leisure and aquatic programs at the Carnegie Swim Centre that meet the needs of the community.	Provide a range of programs and events for the community at Carnegie Swim Centre.	Six community events and programs held over the season.	Carnegie does not open until 1st November 2015, no events have been run yet
Work with key stakeholders to reduce water and energy consumption required to maintain parks and sporting facilities.	Use water effectively and efficiently by continuing to help combat the effects of prolonged reduced rainfall in Council's parks and reserves.	Convert Princes Park Oval to warm season grasses.	Works in progress.

Community Plan Action 2015 / 2016

Key Strategic Activity	Actions for 2015-2016	Measures for 2015-16	Progress as at 30 September 2015
Continue a program of upgrading or redeveloping playgrounds to ensure that a diverse array of play opportunities for children of all abilities is provided.	Implement Council's budgeted program to upgrade playgrounds.	Council program implemented.	Elsternwick Plaza playground & Leckie Street playgrounds on order, both to be installed during Oct 2015
Continue to provide a balance of both on and off leash areas for dogs across the City and educate pet owners on responsible pet ownership.	Complete 1,200 patrols of parks to educate the community about responsible pet ownership.	1,200 park patrols conducted to encourage responsible pet ownership.	677 park patrols undertaken to date.
Continue to maintain and improve facilities in parks.	Renew Multi Purpose Hit Up Walls at Packer Park and King George Reserve.	Completion of new hit up walls.	Seeking quotes
	Install outdoor fitness pod at Packer Park.	Completion of fitness pod.	Works programmed to commence 5 Oct 2015
	Install shade sails in Council parks and reserves.	Shade sails installed at Allnutt Park, Caulfield Park, Glen Huntly Park, Koornang Park and King George.	Works scheduled for December 2015
	Improve park infrastructure.	Continue the implementation of the rolling program for improved park infrastructure by expending \$100k on lights, rubbish bins, seating, shading, drinking fountain etc.	New 1100L rubbish bin enclosure installed at Mackie Reserve. New park bench seats installed at Thomas St Reserve. New park bench seating ordered for the Eskdale / Fitzgibbon small park development. New drink fountain with dog bowl installed at Hodgson Reserve.
Continue to plant and maintain trees and other vegetation in our parks.	Replace trees that have reached the end of their useful life.	70 trees replaced.	Tree replacement works will follow from the results of the park tree audit program scheduled to commence in November 2015.

Community Plan Action 2015 / 2016

Key Strategic Activity	Actions for 2015-2016	Measures for 2015-16	Progress as at 30 September 2015
Theme 6: Waste, graffiti and cleanliness To maintain a safe, clean and attractive City.			
Provide a comprehensive waste management program to ensure the safe and responsible removal and treatment of local waste.	Continue to deliver kerbside waste collection, street sweeping, litter bin collection and hard rubbish collection services across the municipality.	Services delivered.	Waste services delivered, generally to a good standard.
Develop and implement programs to reduce waste and increase rates of recycling within the community.	Investigate implementation options for introduction of food waste collection as part of organics recycling services for the community.	Investigation complete.	Investigation underway
Deliver graffiti services that rapidly removes graffiti from Council owned assets and assists local residents and businesses to remove and prevent graffiti.	Prompt removal of graffiti from Council owned buildings.	90% of graffiti reported removed within five working days.	Target exceeded, average removal period 4 working days.
	Assist with the removal of graffiti from private property where resources allow.	90% of requests responded to within ten working days.	100% of requests responded to within timeframe

Community Plan Action 2015 / 2016

Key Strategic Activity	Actions for 2015-2016	Measures for 2015-16	Progress as at 30 September 2015
Theme 7: Sustainable community assets and To enhance and develop sustainable community assets and infrastructure to meet the needs of current and future generations.			
Deliver a strategic and informed program to renew, upgrade and build community assets to meet the current and future needs of the community.	Implement Council's Road Reconstruction Sub-program in accordance with Council's Asset Management Strategy.	Expend 90% of the budgeted capital works program for road reconstruction.	Approx. 25% completed.
	Deliver capital works program to renew, upgrade or build Council assets, community facilities and infrastructure.	\$27M spent on capital works projects.	\$ 4.17 million spent YTD.
	Implement the Public Toilet Strategy.	2015 -16 items from the action plan completed.	Refurbishment works to commence April 2016
	Implement \$1.7M footpath upgrade capital program at various locations around the City in accordance with Council's Road Management Plan.	Expend 90% of the budgeted capital works program for footpath installation.	\$338,576 spent (19%) but under YTD budget, will be ramped up October as weather improves.
Maintain, renew and upgrade Council's drainage system to reduce the risk of flood damage.	Implement Council's Drainage Improvement and Flood Mitigation Sub Programs.	Expend 90% on Council's Drainage Improvement and Flood Mitigation Sub Programs.	Approx. 18% completed.
	Inspect Council drainage pits.	10,000 pits inspected.	3266 pits cleaned in July/august
Improve the quality and cleanliness of Glen Eira's major activity and retail precincts to meet the needs of business, visitors and the community.	Implement Council's Shopping Strip Centre Streetscapes.	Complete Council's budgeted Shopping Centre Streetscape works.	Preparation and design work for the 2015-16 program has commenced; and on track for handover. Bambra Road under construction, Hawthorn Road design (area 12) handover complete, construction to commence early 2016. Patterson Road design underway.
Continue to promote and support strategies to increase environmental biodiversity.	As part of the implementation of the Street Tree Strategy, plant additional street trees.	Plant 2,000 street trees (estimated to be 1,000 replacement trees and 1,000 additional trees).	Seasonal planting program nearing completion. Program will resume around April -May 2016, weather dependant
Implement strategies to reduce the use of potable water, energy and natural resources of Council assets and operations.	Continue to support Council's commitment to purchasing 'green' products.	Purchasing of green products in 2015-16 to meet or better the green expenditure of 2014-15 under the ECO-Buy Local Government Program.	ECO-buy expenditure on track.
	Deliver actions identified in Council's Environmental Sustainability Strategy and Carbon Emissions Reduction Plan.	90% of actions adopted for 2015-16 complete.	Many actions of the Environmental Sustainability Strategy are tracked through the Community Plan. 2015-16 actions are underway.
	Investigate further energy efficiency options and review energy efficiency opportunities.	Investigations complete; preparation for replacement of HPNa type street lights complete.	Investigations commenced.
Support the community to reduce their impact on the environment.	Run regular ongoing recycling education activities targeted to address key barriers. These to include regular articles and promotional ads, community presentations, direct mail and promotion in languages other than English.	Total of 10 articles in GE news and Leader Newspaper, 3 activities at community events; promotions in languages other than English.	Total of 12 articles printed, 4 in the GE News and 8 in the Leader.
	Facilitate sustainability education activities with school and community networks, including hosting a Glen Eira Teachers Environment network	Complete year two review and host 4 teachers environment network meetings.	The program was reviewed and report adopted by Council at its 11 August 2015 meeting; 2 teachers environment network meetings have been held, the next meeting is scheduled for 15 October 2015.
	Continue to roll out the Neighbourhood sustainable Gardening Program and seek to extend the Glen Eira Energy Saving Program.	Increase participation for each program by 200.	35 new participants in the Neighbourhood Sustainable Gardening Program and 68 new participants in the Glen Eira Energy Saving Program since 1 July 2015
	Run a regular series of free workshops on sustainability issues and supporting communications program on sustainability issues.	10 workshops held; 20 articles published in GE News.	Two free workshops held; 23 articles in GE News.

Community Plan Action 2015 / 2016

Key Strategic Activity	Actions for 2015-2016	Measures for 2015-16	Progress as at 30 September 2015
Theme 8: Community building and engagement			
To build a strong connected community that actively participates and engages with Council to improve outcomes for the community.			
Provide a range of events, festivals and community celebrations to build social connectedness and promote community inclusion.	Provide at least ten community celebrations, exhibitions and arts events including three Party in the Park celebrations, exhibitions of local artists work, a story telling festival, a multicultural event, a carols event, two music programs, and at least two group or thematic exhibitions , one "feature exhibition" in the Glen Eira Gallery.	Ten community celebrations, exhibitions and events delivered with 75% of participants satisfied based on exit surveys.	Exhibitions included the Silk Cut Awards and 1295 Gallery visits were recorded. No events were held in September.
	Foster business, employment and marketing opportunities to enhance the social and economic wellbeing of residents and traders.	Provide a minimum of seven Glen Eira Women's Business networking events and encourage business leadership through the May Business Month educational program.	Two are complete on the topics of marketing, management and social media. Future topics will include Visual Merchandise to assist business pre-festive season.
Provide a range of initiatives and programs to build strong connected community groups.	Provide four newsletters to community groups to provide information about local community connectedness initiatives and grant opportunities.	Four newsletters produced and disseminated to community groups.	First newsletter delivered in August.
	Deliver an annual community conference for community groups to promote effective community organisations.	Conference for community groups delivered.	Achieved. Conference held on 11 August 2015.
	Implement Arts and Cultural Strategy.	90% of 2015-16 actions complete.	Approximately 20% of actions complete.
	Fund Community Information Glen Eira to provide community information and referral services to support the community.	\$139,000 delivered to Community Information Glen Eira for community information and referral services.	\$44,712 delivered to Community Information Glen Eira.
Support local community groups through the provision of community grants to assist groups to meet identified community needs.	Continue to implement Council's community grants program with a funding priority encouraging community strengthening and inclusion.	Deliver at least \$350,000 in community grants to community groups to encourage community strengthening and inclusion activities.	\$306,357 delivered to community groups to encourage strengthening and inclusion activities.
Actively encourage and promote volunteering opportunities within the local community and recognise the achievements of local volunteers.	Conduct Volunteer Recognition Ceremony.	Volunteer Recognition Ceremony conducted.	Volunteer Recognition Ceremony to be held in May 2016 during Volunteer Recognition week.
	Provide funding for Community Information Glen Eira for the operation of Glen Eira Volunteer Resource Centre.	\$24,839 in funding provided to Community Information Glen Eira.	\$12,895.24 has been provided to Community Information Glen Eira.
Deliver a comprehensive range of community consultation processes that provide all members of the community with the opportunity to participate.	Deliver a range of consultations process to maximise community participation.	Use e-newsletter, "bang the table", questionnaires, surveys, public meetings and focus groups as part of consultation processes and ensure consultations comply with Community Engagement Strategy.	Consultation methods utilised include bang the table, focus groups, workshops, public meetings, submissions and surveys.
	Council e-newsletters distributed to provide information about community consultations and outcomes.	Four e-newsletters distributed annually and a 10% increase in the number of subscribers.	E-newsletter distributed in August 2015
	Update community signage to provide information about community consultations and outcomes.	Community signage updated at least four times each year.	Distributed in August 2015

COUNCIL MEETINGS - ITEMS FOR ACTION

Date	Item	Item for Action - Council Meetings	Status as at 30/6/2015	Officer
03-Sep-13	9.5	Public Questions and Right to make a Statement: That the following be referred to the Local Laws Advisory Committee for the purpose of amending the Local Law with respect to meeting procedure.	Committee completed 9 April 2014. Awaiting other sections of the Local Law	CEO
05-Nov-14	9.8	(iii) That Council investigate opportunities for the introduction of areas in selected parks, specifically aimed at older adults. These areas should include age-appropriate equipment for physical activities as well as provide a safe, sheltered (from the wind) outdoor space that offers comfortable seating with some shade and ease of access that will promote social connectedness in the community.	Is being taken into account in current and future open space projects.	Director Community Relations
16-Dec-14	9.11	That Council (f) Review the 2006 Recreation Needs Strategy with a view to developing an appendix outlining changes in sporting demand and opportunities for Council to support such demand without conflicting with existing passive and active open space uses.		Director Community Relations
05-Feb-15	9.7	That Council write to the Minister for Water requesting: (a) That the Special Building Overlay in the Glen Eira Planning Scheme be amended by Melbourne Water to more accurately map where new buildings should build above maximum flood levels; (b) that flood mitigation measures be commenced by Melbourne Water in flood areas in Glen Eira; and (c) That a response be provided to Council as soon as possible.	Letter sent.	Director of Assets and Facilities
17-Mar-15	9.8	Hall Street, McKinnon - That another assessment take place further into the school year, to determine whether the increased enforcement of illegal parking has changed the behaviour of motorists.	Scheduled to be submitted to Council in October 2015	Director of Planning and Transport
19-May-15	9.13	That Council: 2. requests a report in 12 months time reviewing the effectiveness of other adjoining Councils' use of neighbourhood character provisions and other relevant planning tools to manage the development of urban character. 3 reports in 12 months time reviewing and recommending on public and private car parking matters within Glen Eira's Residential Growth Zone and General Residential (Schedule 1) zones	Due mid 2016	Director Planning and Transport
09-Jun-15	11.1(a)	That a report be prepared on options for Council to consider at the new Booran Park that would provide permanent acknowledgement and recognition of the indigenous peoples on whose traditional lands the new park will be created. The report should also outline indigenous involvement at the official opening of the park. All options are to be presented after undertaking consultation with local indigenous groups.	Scheduled to be submitted to Council in October 2015	Director Community Relations
09-Jun-15	9.15	That Council refers the matter of control of Indian Myna birds to the Environment Advisory Committee for investigation and recommendation.		Director Assets and Facilities

COUNCIL MEETINGS - ITEMS FOR ACTION

Date	Item	Item for Action - Council Meetings	Status as at 30/6/2015	Officer
30-Jun-15	9.9	That the recommendation in the report be adopted and that officers continue to consult with the Ombudsman on the incorporation into the Complaints Handling Policy of reporting on performance, and report back to Council with their recommendations in relation to this.	The Ombudsman's Office is not undertaking further work on this matter.	Director Community Relations
11-Aug-15	11.1(a)	That a report be prepared as follows: (a) Council to conduct a review of the King George Reserve Pavilion against the pavilion strategy guidelines. (b) Give Councillors an estimation of the likely costs of either a pavilion upgrade or replacement.		Director Community Relations
01-Sep-15	9.3	Public Parks and Private Memorials - That Council defer this matter.		Director Community Relations
01-Sep-15	11.1(a)	That a report be prepared on: 1) the demand for Women shelter & refuges from family violence in the region, 2) the need for such a shelter to be based in Glen Eira which would provide a service for the region. 3) advocacy & funding roles that Council may offer for the development of such a shelter.	Scheduled to be submitted to Council in October 2015	Director Community Services
21-Sep-15	9.9	Reconciliation Action Plan - That this item be deferred to the 4 November 2015 Council Meeting		Director Community Services
21-Sep-15	11.1(a)	That a report be prepared for the next Council Meeting as to the feasibility and if suitable the implementation for the planting of an extensive rose garden on the site of the former amphitheatre at Caulfield Park. The report should identify an appropriate area and cost of planting.	Scheduled to be submitted to Council in October 2015	Director of Assets and Facilities
21-Sep-15	11.1(b)	That a report be prepared on the suitability, and if suitable, the implementation of an upgraded flower selling station at the western end of the park for the leaseholder currently selling flowers. Options to include root protection to the tree, paving improvements, providing access to electricity, a small permanent booth and/or safety lighting.		Director of Assets and Facilities
21-Sep-15	11.1(c)	That Council prepare a report regarding what infrastructure projects Council may consider applying for a grant under the Federal Government's Stronger Communities Programme noting that eligible projects can attract up to \$27,200.00 on the basis that Council match the Federal Government's contribution on a dollar-for-dollar basis.	Scheduled to be submitted to Council in October 2015	Director Community Services

Item 9.8**VCAT- APPLICATION OF GLEN EIRA
PLANNING SCHEME POLICIES****Rocky Camera
Acting Manager Statutory Planning****1. Proposal**

At the 21 July 2015 Ordinary Council Meeting, Council resolved:

“2. That Council write to the Minister for Planning, copied to the Shadow Minister for Planning and all members of state parliament whose seats include areas of Glen Eira, drawing to his attention recent VCAT decisions where VCAT has ruled contrary to Council’s planning policies, including 14-22 Woorayl Street Carnegie, 495 Glen Huntly Road Elsternwick, 322-326 Neerim Road, Carnegie and 178 Koornang Road Carnegie, pointing out that Council’s planning policies are approved, and therefore endorsed, by the state parliament, and urging him to change the Planning and Environment Act to provide that VCAT must apply Council’s planning policies rather than just taking them into account.”

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. Response to Council’s letter

(refer to attachments)

The Minister’s response outlines the relevant section of the Planning and Environment Act that VCAT must have ‘regard’ to. The response states *“a local planning policy is not specifically referenced in this section, but would be included in the requirement that VCAT take into account the planning scheme and all matters that the original decision maker took into account”*.

If VCAT is not required to specifically ‘consider’ or even ‘implement’ a local policy, this questions the value of local planning policy. The creation of a planning policy involves significant time and effort. This includes input from a range of experts, extensive community consultation, an independent Panel Hearing, and final approval by the Minister for Planning. This process can take at least eighteen months from start to finish.

In 2000 Council refused a planning permit application for a residential development in Norwood Road, Caulfield North. Council refused the application primarily on non-compliance with its housing policies. VCAT overturned Council’s refusal. Council subsequently challenged VCAT’s decision at the Supreme Court on grounds that VCAT had not considered Council policy. The Supreme Court found that “to consider is not necessary to adopt or follow”.

Item 9.8 (cont'd)

The four properties quoted in the Council resolution are all in Housing Diversity Areas (local planning policy). Each are examples of VCAT not applying local policy.

In 2014–15, 489 dwellings (24 per cent of the total) were approved by VCAT, not by Council.

VCAT has recently affirmed a Council decision to refuse a residential development application in the McKinnon housing diversity area. It applied local policy. VCAT states:

The policy framework of the Glen Eira Planning Scheme clearly articulates a future for Claire Street, McKinnon that anticipates significant change and more substantial housing developments. The Glen Eira City Council has adopted such a vision as a means of protecting much of its other residential areas from even a moderate amount of medium density housing. That is the policy framework that has been adopted and applied to this municipality for over 11 years, and is the vision that I must have regard to and implement in my decision making task. (emphasis added)

Legislative change compelling VCAT to apply Council policy for every decision, rather than just taking them into account, will create more consistency and therefore more certainty and transparency in the town planning decision making process.

Council's local planning policies are "well written, clear and unambiguous". If implemented, they can "reduce the challenges at VCAT and make the whole decision process more transparent".

4. Recommendation

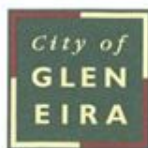
That Council notes the response from the Minister for Planning.

Crs Hyams/Magee

- (a) That Council notes the response from the Minister for Planning;**
- (b) That officers prepare a report to come to the first council meeting of 2016 setting out incidences of VCAT making contradictory, inconsistent decisions on similar applications, and**
- (c) That officers ascertain from the Minister for Planning the nature of undertakings he gave regarding structure plans for activity centres in Glen Eira at a recent meeting with residents also attended by Nick Staikos MP.**

The MOTION was put and CARRIED unanimously.

Attachments



Office of the Mayor

Cr Jim Magee

4 August 2015

Hon. Richard Wynne MP
Minister for Planning
1 Spring Street
MELBOURNE 3000

Dear Minister

The Victorian Civil and Administrative Tribunal's application of Council's planning policies

At the Ordinary Council Meeting of 21 July 2015, Council resolved unanimously:

"That Council:

1. *That Council note:*
 - (a) *The reported decisions of the Victorian Civil and Administrative Tribunal (VCAT); and*
 - (b) *VCAT and officer comments.*
2. *That Council write to the Minister for Planning, copied to the Shadow Minister for Planning and all members of state parliament whose seats include areas of Glen Eira, drawing to his attention recent VCAT decisions where VCAT has ruled contrary to Council's planning policies, including 14-22 Woorayl Street Carnegie, 495 Glen Huntly Road Elsternwick, 322-326 Neerim Road, Carnegie and 178 Koornang Road Carnegie, pointing out that Council's planning policies are approved, and therefore endorsed, by the state parliament, and urging him to change the Planning and Environment Act to provide that VCAT must apply Council's planning policies rather than just taking them into account."*

A summary of the above mentioned decisions was reported to Council on 30 June 2015 and 21 July 2015. A copy of those reports is attached for your information.

Council requests that the *Planning and Environment Act* be amended to require VCAT to apply Council's planning policies, rather than only have to consider these documents, when making a decision on an application.

Yours sincerely,

CR JIM MAGEE
MAYOR

Copy Hon. David Davis MLC
Mr. Nick Stalkos MP
Mr. David Southwick MP
Mr. Steve Dimopolous MP

Mr. Hong Lim MP
Ms Georgie Crozier MLC
Mr Phillip Dalidakis MLC
Ms Margaret Fitzherbert MLC

Ms Sue Pennicuik MLC

Glen Eira City Council

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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 Huntly
McKinnon • Murrumbeena • Ormond • St Kilda East

Glen Eira City Council

80 MCGs of parklands
enough footpaths to reach Sydney
enough drains to reach Mildura
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



The Hon Richard Wynne MP

Minister for Planning

1 Spring Street
Melbourne, Victoria 3000
Telephone: +613 8392 6175
DX210292

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

Ref: MIN005887
MIN005887

Dear Cr Magee

THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL - APPLICATION OF GLEN EIRA PLANNING SCHEME POLICIES

Thank you for your letter of 4 August 2015, seeking an amendment to the *Planning and Environment Act 1987* (the Act) to require the Victorian Civil and Administrative Tribunal (VCAT) to apply Council's local planning policies rather than just taking them into account.

As you would be aware, section 84B of the Act sets out what VCAT must have regard to, or what it must take into account in determining an application for review under the Act. This includes all the matters that the original decision maker took into account, the relevant planning scheme and the objectives of planning in Victoria as well as other matters.

VCAT steps into the shoes of the decision maker when reviewing a decision of the responsible authority. The Tribunal may determine, in the specific circumstances of the case, how much weight to give to the matters set out in section 84B of the Act. A local planning policy is not specifically referenced in that section, but would be included in the requirement that VCAT take into account the planning scheme and all the matters that the original decision maker took into account.

There is considerable misunderstanding about how policy can be used in a statutory sense and how it can be used to achieve planning objectives. A local planning policy is not a control.

A local planning policy is a guide to decision making in relation to a specific discretion in a zone or an overlay. It helps the responsible authority and VCAT to understand how a particular discretion is likely to be exercised. It is not seen as a mandatory requirement, nor do I consider that it should be mandatory as each proposal should be assessed on its merit against relevant State and local policy objectives. Nevertheless, a local planning policy that is well written, clear and unambiguous can reduce challenges at VCAT and make the whole decision process more transparent.



I appreciate the Council's concern but I am not satisfied that legislative change is appropriate in this instance as other mechanisms such as zone and overlay provisions can be used to achieve Council's objective if strategically justified.

If you have any further queries in relation to this matter, please contact John Phillips, Director, Planning Systems, in the Department of Environment, Land, Water and Planning on (03) 9223 5344.

Yours sincerely



HON RICHARD WYNNE MP
Minister for Planning

21 / 10 / 2015

Item 9.9**MYRTLE STREET, ST KILDA EAST
PARKING SAFETY**

Ron Torres
Director Planning and Transport

1. Proposal

On 13 October 2015, Council resolved:

That a report be prepared to advise Councillors on the recent changes to the parking arrangements in Myrtle Street, St Kilda East. That the report includes the alternative options assessed by Officers when deciding upon the new parking conditions and feedback provided by residents since the changes were implemented. That this feedback be passively gathered from correspondence via councillors or directly through the current feedback channels available to residents. The report should also provide advice on the status of the rooming house in the street to aid Councillor's understanding of parking pressures.

2. Community Plan

Traffic, parking and transport: to promote the safe movement of pedestrian, bicycle and vehicle traffic in a way that minimises the impact of traffic and parking on the local amenity and physical environment.

3. Background

Myrtle Street is a narrow, dead-end street. It is 5.8 metres wide. (A street needs to be at least 7 metres wide to accommodate lawful parking on both sides). There are 32 properties. Nine properties do not have off-street parking.

Myrtle Street has a narrow 1.7 metre wide concrete footpath on each side (It varies from 1.6 metres to 1.8 metres width in some parts). There is no grassed naturestrip. Both footpaths were regularly obstructed by parked cars, forcing pedestrians onto the road. (Refer to Figures 1 and 2)



Figure 1 (parking conditions prior to August 2015)

Item 9.9 (cont'd)

Figure 2 (parking conditions prior to August 2015)

The issue of parking in Myrtle Street first arose as a result of a complaint from a resident regarding a house in Myrtle Street that was being used as a rooming house. The complaint, amongst other issues, raised the problem of vehicles parking inappropriately in the street, and specifically the parking practices of rooming house cars.

Council's Traffic Safety Officers confirmed the Myrtle Street resident's concerns and discovered several breaches of the Road Safety Road Rules 2009 and issued infringement notices. Many cars were illegally parked obstructing the footpath, or parked facing the wrong direction. It was clear that this was an undesirable and unsafe environment for pedestrians and motorists.

4. Improved Safety

A new parking framework was implemented in August 2015 (Figure 3). The framework:

- Protects pedestrians using footpaths
- Creates a safer environment for all road users
- Fulfils obligations under the Disability Discrimination Act 1992
- Complies with the State Government's Road Safety Road Rules 2009
- Encourages those with off-street parking to use it
- Permits parking on one side of the street (no time restriction)
- Permits stopping but not parking on the other side of the street.

The arrangement maximise the number of street spaces available, whilst also maintaining access along the street for vehicles, and ensuring both footpaths are unobstructed. Similar situations that have occurred on other narrow local streets in the area such as Mulgrave Street, Ross Street (dead end street) and Arthur Street. The solution in those streets was to only allow parking on one side of the street.

Item 9.9 (cont'd)

A local community member informed Council that there were in the order of 13 households in the street with children under the age of 12 and in the order of six households with residents over the age of 70.

These road users are considered to be vulnerable road users who should have access to a path if there is one available. Equally critical are the particular needs of people who use guide dogs, canes, wheelchairs and other aids to assist their mobility.



Figure 3 (current parking conditions)

5. Options

The implemented parking arrangements balance:

- Legislative requirements and obligations
- The on-street parking needs of residents without parking on their properties
- Pedestrian safety
- Motor vehicle accessibility

Item 9.9 (cont'd)

Alternative arrangements were assessed. However, each was not supported as one or more of the above factors was unacceptably compromised:

- a. *Continue longstanding parking arrangements* - Pedestrian safety would continue to be at risk. Council would, in effect, be supporting a situation in breach of the Road Rules and a situation contrary to its obligations under the Disability Discrimination Act. Cars parked unlawfully could still receive fines from the Victoria Police or authorised VicRoads officers.
- b. *Install parking signage to authorise parking on the path on one side and on the road on the other side* – Cars and footpaths don't mix. This alternative will continue to compromise pedestrian safety and mobility on the footpath. Invariably some cars will also park in such a way that completely obstructs the footpath.
- c. *Install parking signage to authorise parking on both footpaths* – Not supported for the same reasons as 'b'. Furthermore, there is not enough room if the minimum footpath width of 1.5 metres is to be maintained.
- d. *Pedestrian-Car Shared Space* – A shared environment that is genuinely safe for pedestrians must move away from a clearly delineated footpath and road; both in surface materials and levels. Simply installing 'shared zone' signs does not achieve genuine pedestrian safety. That is, Myrtle Street would need to be completely reconstructed to be on a single flat level, and the paving would need to appear completely uniform. Myrtle Street is in a Melbourne Water designated floor-prone area. The roadway, at a lower level than the footpaths, serves as a storage for heavy downpours. Flattening out the entire street for pedestrian accessibility negates the street's water storage capacity, potentially increasing the flood risk to residential properties. Implementation of the necessary shared zone road works and associated drainage works is estimated to cost around \$1M.
- e. *Reconstruct the road with a footpath only on one side* – This allows room for parking on both sides of the street. Similar constraints to alternative 'd', this involves substantial infrastructure works and the complexities surrounding the drainage and flooding issues.

6. Feedback from Community

Since the implementation of the new safety arrangements in late August 2015, the following feedback has been provided by residents and property owners in Myrtle Street:

- The parking appears to be working well during the day and in the early evenings, when parking demand is not at its peak. This is not the case at other times.
- There is not enough parking for the number of residents in the street and there is limited parking in Glen Eira Road at peak times, especially late at night and on weekends.

Item 9.9 (cont'd)

- There are safety concerns for people who are forced to park further afield at night time and then walk to their residence.
- There is difficulty passing vehicles at night when the on and off street parking is full and there is nowhere to pull in or over to let cars past. This usually requires vehicles to reverse for some distance to be able to get through.
- There is difficulty for maintenance personnel and tradesmen to park close to properties to undertake tasks that they require access to their vehicles for.
- There are concerns about illegally parked vehicles blocking access in the street for other vehicles, including emergency vehicles, to get through. The residents report a higher incidence of illegally parked vehicles at night and on weekends, when parking in the area is limited and demand is highest.
- When vehicles are parked illegally in the street, they are often on the footpath and often totally blocking passage along the footpath. This is considered to be more restrictive to access than prior to the parking changes.
- Residents have indicated that the illegally parked vehicles are often not cars that are regularly parked in the street (they are likely non-local visitors to the street). Many times they are parked in front of the rooming house at 13 Myrtle Street.
- There appears to have been an increase in cars associated with the rooming house since the weather has become warmer and this is expected to become worse over Summer. This has impacted the amount of available parking for permanent residents.
- It is difficult to access off street parking in driveways due to the proximity of cars parked on the street.
- It is difficult for vehicles to turn around in the street when the parking is full, because driveways are also full at these times and cannot be used as they were in the past.
- Cars parked in off-street parking in driveways often obscure part of the footpath, in a similar way to how the previous on street parking allowed.
- When the parking in the street isn't full, cars are able to travel at higher speeds along the street, making it feel less safe for pedestrians moving along and across the street.
- There have been altercations between neighbours and there is general unhappiness and discontent amongst neighbours and about parking in the street.

Item 9.9 (cont'd)**7. Observations**

Council Officers from the Parking and Prosecutions team and Transport Planning team have been monitoring parking in Myrtle Street since the changes were made in August 2015.

- There have been three instances where cars were not parked lawfully. In one instance a car was parked on a footpath and in two instances, a car was parked in the "No parking" area. Warnings were issued.
- Several patrols were conducted on a Wednesday; the garbage collection day. Parking compliance in the street at these times was extremely high.
- During inspections, there have been no instances where traffic flow would have been compromised because of illegal parking. On all patrols, there has been a clear passage into and out of the street.
- The parking and prosecutions team has not received any complaints from motorists or residents with regard to illegally parked vehicles or vehicles blocking the street. (Like any other street in the municipality, parking safety officers will attend in response to a complaint)
- During inspections at different times of the day, there have always been spare parking spaces available.
- It appears that off street parking is now being better utilised by residents.
- The changed parking conditions appear to have improved the safety and access for pedestrians and vehicles in the street (refer to Figure 4).



Figure 4 (Current parking conditions)

Item 9.9 (cont'd)**8. Rooming House at 13 Myrtle Street, St Kilda East**

Myrtle Street first came to Council's attention when a resident raised concerns about the parking of motor vehicles allegedly associated with the rooming house.

The rooming house does not need town planning permission from Council. This State Government town planning rule applies throughout Victoria.

Suggestions that Council approved the rooming house are incorrect. Council's only involvement is to ensure that the property is on a rooming house register, and that the building satisfies fundamental building safety requirements.

Any serious concerns about the behaviour of the residents should be directed to the Victoria Police. The cars of the rooming house residents are subject to the same parking laws that apply to other residents in the street.

The Transport Planning team have discussed the parking issues in Myrtle Street with the owner of the property. The owner indicated that the people who normally stay in the rooming house do not have vehicles. Further, the owner indicated that his property had also been impacted by the changed parking conditions, as their maintenance staff reported difficulties in finding parking close to the property.

9. Ongoing Actions

Based on the observations and feedback from residents, the Transport Planning team will:

- Monitor and enforce parking laws as per the standard arrangements for general residential parking.
- Commence consultation about the introduction of residential parking permits in the street.
- Install signs at the end of the street indicating that parking is limited.
- Consider the installation of a speed hump(s) or other traffic calming treatments should residents continue to raise concerns about vehicle speeds. Residents would be consulted prior to any decision being made.

8. Recommendation

That Council notes this report.

Item 9.9 (cont'd)**Crs Delahunty/Sounness**

1. That council note the report.
2. That council, as soon as possible, commence consultation about the introduction of residential parking permits and conclude this process within the next four weeks.
3. That, within the next 8 weeks, council install signs at the end of the street indicating parking is limited.
4. That council begin a process of consideration and consultation regarding traffic calming measures including speed humps and speed limits within the next 6 months.
5. That council continue to monitor and enforce parking laws to ensure the safety of the street is routinely protected from illegally parked vehicles.
6. That council write to the Member for Caulfield outlining the resident's concerns over the lack of permit requirements for the establishment of a rooming house and request that he investigate changes to the legislation to better reflect the community's wishes.

The MOTION was put and CARRIED unanimously.

Item 9.10**NORTH MCKINNON CENTRE ROAD GRADE
SEPARATION PROJECT -
EE GUNN RESERVE LICENCE AGREEMENT**

File No:
Enquiries: Noel Kiernan
Manager Buildings & Properties

1. Purpose

To consider entering into a licence agreement for VicRoads to occupy EE Gunn Reserve as part of the North, McKinnon and Centre Roads Level Crossing Removal Project.

2. Community Plan

To promote the safe movement of pedestrian, bicycle and vehicle traffic in a way that minimises the impact of traffic and parking on the local amenity and physical environment.

3. Background

VicRoads is a key member of the public-private-partnership that is undertaking the grade separation project on behalf of the Victorian Government. The project plans to occupy parts of EE Gunn Reserve for the purpose of establishing a site compound and for stockpiling soil excavated from the abutting rail corridor.

Current legislation allows VicRoads to compulsorily acquire (temporarily or permanently, as necessary) the Council owned land. However, VicRoads would prefer to enter into voluntary agreements arguing these will provide a better outcome for both parties.

4. Key Terms

The Licence Agreement with VicRoads deals with the temporary occupation of parts of EE Gunn Reserve to establish a site compound to operate the project out of and to provide an area to stockpile soil. Key aspects are:

Licence Fee

A total Licence fee of \$333,060 (excluding GST) will be paid by VicRoads for use of EE Gunn reserve for this project. This is broken down into two licensed areas, as shown below:

Licensed Area A (Site Compound)

Commencement date:	1 March 2016
Term:	20 Months
Licence Fee:	\$256,200 ¹ plus GST payable in advance in 20 monthly instalments.

¹ Based on Council's commercial sports ground fees being \$420.00 per day for 1 Activity

Item 9.10 (cont'd)Licensed Area B (Soil Stockpile Area)

Commencement date: 1 April 2016

Term: 6 Months

Licence Fee: \$76,860² plus GST payable in advance in 6 monthly instalments.

Costs

In addition to the licence fees, VicRoads will also pay Council's legal and environmental consultancy costs (capped at \$30,000 each) that Council incurs as a result of the occupation.

Contamination

Some of the soil in the rail corridor contains low levels of pollutants.

The Agreement requires that VicRoads not store any material likely to contain pollutants on the reserve. Further, it must arrange soil tests before and after storing material on the reserve to verify this condition has been met.

EE Gunn Reserve Sporting Clubs and User Groups

Council's Recreation and Youth Services Department will facilitate the relocation of sporting clubs and user groups, providing for both training and game day venues and facilities.

The Licence Agreement allows for both Council and the clubs and user groups to be reimbursed by VicRoads for any reasonable associated costs incurred by relocation or compensation payable as a result of the occupation.

Council officers have met with representatives of the clubs and user groups in June 2015 to discuss the impacts of the project and relocation considerations. The clubs and user groups generally viewed the potential impacts as short term inconvenience for long term gain to their sporting facilities and local precinct.

Council officers will meet again with the clubs and user groups to discuss temporary relocation venues based on the recent State Government announcement that the North McKinnon Centre level crossing removal project is now being brought forward by 6 months.³

Areas and Timeframes of Occupation

The areas of occupation will be separated into two separate licensed areas due to the functions and timeframes required for each area. The following timeframes indicate each phase of the occupation and are illustrated in Attachment 1:

- March 2016: A site compound will be established to the south of Oval 1.

² Based on Council's commercial sports ground fees being \$420.00 per day for 1 Activity

³ Premier of Victoria Media Release – "Work Starts On Accelerated Frankston Line Crossings" – Thursday 29 October 2015

Item 9.10 (cont'd)

- April 2016: Ovals 2 and 3 are to be occupied for the preparation and commencement of soil stockpiling.
- June 2016: Excavation of the rail corridor to commence during a 34 day full shutdown of the rail network.
- September 2016 – October 2017: Demobilisation period including defects assessment, disassembling site compound, and removing installations and equipment from the project area.

Reinstatement

The occupation will cause extensive damage to the oval surface, requiring the ground to be completely re-built. Further, things like the fitness pod will need to be removed and replaced.

Prior to commencement of the Licence Agreement, a dilapidation survey will be undertaken with both parties present to ensure all reserve assets and structures and property are identified and their existing condition recorded.

Council will redevelop Ovals 2 & 3 at the end of the occupation, at VicRoads expense. The actual costs of redevelopment works will be determined through a competitive procurement process using a combination of Council's annual supply contract, quotations and tenders.

Prior to allowing play on ovals again, the turf will need to sufficiently establish. In total, the affected ovals will be available for match play for the 2017 winter season (April 2017) and available for both match day and training for the 2017/18 summer season.

Community Improvement Works

VicRoads has also agreed to fund Community Improvement Works to benefit the users of EE Gunn Reserve. These are shown in Attachment 2.

Unlike the reinstatement works, this funding is fixed with Council having to fund any cost overrun. Council officers consider the estimate of the cost of work is reasonable and therefore any major cost overrun is unlikely.

The contribution for these works is in addition to the licence fee for the occupation.

5. Conclusion

The licence agreement will offset any cost Council may incur by allowing VicRoads to occupy and use Council owned and managed land. It will also serve to protect Council land, assets and operations as a result of occupation or use.

Item 9.10 (cont'd)**6. Recommendation**

That Council

- i. Authorises officers to finalise the terms of the Licence Agreement with Roads Corporation (trading as VicRoads);
- ii. Authorises the execution of the Licence Agreement in an appropriate manner under authorised delegation; and
- iii. Note the funding VicRoads will provide for Community Improvement Works at EE Gunn Reserve.

Crs Magee/Lipshutz

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

LICENCED AREAS

ATTACHMENT 1





Metropolitan Projects Central
Level 4, 1 Spring Street
Melbourne Victoria 3000
vicroads.vic.gov.au



29 June 2015

Peter Waite
Director Assets and Facilities
Glen Eira City Council
Corner Glen Eira and Hawthorn Roads
Caulfield South VIC 3162

Contact: Brendan Pauwels
Telephone: 8391 7200
Your Ref: nil
File No: QD2966718

Dear Peter

NORTH ROAD LEVEL CROSSING REMOVAL PROJECT – POTENTIAL COMMUNITY PROJECTS

I refer to your letter dated 11 March 2015, and subsequent discussions between VicRoads and the City of Glen Eira, regarding potential community projects at EE Gunn Reserve associated with the North Road Level Crossing Removal Project.

I am pleased to advise that VicRoads has reviewed the list of proposed community projects and agree to fund the projects contained on the attached list for a total maximum cost of \$414,000.

I further note that should the northern or southern car parks be adversely impacted upon by the North Road Level Crossing Removal Project then the Alliance formed to deliver the project will be required to repair the carpark(s) to a satisfactory standard. It is proposed that a joint inspection be undertaken of the carparks prior to EE Gunn Reserve being occupied by the Alliance project team.

It is proposed that Glen Eira City Council is to deliver the agreed "Community Project" works, invoicing VicRoads on a monthly basis, or as otherwise agreed, upon completion of the items identified in Attachment A.

Could you please confirm your agreement to the arrangements outlined above.

Should you have any queries please do not hesitate to contact me on 8391 7200.

Yours sincerely

**SAMR FOUDA
ACTING PROJECT DIRECTOR
METROPOLITAN PROJECTS (CENTRAL)**



- 2 -

ATTACHMENT A

EE Gunn Reserve - Community Projects

Item	Club	Description	VicRoads Funding Contribution (\$exc GST)
	Tennis Club		
1		External repaint and window clean	\$5,000
2		Drainage works along northern border of tennis courts	\$80,000
	Baseball Club		
3		Baseball fencing and dugouts (northern end)	\$195,000
	Pavillion		
4		Upgrade internal toilet facilities	\$15,000
5		Upgrade external toilet facilities	\$30,000
6		Monotek flooring	\$15,000
7		Hot water service upgrade	\$3,000
8		Internal paint and refresher	\$5,000
9		External repaint and window clean	\$5,000
10		Lighting and electrical works	\$6,000
11		New shelving and storage	\$5,000
	Football & Cricket Club		
12		Pavillion facade upgrade	\$45,000
	Scout Hall		
13		External repaint and window clean	\$5,000
	Other		
14		Southern car park reinstatement	\$nil
15		Northern car park reinstatement	\$nil
16		Hybrid exeloo for Katandra Road car park	\$nil
		Total	\$414,000

PROCEDURAL MOTION

Crs Lipshutz/Delahunty

That Agenda Items 9.11, 9.12 and 9.13 be taken en-bloc.

The PROCEDURAL MOTION was put and CARRIED unanimously.

Item 9.11**THE SCOUT ASSOCIATION OF AUSTRALIA
VICTORIAN BRANCH – VARIOUS LEASE
RENEWALS**

File No: 2704000014E
Enquiries: Noel Kiernan
Manager Buildings and Properties

1. Purpose

To seek Council's approval to execute new Leases with The Scout Association of Australia, Victorian Branch for various scout halls within the municipality.

2. Community Plan

Community Facilities and Assets: to ensure that Council assets meet community requirements and are funded in a sustainable manner.

3. Background

In May 2006 Council adopted its Community Leases Policy.

Leases were executed with The Scout Association of Australia Victorian Branch (the Scouts) for the following scouts groups for a term of five years with one option for a further term of four years:

- Part Victory Park, Bentleigh
- Part Centenary Park, Bentleigh East
- Part Mackie Reserve, Bentleigh East
- Part EE Gunn Reserve, Ormond
- Part King George VI Memorial Reserve, Bentleigh East
- Part Boyd Park (Crown Land), Murrumbeena¹
- 1 Station Avenue, McKinnon
- 1A Birch Street, Caulfield South
- 2 Miller Street, Elsternwick

The current lease plans for the scout halls are shown in Attachment 1.

These leases all expired in the first half of 2015 and the Scouts have sought to enter in to new leases with Council (see Attachment 2).

4. Discussion

Groups with exclusive occupation of Council property must have a current lease. During their tenure the Scouts have fulfilled all obligations under the terms of the current lease including community use and access, as well as investment in scout hall infrastructure.

¹ Subject to Council approval the new lease for the scout hall at Boyd Park requires the approval of Department of Environment, Land, Water and Planning and Primary Industries as this is a Crown Land site.

Item 9.11 (cont'd)**5. Referral**

Prior to offering new leases officers consider all proposed occupations in relation to Council's Open Space Strategy. None of the scout halls are in areas of proposed short to medium term open space development plans. If this was to

change within the initial term of any of these leases, officers have an ability to negotiate directly with the Scouts as required.

6. Proposal

It is proposed to offer the Scouts a new lease for each hall as follows:

- an initial term of 5 years with one further term of 4 years
- an annual rental of \$104.00 pa plus GST
- the lessee to hold public liability insurance for the amount of \$20 million; and
- similar terms and conditions as previous lease agreements, but reflecting updated legislative or landlord requirements (i.e. compliance with EPA noise regulations etc).

7. Recommendation

That Council:

- i. Finalise all lease agreements with The Scout Association of Australia, Victorian Branch;
- ii. Subject to the approval of Department of Environment, Land, Water and Planning and Primary Industries, authorises entering into a new lease with The Crown and The Scout Association of Australia, Victorian Branch for the scout hall at Boyd Park; and
- iii. Execute the above agreements in an appropriate manner by affixing the Council Seal.

Crs Lipshutz/Hyams

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

ATTACHMENT 1

LEASE PLANS

Victory Park Scout Hall – 21 Patterson Road, Bentleigh



Centenary Park Scout Hall – 179-185 Bignell Road, Bentleigh East



Scouts Heritage Victoria, 58-62 Mackie Road, Bentleigh East



EE Gunn Reserve Scout Hall – Foch Street, Ormond



King George VI Memorial Park Scout Hall – 70 East Boundary Road, Bentleigh East
Including former guide hall



Boyd Park (Crown Land), Ricourt Avenue, Murrumbeena



McKinnon Scout Hall - 1 Station Street, McKinnon



Caulfield South Scout Hall – 1A Birch Street, Caulfield South

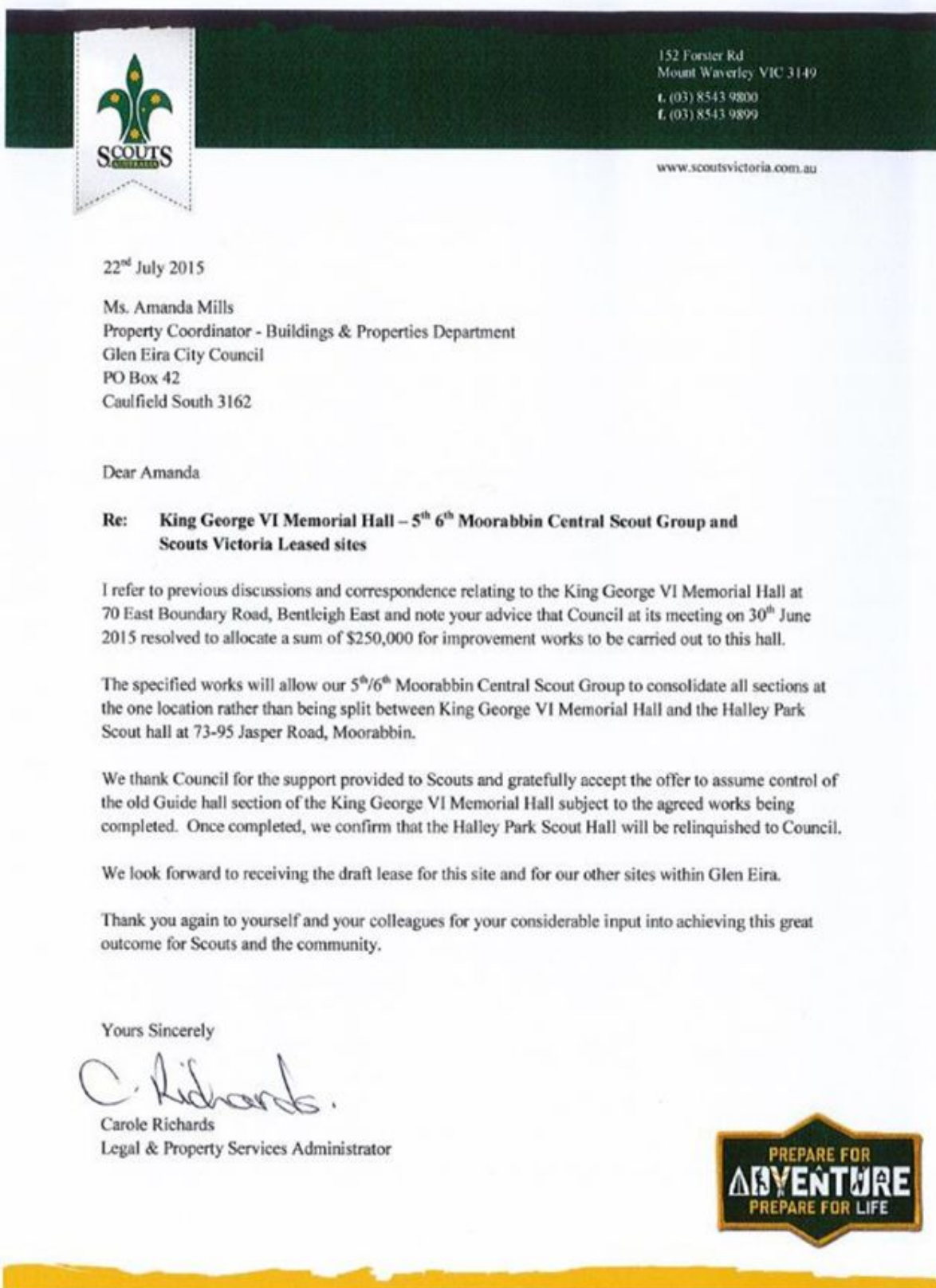


Scout Hall - 2 Miller Street, Elsternwick



ATTACHMENT 2

Letter from The Scout Association of Victoria, Australian Branch



Item 9.12**NEW LEASES TO CITY OF MOORABBIN
HISTORICAL SOCIETY AND ST JOHN AMBULANCE**

File No: various
Enquiries: Noel Kiernan
Manager Buildings and Properties

1. Purpose

To seek Council's approval to execute new Leases with the City of Moorabbin Historical Society and St John Ambulance for their occupation of Council owned land within the municipality.

2. Community Plan

Community Facilities and Assets: to ensure that Council assets meet community requirements and are funded in a sustainable manner.

3. Background

In May 2006 Council adopted its Community Leases Policy.

Leases were executed with the City of Moorabbin Historical Society for their occupation of Box Cottage at Joyce Park and with St John Ambulance Australia (VIC) for their occupation of land at Birch Street, Caulfield South.

The current lease plans for the two properties are shown in Attachment 1.

Both leases expire in the second half of 2015 and both parties have sought to enter in to new leases with Council.

4. Discussion

Council's Community Leases policy provides that clubs or groups with exclusive occupation of Council property must have a current lease.

During their tenure both parties have fulfilled all obligations under the terms of the current lease including community use and access, as well as investment in associated infrastructure.

5. Referral

Prior to offering new leases officers consider all proposed occupations in relation to Council's Open Space Strategy. Neither property is in an area of proposed short to medium term open space development plans.

6. Proposal

It is proposed to offer both groups a new lease for each hall as follows:

- an initial term of 5 years with one further term of 4 years
- an annual rental of \$104.00 pa plus GST
- the lessee to hold public liability insurance for the amount of \$20 million; and

Item 9.12 (cont'd)

- similar terms and conditions as previous lease agreements, but reflecting updated legislative or landlord requirements (i.e. compliance with EPA noise regulations etc).

7. Recommendation

That Council:

- i. Finalise all agreements with:
 - City of Moorabbin Historical Society; and
 - St John Ambulance Australia (VIC) Inc.
- ii. Execute the above agreements in an appropriate manner by affixing the Council Seal.

Crs Lipshutz/Hyams

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

ATTACHMENT

**Lease Plan City of Moorabbin Historical Society Inc, Box Cottage, Joyce Park
(shown hatched)**



Lease Plan St John Ambulance, 1B Birch Street, Caulfield South (shown hatched)



Item 9.13**LEASES TO VARIOUS SPORTING CLUBS**

File No: Various
Enquiries: Noel Kiernan –
Manager Buildings and Properties

1. Purpose

To seek Council approval to execute new leases with Elsternwick Croquet Club, Victory Park Tennis Club, Ormond Tennis Club, Kings Park Tennis Club, Caulfield Recreation Tennis Club, Centenary Park Tennis Club and Glen Huntly Tennis Club for their occupation of Council land.

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 May 2006 Council adopted its Community Leases Policy.

Leases were executed for the following sporting clubs for a term of five years with one option for a further term of four years:

- Elsternwick Croquet Club, Hopetoun Gardens
- Victory Park Tennis Club, Victory Park
- Ormond Tennis Club, EE Gunn Reserve
- Kings Park Tennis Club, King George VI Memorial Reserve
- Caulfield Recreation Tennis Club, Mallanbool Reserve
- Centenary Park Tennis Club, Centenary Park and
- Glen Huntly Tennis Club, Glen Huntly Reserve

The lease plans for the clubs are shown attached. These leases all expire in the second half of 2015 and all clubs have sought to enter in to new leases with Council.

4. Discussion

Council's Community Leases policy provides that clubs or groups with exclusive occupation of Council property must have a current lease.

During their tenure all clubs have fulfilled all obligations under the terms of the current lease including community use and access, as well as investment in club infrastructure.

Current 2015 membership of the Clubs is noted below:

- Elsternwick Croquet Club 16 members (2014, 20 members)
- Victory Park Tennis Club 70 members (2014, 60 members)
- Ormond Tennis Club 172 members, (2014, 170 members)
- Kings Park Tennis Club 365 members (2014, 350 members)
- Caulfield Recreation Tennis Club 100 members, (2014, 100 members)
- Centenary Park Tennis Club 120 members, (2014, 120 members)
- Glen Huntly Tennis Club 100 members, (2014, 100 members)

¹ Subject to Council approval the new lease for the Glen Huntly Tennis Club requires the approval of Department of Environment, Land, Water and Planning and Primary Industries as this is a Crown Land site.

Item 9.13 (cont'd)**5. Referral**

Prior to offering new leases officers consider all proposed occupations in relation to Council's Open Space Strategy. None of these clubs are in areas of proposed short to medium term open space development plans.

6. Proposal

It is proposed to offer all clubs a new lease as follows:

- an initial term of 5 years with one further term of 4 years;
- an annual rental of \$1.00²;
- discounted rates as prescribed under the *Cultural and Recreational Lands Act 1963* (currently charged as 60% of the general rates for those clubs with a liquor licence and 50% for those without);
- the lessee to hold public liability insurance for the amount of \$20 million; and
- similar terms and conditions as previous lease agreements, but reflecting updated legislative or landlord requirements (i.e. compliance with EPA noise regulations etc.),

7. Recommendation

That Council:

- i. Finalise all agreements with:
 - Elsternwick Croquet Club
 - Victory Park Tennis Club
 - Ormond Tennis Club
 - Kings Park Tennis Club
 - Caulfield Recreation Tennis Club
 - Centenary Park Tennis Club and
 - Glen Huntly Tennis Club and Department of Environment, Land, Water and Planning and Primary Industries
- ii. Execute the above agreements in an appropriate manner by affixing the Council Seal.

Crs Lipshutz/Hyams

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

² The nominal rental amount is not demanded; it is reflected within the lease documentation to accord with standard leasing practice i.e. an established term, a designated premises and a pre-determined rental.

ATTACHMENT 1

Lease Plan Elsternwick Croquet Club (shown hatched)



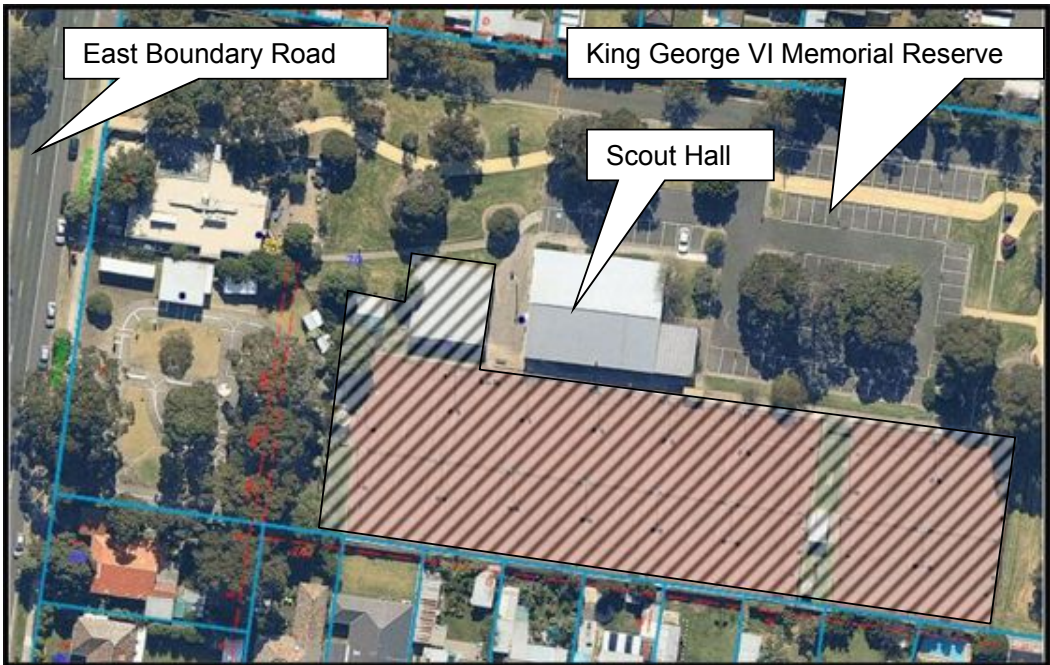
Lease Plan Victory Park Tennis Club (shown hatched)



Lease Plan Ormond Tennis Club (shown hatched)



Lease Plan Kings Park Tennis Club (shown hatched)



Lease Plan Caulfield Recreation Tennis Club (shown hatched)



Lease Plan Centenary Park Tennis Club (shown hatched)

Area crossed hatched currently under review by Recreation and Youth Services as a possible extension (squaring up) to existing leased area



Lease Plan Glen Huntly Tennis Club (shown hatched)



Item 9.14

**GLEN EIRA CITY COUNCIL
FINANCIAL REPORT
FOR THE PERIOD ENDING 31 OCTOBER 2015**

File No:
Enquiries: Peter Swabey
Chief Financial Officer

1. Proposal

To receive the Financial Report for the period ending 31 October 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.

3. Key Points

The positive operating result year to date is higher than was anticipated when the annual budget was set. The balance sheet position and the cash position are sound.

4. Contents

Executive Summary	1
Financial Strategy	5
Assurance Map	9
Income Statement	11
Balance Sheet.....	12
Performance Graphs.....	13
Capital Works Program Expenditure	18
Debtors	20

5. Recommendation

That the report be received and noted.

Crs Lipshutz/Magee

That the recommendation in the report be adopted.

The MOTION was put and CARRIED unanimously.

Executive Summary

for the period ending 31 October 2015

a) Current Month Budget Result

At the end of October 2015, the performance against budget from ordinary activities showed a positive variance of \$2.93M due to higher than anticipated revenue of \$812K and savings in operating expenditure of \$2.12M (refer to page 13 for details of the variances).

Please note that a large amount of the current variances are due to timing differences (i.e. between the scheduling of budgets and timing of actual results). The next few months should reflect whether these variances (particularly the expenditure variances) become more permanent for the 2015-16 financial year.

b) Current Month Forecast Result

The forecast result expected for the financial year is an operating surplus of \$15.88M compared with the original adopted 2015-16 Annual Budget of \$13.28M.

Any surplus from day-to-day operations is used to accelerate capital works projects. Annual budget to forecast movements to date show a decrease in operating revenue of \$256K (due to the early receipt of the Victorian Grants Commission funding on 30 June 2015 of \$1.75M, budgeted in the 2015-16 year); decrease in operating expenditure of \$2.89M and a net unfavourable variance in non-operational activities \$42K.

c) Liquidity

Working capital is the excess of current assets above current liabilities. This calculation recognises that although Council has current assets, some of those assets are already committed to the future settlement of liabilities in the following 12 months, and are therefore not available for discretionary spending.

Council needs to ensure working capital is maintained such that sufficient cash reserves are available to meet normal cash flow requirements. Council will continue to have a large investment in capital works projects. The liquidity ratio expresses the level of current assets the Council has available to meet its current liabilities.

Council should hold sufficient cash to cover 'Restricted Assets' such as: Residential Aged Care Deposits, Public Open Space Reserve, Contract Deposits and Fire Services Property Levy.

This ratio has been adjusted for residential aged care deposits (refer page 15).

Executive Summary (continued)

d) Open Space Contributions

Contributions

All multi-unit developers now need to pay a uniform 5.7% of the value of the land (or give Council 5.7% of the area of the land). All money raised by the levy will go into more and better open space.

The uniform rate of 5.7% is the highest rate ever achieved across a whole municipality by any suburban council.

Council formulated the new levy in 2014, based on the analysis in the Open Space Strategy. The 5.7% levy was supported by an independent panel in October 2014 and was approved by the State Planning Department. The higher rate took effect from 12 March 2015.

Open Space Reserve

The balance of the Open Space Reserve as at 31 October 2015 is as follows:

Description	2015-16 Current Month Actual	2015-16 Year-to-Date
Open Space Contributions Received	\$778,320	\$1,564,315
Open Space Capital Expenditure	(\$809,555)	(\$1,111,368)
Net Movement	(\$31,235)	\$452,947
Opening Balance as at 1 July 2015		\$3,541,640
Closing Balance – Open Space Reserve		\$3,994,587

Note: the majority of the Open Space Reserve funds are earmarked to be spent on the development of Booran Reserve (formerly Glen Huntly Reservoir).

Executive Summary (continued)

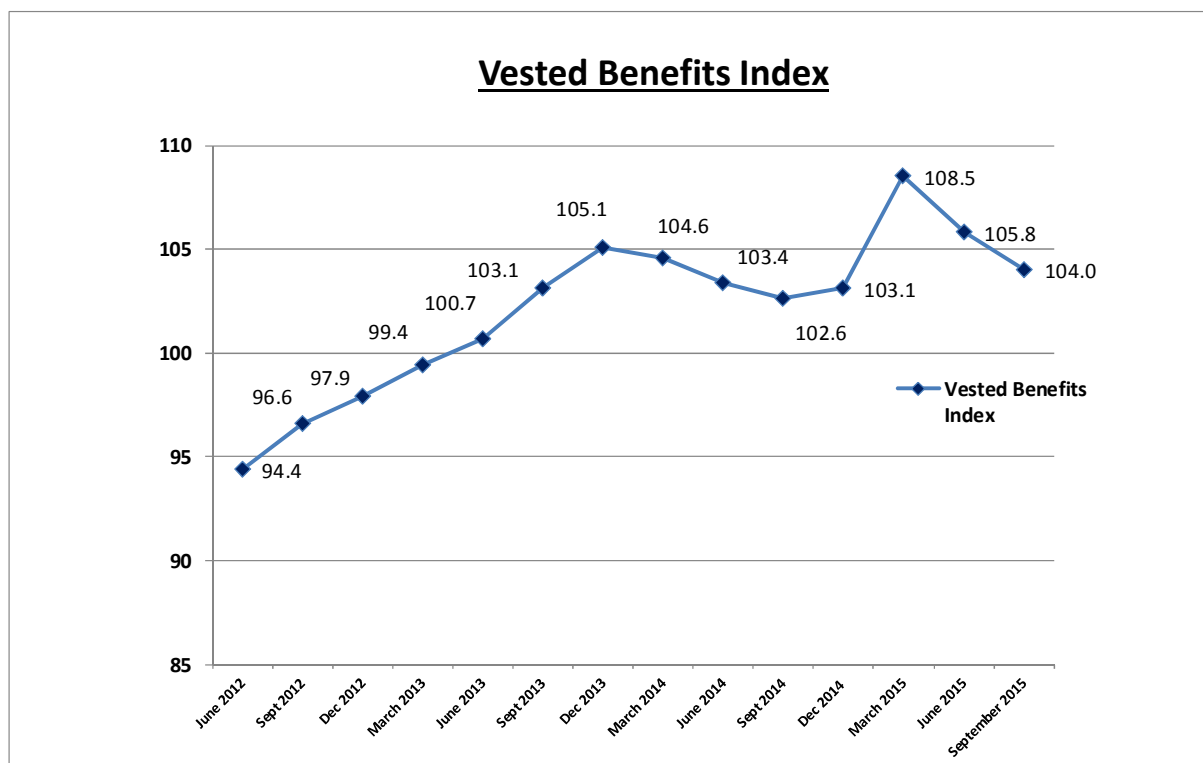
e) Superannuation – Defined Benefits Scheme

Forward Planning

Council has made provision in the Strategic Resource Plan of a total of \$2.5m over two years, 2016-17 and 2017-18, in the event of a future call from the 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:



Executive Summary (continued)

f) Forecast adjustments for October 2015

Income from ordinary activities increase of \$749K

The favourable expenditure forecast movement is mainly due to:

- Statutory fees and fines - increase of \$301K due to higher than anticipated parking infringements income \$230K and interest on rates and charges \$47K.
- Contributions - increase of \$339K due to higher than anticipated Open Space contributions received. These amounts are often difficult to predict when the budget is set.

Expenditure from ordinary activities decrease of \$117K

g) Capital Works Program

As at the end of October 2015, total capital works expenditure in 2015-16 is expected to be \$36.41M, represented by:

- New capital works projects as per the 2015-16 Annual Budget \$30.15M
- Capital works funding \$1.9M
- Carry forward expenditure from the 2014-15 financial year \$3.87M
- Forecast increase year to date \$450K.

Capital Works Forecast Adjustments of \$45K for October 2015 relate to:

- Increase of funding to install motorised electronic gates at Parks Depot to address potential community safety issues.

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;• red indebtedness indicator;• 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

Source: 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	2015-2016 Annual Budget as at 30 June 2016	2015-2016 Forecast as at 30 June 2016	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% = \$27.06m	\$32.1m	\$36.41m	Council adopted a capital works program of \$37.1m (includes \$32.1m of new works and carry forwards from 2014-15 of \$5m). The forecast of \$36.41m includes \$3.87m of carry forwards from the 2014-15 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 \$13.28m	Surplus \$15.88m	
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.	\$1,538 \$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.	\$1,947	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.	1.25	1.55	At this point, Council's liquidity ratio is forecast at 1.55.

* Based on audited financial results from 2013-14.

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. Terrorist Attack – Lone Wolf	H							Security Protocol Review (2014)
10. 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)
11. 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	
12. Infrastructure – serious deficiency	H							Asset Management (2013/14) Parks & Open Space Maintenance (2014/15) Land and Building Revaluation biennial (ongoing)
13. Contracts – wrong authority / process	H							Tendering (2013/14) Contract Management (2013/14) Financial Compliance transaction analysis (ongoing)
14. Road Management Act / Plan – failure to comply	H							
15. Clayton Landfill – tightening of requirements and fines	H							Clayton Landfill Review (2014/15)
16. Contract Agreements /Partnerships inappropriate relationships entered into	H							Tendering (2013/14) Contract Management (2013/14) Financial Compliance transaction analysis (ongoing)
17. Clayton Landfill – permanent site closure	H							Clayton Landfill Review (2014/15)
18. Health & Safety – safe & healthy workplace not maintained	H							SafetyMAP recertification (2013/14) OH&S Review (2015/16)
19. Embezzlement	H							Fraud Review (2013/14) Financial Controls (2014/15) Financial Compliance transaction analysis (ongoing)
20. Public Liability General	M							

**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.

Level of coverage:  Extensive  Partial  None

Income Statement

for the period ending 31 October 2015

	2015-16 Year to Date Actual	2015-16 Year to Date Budget	2015-16 Year to Date Variance	2015-16 Year to Date Variance	2015-16 Last Month Forecast	2015-16 Current Month Forecast	2015-16 Current Month Forecast Movement	2015-16 Annual Budget	2015-16 Budget Forecast Variance	2015-16 Budget Forecast Variance
	\$ 000's	\$ 000's	\$ 000's	(%)	\$ 000's	\$ 000's	\$ 000's	\$ 000's	\$ 000's	(%)
Income										
Income from Ordinary Activities										
General Rates	81,724	81,624	100	0.1%	81,713	81,724	11	81,624	100	0.1%
Supplementary Rates	556	550	6	1.1%	538	556	18	550	6	1.1%
Waste and Recycling Charges	13,690	13,626	64	0.5%	14,284	14,296	12	14,232	64	0.4%
Grants (Operating and Capital)	7,573	7,807	(234)	(3.0%)	22,311	22,400	89	23,702	(1,301)	(5.5%)
Interest Received	411	300	111	37.1%	968	1,011	44	900	111	12.4%
User Fees	8,265	8,452	(187)	(2.2%)	24,993	24,942	(51)	25,129	(187)	(0.7%)
Statutory Fees and Fines	2,181	1,254	927	73.9%	4,909	5,209	301	4,282	927	21.6%
Contributions - Monetary	1,564	1,484	81	5.4%	4,742	5,081	339	5,000	81	1.6%
Other Income	472	527	(56)	(10.6%)	1,563	1,549	(14)	1,605	(56)	(3.5%)
Total Income from Ordinary Activities	116,436	115,623	812	0.70%	156,019	156,768	749	157,024	(256)	(0.2%)
Expenses										
Expenses from Ordinary Activities										
Employee Costs	23,419	23,936	517	2.2%	68,144	68,069	74	69,287	1,217	1.8%
Materials and Consumables	1,600	1,999	399	20.0%	5,689	5,624	65	6,023	399	6.6%
Contractor Payments	8,781	9,396	615	6.5%	26,474	26,649	(176)	27,292	642	2.4%
Maintenance	1,633	2,112	479	22.7%	6,649	6,502	147	6,986	484	6.9%
Utility Services	1,506	1,567	61	3.9%	3,778	3,782	(4)	3,843	61	1.6%
Insurances	568	667	100	14.9%	959	932	26	1,032	100	9.7%
Other Expenses	1,285	1,202	(83)	(6.9%)	4,058	4,069	(11)	3,986	(83)	(2.1%)
Grants and Subsidies	475	517	43	8.2%	834	835	(0)	916	81	8.9%
Borrowing Costs	578	568	(10)	(1.8%)	1,680	1,685	(5)	1,674	(10)	(0.6%)
Total Expenses from Ordinary Activities	39,845	41,965	2,120	5.1%	118,264	118,147	117	121,039	2,892	2.4%
Surplus before non operational activities	76,590	73,658	2,932	4.0%	37,755	38,621	866	35,985	2,636	7.3%
Non-operational Activities										
Proceeds from Sale of Property, Infrastructure, Plant and Equipment	311	180	131	72.9%	642	612	(31)	481	131	27.3%
Written Down Value of Assets Sold/Disposed	808	510	(298)	(58.4%)	1,666	1,828	(163)	1,531	(298)	(19.5%)
Depreciation and Amortisation	7,091	7,217	125	1.7%	21,552	21,525	27	21,650	125	0.6%
Surplus for the period	69,002	66,111	2,890	4.4%	15,180	15,879	700	13,284	2,595	19.5%
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.										

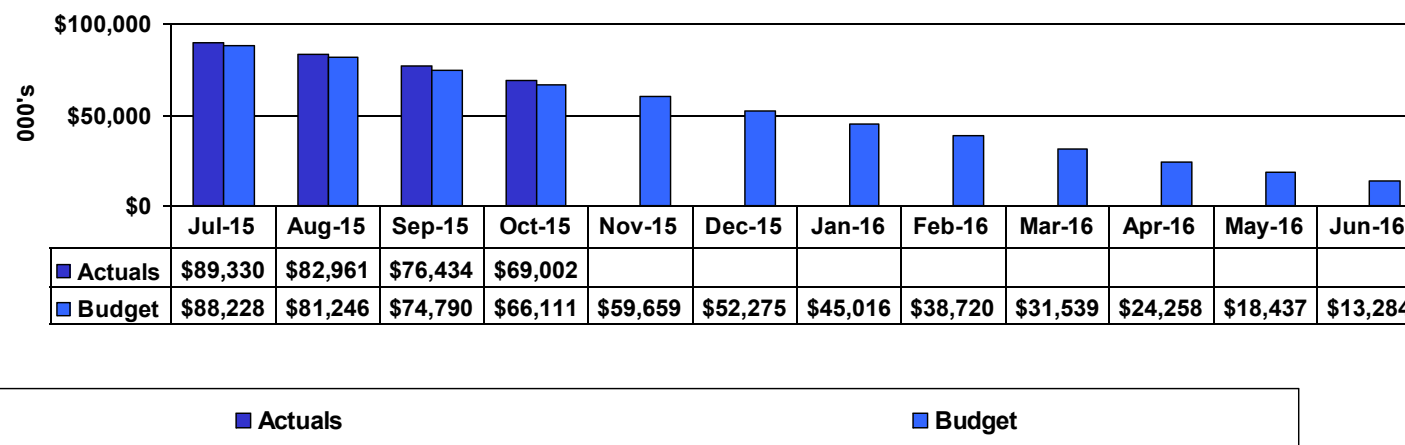
Balance Sheet

for the period ending 31 October 2015

	Actuals 2014-15 \$ 000's	Annual Budget 2015-16 \$ 000's	Annual Forecast 2015-16 \$ 000's	Year to Date Actual 2015-16 \$ 000's	Previous Month's Actuals \$ 000's
Assets					
Current Assets					
Cash and Cash Equivalents	41,404	33,093	44,093	40,942	43,347
Trade and Other Receivables	8,984	8,707	8,984	82,082	90,583
Other Assets	1,309	472	1,309	656	733
Total Current Assets	51,697	42,272	54,386	123,680	134,663
Non-Current Assets					
Property, Infrastructure, Plant and Equipment	1,701,565	1,718,355	1,715,237	1,701,014	1,700,038
Intangible Assets	750	794	750	684	710
Investments in Joint Operations	2,595	2,040	2,595	2,595	2,595
Other Financial Assets	5	5	5	5	5
Total Non-Current Assets	1,704,915	1,721,194	1,718,587	1,704,298	1,703,347
TOTAL ASSETS	1,756,612	1,763,466	1,772,973	1,827,978	1,838,010
Liabilities					
Current Liabilities					
Trade and Other Payables	13,732	11,466	13,732	6,791	4,768
Trust Funds and Deposits	24,670	23,909	24,670	34,544	39,018
Provisions	12,692	12,641	12,692	12,516	12,549
Interest-Bearing Liabilities	1,231	1,263	1,231	1,253	930
Total Current Liabilities	52,325	49,279	52,325	55,105	57,264
Non-Current Liabilities					
Provisions	1,187	708	1,187	1,223	1,223
Interest-Bearing Liabilities	20,037	18,955	19,037	19,613	20,037
Other Liabilities - Joint Operations	3,352	-	3,352	3,352	3,352
Total Non-Current Liabilities	24,576	19,663	23,576	24,188	24,612
Total Liabilities	76,901	68,942	75,901	79,292	81,876
Net Assets	1,679,711	1,694,524	1,697,072	1,748,686	1,756,134
Equity					
Accumulated Surplus	878,187	891,216	895,548	946,735	954,136
Asset Revaluation Reserve	797,983	801,213	797,983	797,956	797,973
Public Open Space Reserve	3,541	2,095	3,541	3,995	4,026
Total Equity	1,679,711	1,694,524	1,697,072	1,748,686	1,756,134

Performance Graphs

Financial Performance for the period ending 31 October 2015

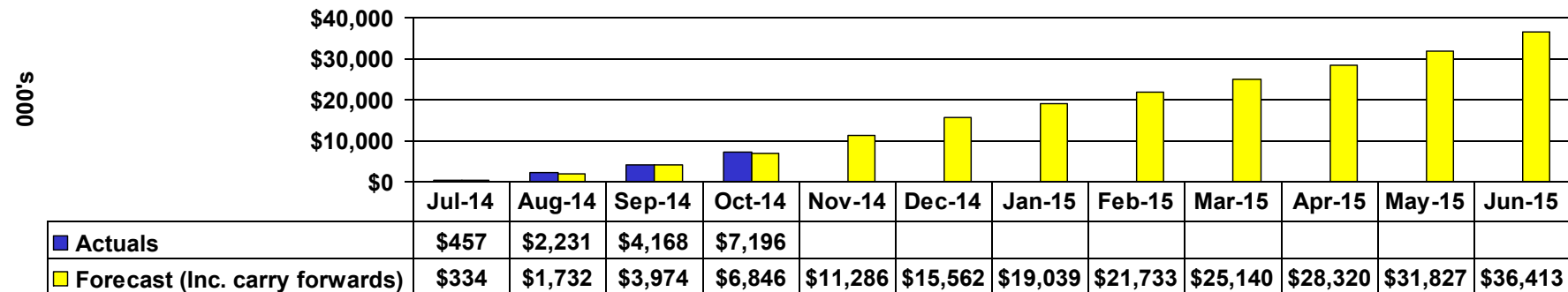


The October 2015 year to date financial performance was \$2.89M better than the year to date budget mainly due to:

- Better than anticipated income received for Statutory Fees and Fines \$927K, Interest Received \$111K, Supplementary and General Rates \$106K, Contributions-Monetary (Open Space) \$81K and Waste and Recycling Charges \$64K.
- Favourable variances in expenditure items including: Contractor Payments \$615K, Employee Costs \$517K, Maintenance \$479K, Materials and Consumables \$399K, Insurances \$100K, Utility Services \$61K and Grants and Subsidies \$43K.
- Unfavourable variances in Grants (Operating and Capital) \$234K, User Fees \$187K, Other Expenses \$83K and Other Income \$56K.

Please note that a large amount of the current variance is due to timing differences (i.e. between the scheduling of budgets and timing of actual results). The next few months should reflect whether these variances (particularly the expenditure variances) become more permanent for the 2015-16 financial year.

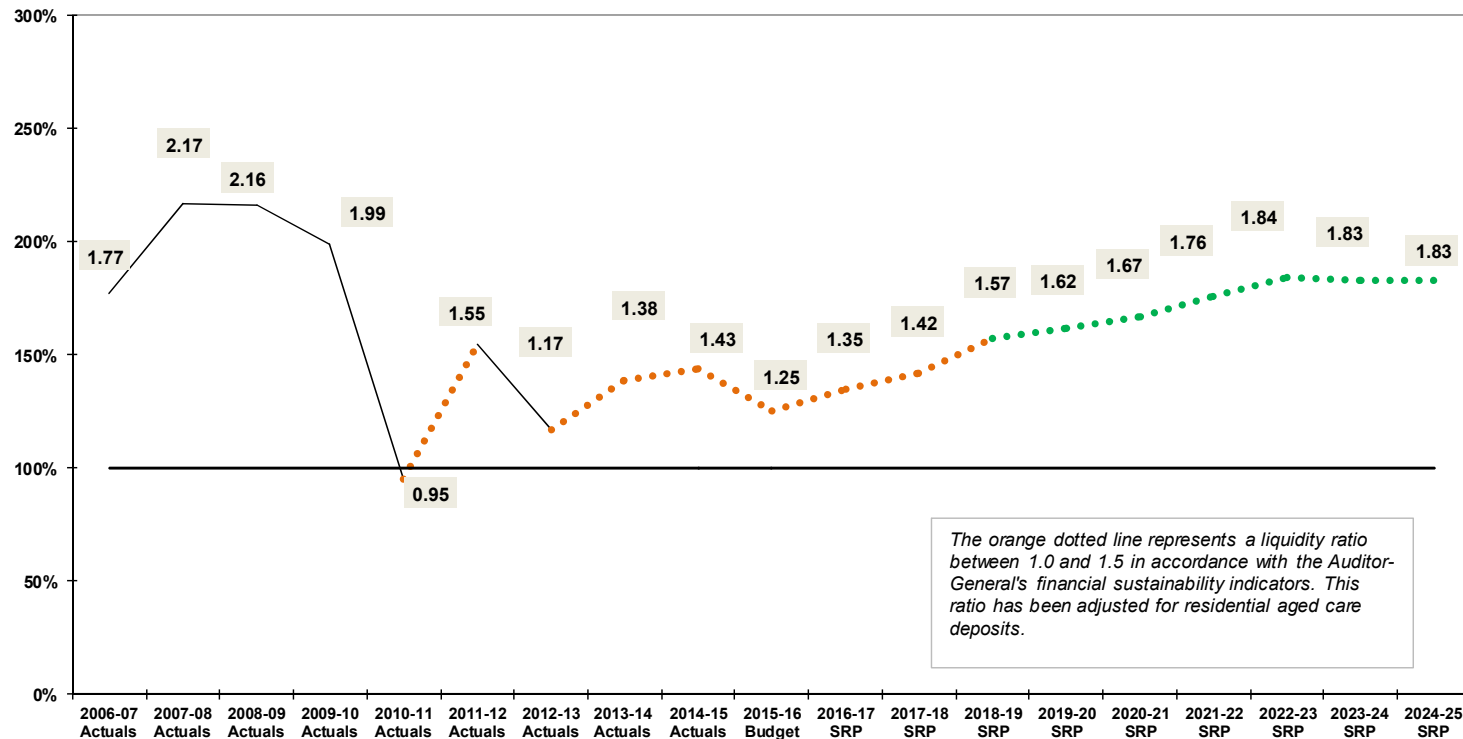
Capital Works Expenditure for the period ending 31 October 2015



Council's capital expenditure is ahead of forecast by \$350K mainly due to Booran Reserve Redevelopment \$420K, Drainage Improvement \$307K and Open Space Strategy \$284K. Offsetting this is later than anticipated expenditure on Building Improvements \$508K, GESAC Defect rectification works \$178K.

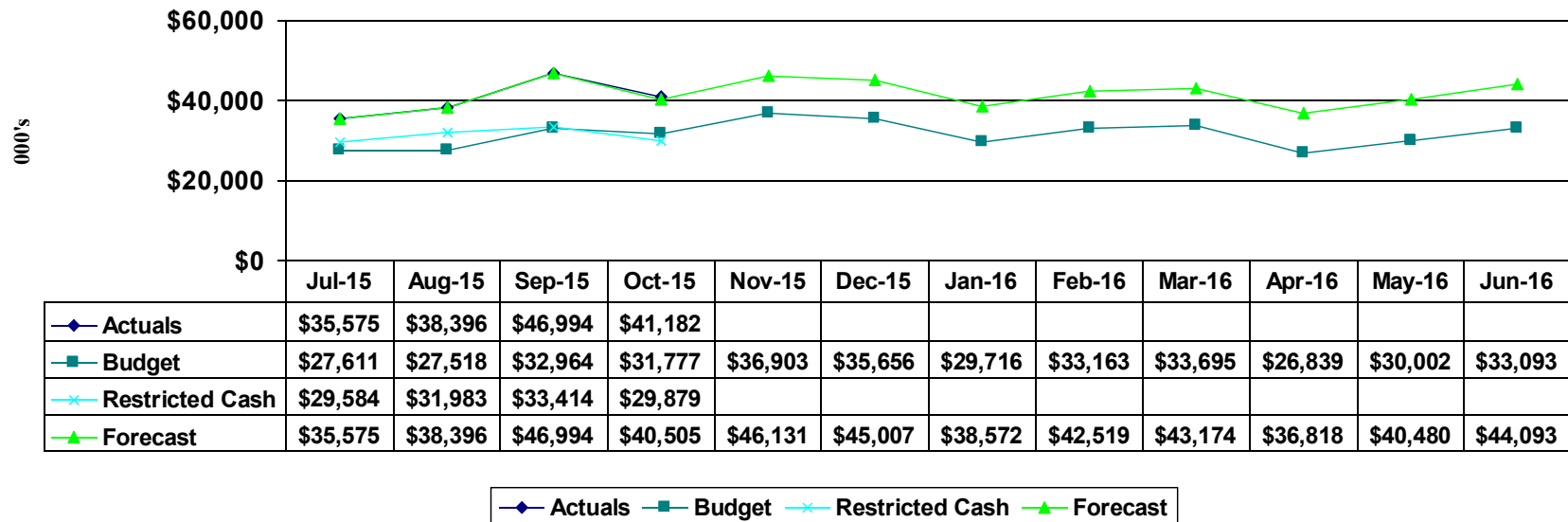
Liquidity Management

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 October 2015, the Adjusted Working Capital Ratio is 3.27.

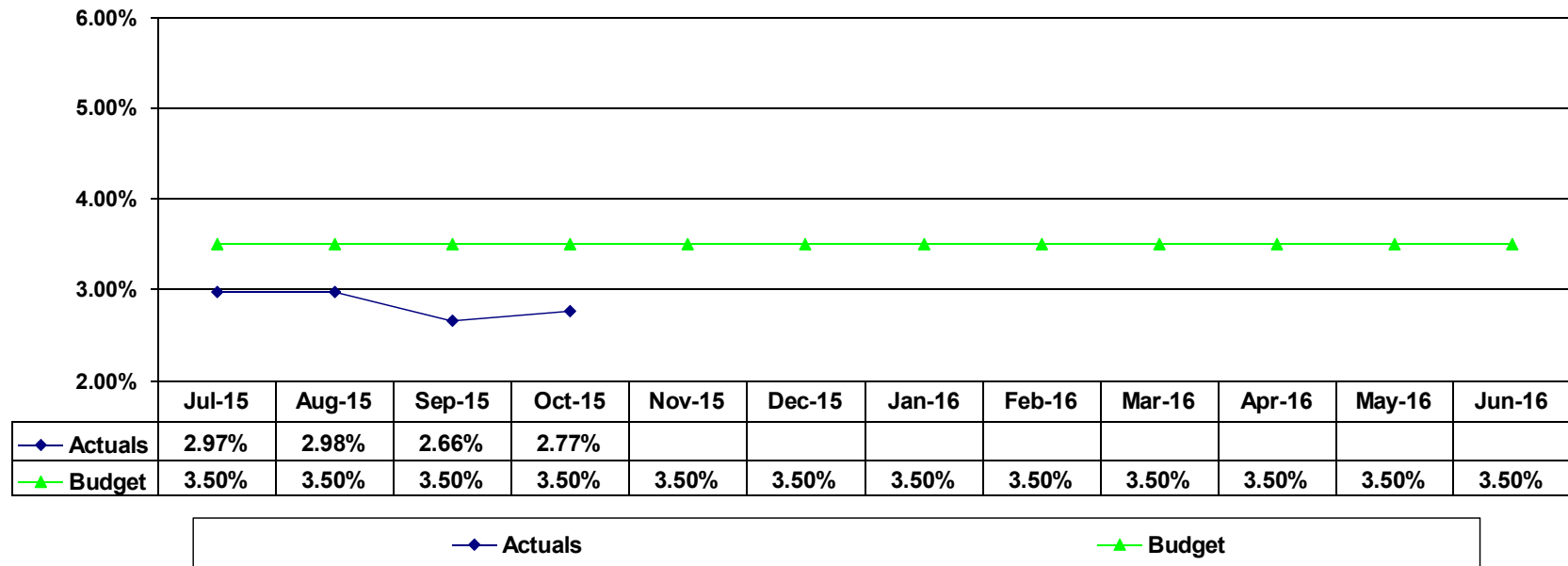
Cash and Investments Balances for the period ending 31 October 2015



Council's year to date cash balance of \$41.18M is higher than budget for the current month. Council's forecast position to June 2016 of \$44.09M 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 October 2015 include: Residential Aged Care Deposits of \$21.56M, Trust Funds and Deposits \$4.01M (including asset protection permits), Open Space Reserve \$3.99M and Fire Services Property Levy \$317K.

Actual Interest Rate vs Budget Interest Rate for the period ending 31 October 2015



Council achieved a lower return of 2.77% against the budget of 3.50%.

Capital Works Program Expenditure

for period ending 31 October 2015

Description	2015-16 Carry Forwards from 2014-15	2015-16 Adopted Annual Capital Budget	2015-16 Capital Grant Funding	2015-16 Budget Plus 2014-15 Carry Forward	2015-16 YTD Work In Progress	2015-16 YTD Forecast	2015-16 YTD Variance	2015-16 Annual Forecast Projected end of June 2016 expenditure	2015-16 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<u>CAPITAL WORKS: MUST DO</u>									
Information Systems	82,271	748,000	-	830,271	57,091	-	57,091	830,271	-
Vehicle Replacements	-	1,021,091	-	1,021,091	185,202	50,391	134,811	1,021,091	-
Footpath Replacement	-	1,725,000	-	1,725,000	470,853	575,000	(104,147)	1,725,000	-
Kerb and Channel Replacement	-	160,000	-	160,000	11,341	52,000	(40,659)	160,000	-
Road Rehabilitation	-	3,512,000	-	3,512,000	83,536	212,500	(128,964)	3,512,000	-
Drainage Improvement	-	3,500,000	-	3,500,000	741,044	433,738	307,306	3,554,238	54,238
Local Road Resurfacing	-	1,500,000	-	1,500,000	6,616	-	6,616	1,500,000	-
Right of Way Renewal	-	255,000	-	255,000	-	50,000	(50,000)	255,000	-
Traffic Signal Renewal	-	100,000	-	100,000	-	-	-	100,000	-
Local Area Traffic Management (LATM) Replacement	-	251,000	-	251,000	475	-	475	251,000	-
Car Park Rehabilitation	-	560,000	-	560,000	116,422	-	116,422	560,000	-
Roads to Recovery	-	-	576,000	576,000	185	-	185	822,920	246,920
TOTAL MUST DO	82,271	13,332,091	576,000	13,990,362	1,672,765	1,373,629	299,136	14,291,520	301,158
<u>CAPITAL WORKS: ROLLING ANNUAL</u>									
Building Improvements	123,000	650,000	-	773,000	8,527	193,000	(184,473)	773,000	-
Kitchen Upgrades	-	46,000	-	46,000	-	20,000	(20,000)	46,000	-
Plant Renewal	-	260,100	-	260,100	7,930	-	7,930	260,100	-
Roof Replacement	28,500	135,500	-	164,000	53,322	20,000	33,322	164,000	-
Shopping Centre Car Park Improvements	333,042	550,000	-	883,042	431,126	333,042	98,084	883,042	-
Traffic Engineering	-	1,081,000	-	1,081,000	24,526	105,000	(80,474)	1,081,000	-
Library Materials	-	743,467	61,123	804,590	304,512	298,360	6,152	804,590	-
Building Painting Program	-	128,000	-	128,000	1,517	38,400	(36,883)	128,000	-
Recreation	41,000	700,000	-	741,000	133,797	61,000	72,797	741,000	-
Pool Refurbishment	-	50,000	-	50,000	-	-	-	50,000	-
Bicycle Strategy	97,000	150,000	-	247,000	7,343	97,000	(89,657)	247,000	-
Upgrade and Replace Aged Park Furniture	-	881,000	-	881,000	141,515	265,000	(123,485)	926,000	45,000
Sports Ground Lighting	-	90,000	-	90,000	47	-	47	90,000	-
Drought Tolerant Grass	-	30,000	-	30,000	9,800	30,000	(20,200)	30,000	-
Park Pathway Lighting	28,000	-	-	28,000	33,850	28,000	5,850	28,000	-
TOTAL ROLLING ANNUAL	650,542	5,495,067	61,123	6,206,732	1,157,812	1,488,802	(330,990)	6,251,732	45,000
Contd. next page									

Capital Works Program Expenditure
for period ending 31 October 2015 (continued)

Description	2015-16 Carry Forwards from 2014-15	2015-16 Adopted Annual Capital Budget	2015-16 Capital Grant Funding	2015-16 Budget Plus 2014-15 Carry Forward	2015-16 YTD Work In Progress	2015-16 YTD Forecast	2015-16 YTD Variance	2015-16 Annual Forecast Projected end of June 2016 expenditure	2015-16 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<u>CAPITAL WORKS: MAJOR PROJECTS</u>									
Centenary Park Pavilion Upgrade	128,482	-	-	128,482	54,982	-	54,982	128,482	-
Duncan Mackinnon Pavilion Upgrade	91,281	1,363,000	-	1,454,281	1,726,775	1,454,281	272,494	1,454,281	-
Centenary Park Car Park Construction	311,414	-	-	311,414	202,569	-	202,569	311,414	-
TOTAL MAJOR PROJECTS	531,177	1,363,000	-	1,894,177	1,984,326	1,454,281	530,045	1,894,177	-
<u>CAPITAL WORKS: OPEN SPACE STRATEGY IMPLEMENTATION</u>									
Public Toilet Rolling Program	-	550,000	-	550,000	99,608	100,000	(392)	550,000	-
Open Space Strategy Initiatives	35,678	940,000	75,000	1,050,678	654,206	370,000	284,206	1,050,678	-
Elsternwick Plaza Improvements	508,513	215,000	-	723,513	310,278	182,000	128,278	723,513	-
Shade Sails Rolling Program	-	270,000	-	270,000	-	-	-	270,000	-
Bin Enclosures	-	18,000	-	18,000	7,508	3,000	4,508	18,000	-
Booran Reserve	343,539	3,415,000	585,000	4,343,539	820,406	400,000	420,406	4,343,539	-
TOTAL OPEN SPACE STRATEGY IMPLEMENTATION	887,730	5,408,000	660,000	6,955,730	1,892,006	1,055,000	837,006	6,955,730	-
<u>SHORT TERM PROJECTS</u>									
Furniture & Fittings	22,344	50,000	-	72,344	32,975	52,344	(19,369)	72,344	-
Information Systems	77,760	-	-	77,760	5,250	77,760	(72,510)	77,760	-
Electronic Variable Message Trailer Sign	-	19,250	-	19,250	17,802	19,250	(1,448)	19,250	-
Heating, Ventilation and Cooling Systems Renewal	150,000	-	-	150,000	71,136	150,000	(78,864)	150,000	-
Building Improvements	104,000	2,346,060	-	2,450,060	146,521	470,115	(323,594)	2,464,305	14,245
Upgrade Audio & Visual Equipment	-	15,000	-	15,000	1,591	-	1,591	15,000	-
Refurbishment of ILUs	-	100,000	-	100,000	28,540	35,000	(6,460)	100,000	-
Murrumbidgee Youth Play Area	-	-	-	-	(86,730)	-	(86,730)	-	-
Multi-Purpose Sports Court Redevelopment	-	395,000	-	395,000	10,200	150,000	(139,800)	395,000	-
Library Electronic and Cash Payment Hardware	-	74,480	-	74,480	12,015	-	12,015	74,480	-
Dial Before You Dig (DBYD) automated response process	-	13,000	-	13,000	3,350	-	3,350	13,000	-
Recreation	71,000	630,000	650,000	1,351,000	36,260	150,000	(113,740)	1,351,000	-
Glen Eira Sports & Aquatic Centre (GESAC)	1,280,373	412,000	-	1,692,373	29,665	207,568	(177,903)	1,692,373	-
Parks Minor Capital Works	-	200,000	-	200,000	133,020	90,000	43,020	290,000	90,000
Outdoor Fitness Stations	-	55,000	-	55,000	23,552	-	23,552	55,000	-
Glen Works Depot	8,933	-	-	8,933	-	-	-	8,933	-
Residential Aged Care	-	220,000	-	220,000	23,705	72,000	(48,295)	220,000	-
Upgrade Vaccination Storage Equipment	-	21,748	-	21,748	-	-	-	21,748	-
TOTAL SHORT TERM PROJECTS	1,714,410	4,551,538	650,000	6,915,948	488,852	1,474,037	(985,185)	7,020,193	104,245
TOTAL CAPITAL WORKS EXPENDITURE	3,866,130	30,149,696	1,947,123	35,962,949	7,195,761	6,845,749	350,012	36,413,352	450,403

Debtors

for period ending 31 October 2015

for period ending 31 October 2015

Description	Current 0-30 days	31-60 days	61-90 days	90 + days	Total Debtors	Provision for Doubtful Debtors	Net Debt Outstanding
(a) General Debtors	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)
Finance & Valuations	709	-	3	2	714	1	709
Buildings and Facilities	-	-	-	-	-	-	-
Planning & Transport	7	-	-	2	9	1	9
Community Relations	114	34	17	1	166	0	166
Arts & Cultural Services	1	7	-	7	15	2	13
Recreational Services	116	25	-	3	144	1	143
Community Services	24	3	-	-	27	-	27
Child Care Centres	7	2	-	1	10	0	10
Residential Aged Care Facilities	62	17	8	2	89	1	89
Home and Community Care	65	18	5	-	88	-	88
Assets and Facilities	-	-	-	-	-	-	-
General Debtors Total	1,105	106	33	18	1,262	5	1,253
(b) Parking	Current 0-3 months	4-6 months	7-12 Months	12 Months +	Total Debtors	Provision for Doubtful Debtors	Net Debt Outstanding
Parking Infringements - Council	1,006	97	57	20	1,180	118	1,062
Parking Infringements - PERIN	213	150	-	1,050	1,413	1,272	141
Other Debtors Total	1,219	247	57	1,070	2,593	1,390	1,203
Total Debtors	2,324	353	90	1,088	3,855	1,394	2,456
Council's Parking Debtors for the current period comprise of :					\$'000		
Collection by Council					1,180		
Collection by PERIN Court					1,413		
Total Parking Debtors					\$ 2,593		
(c) Rate Debtors			2015-2016 Opening Balance	2015-2016 Year to date			
			\$'000	\$'000			
Arrears Brought Forward			5,235	5,235			
2015-16 Rates & Garbage Generated			95,567	95,567			
2015-16 Fire Services Property Levy			12,735	12,735			
Total Rates & Charges			113,537	113,537			
Adjustments:							
Glen Eira Pension Rebate			(447)	(457)			
State Government Rebate			(1,669)	(1,705)			
Fire Services Property Levy Rebate			(392)	(400)			
Receipts			-	(35,314)			
Interest			-	98			
Supplementary Valuations			-	657			
Adjustments			-	2			
Total Adjustments			(2,508)	(37,119)			
Rates & Charges Balance at Month End			111,030	76,418			

10. **URGENT BUSINESS – Nil**

11. **ORDINARY BUSINESS**

11.1 **Requests for reports from Officers – Nil**

11.2 **Right of reply – Nil.**

11.3 **Councillor questions – Nil.**

11.4 **Public questions to Council**

From: Richard Smith
Subject: Public Questions

“On 10 Oct 2015 I received two responses from the Mayor to public questions I had asked. They failed to supply the requested information, and the questions and responses have not been published in Council's Minutes, seemingly at odds with Council's Local Law. What are Council's reasons for not publishing its responses, and what is the wider public interest that Council believes clearly demands the requested information be restricted?”

The Mayor read Council's response. He said:

“The questions you submitted were past the deadline to be accepted as Public Questions for the 21 September 2015 Council Meeting which is why when the Mayor wrote to you he said:

“Whilst your question was submitted after the closure deadline for the Monday 21 September 2015 Council Meeting, I thought you might appreciate a response prior to the next Council Meeting.”

Both letters provided fulsome responses to your questions. You are free to publish and circulate the letters as you see fit. Council will publish them in the Minutes of this Council Meeting.”

From: Jim Walker
Subject: Gardenvale Park

*“a/ What area of land will be added to Gardenvale Park as a result of the acquisition and incorporation of 53 Magnolia Road
b/ What was the cost of this land acquisition
c/ What is the cost of demolition of the old house and ancillary works
d/ When will public comment be sought for a plan and use of this new area”*

The Mayor read Council's response. He said:

11.4 Public questions to Council (cont'd)

- (a) The combined additional open space created is 700m². This includes the land from 53 Magnolia Road (497m²) and opportunity to include the adjacent wide nature strip (205m²).
- (b) Compensation will be paid for the acquisition of this site based upon the requirements of the *Land Acquisition and Compensation Act 1986* and this will be based upon the market value of the property. A final compensation figure is yet to be agreed.
- (c) \$52,000.
- (d) Through the extensive community consultation/household survey work undertaken by the independent consultants during the development of the Open Space Strategy (OSS) in relation to Elsternwick and Gardenvale, it was clear that residents wanted the open space extended in this local park. Page 193 of the OSS refers. Information was distributed to residents surrounding the park outlining the planned works and intended timeframe. The design builds around the existing gum trees and established garden beds – this will include new pathways, garden beds, plantings, seating and tree plantings. The new area will provide a calmer passive area with strong natural features. A copy of the information letter distributed to residents will be attached to this response.”

From: Lea Zweier
Subject: Myrtle Street, St Kilda East

“How has this new parking plan for Myrtle St ‘improved safety’, where now pedestrians have increased obstruction they never had and emergency vehicles are easily blocked from passing? In what year did Council increase Myrtle St footpaths and why? Why are Myrtle St footpaths (1.8) wider than all neighboring streets; ie Glen Eira Rd (1.5), Gordon St (1.15), McWhae Street (1.5)? What are residents meant to do if 1 car is parked illegally on No Parking side, blocking entry to home?”

The Mayor read Council’s response. He said:

“Parking safety in Myrtle Street, St Kilda East was dealt with earlier in the Council Meeting at Agenda Item 9.9 which was publicly available from 12 noon Friday 20 November 2015.

Myrtle Street is a narrow, dead-end street. It is 5.8 metres wide. (A street needs to be at least 7 metres wide to accommodate lawful parking on both sides). There are 32 properties. Nine properties do not have off-street parking.

Myrtle Street has a narrow 1.7 metre wide concrete footpath on each side (It varies from 1.6 metres to 1.8 metres width in some parts). There is no grassed naturestrip. Both footpaths were regularly obstructed by parked cars, forcing pedestrians onto the road.

11.4 Public questions to Council (cont'd)

The issue of parking in Myrtle Street first arose as a result of a complaint from a resident regarding a house in Myrtle Street that was being used as a rooming house. The complaint, amongst other issues, raised the problem of vehicles parking inappropriately in the street, and specifically the parking practices of rooming house cars.

Council's Traffic Safety Officers confirmed the Myrtle Street resident's concerns and discovered several breaches of the Road Safety Road Rules 2009 and issued infringement notices. Many cars were illegally parked obstructing the footpath, or parked facing the wrong direction. It was clear that this was an undesirable and unsafe environment for pedestrians and motorists.

The claim about footpath widening came from a resident. Council has not located any record that confirms the claim.

If a car is parked illegally in a No Stopping Zone and blocking the entry to a home the resident should contact Victoria Police. Police have the discretion to tow the vehicle. Police also have access to VicRoads information which Council does not. Using this information Police can try to contact the owner of the vehicle before towing the vehicle."

9.40PM Cr Sounness left the Chamber.

From: Marc Zweier
Subject: Myrtle Street, St Kilda East

"Why not consider signage as other Councils have, to allow the safer option which ran for 30+ years in Myrtle St, allowing cars to park with 2 wheels onto footpath since they do not obstruct pedestrians, wheelchairs, scooters, or anyone? Why would Council not remove one footpath entirely to improve safety and amenity in the Street? How can residents compete with professional staff in Council who seem determined to keep this decision even while residents are less safe--what can we do?"

The Mayor read Council's response. He said:

"Parking safety in Myrtle Street, St Kilda East was dealt with earlier in the Council Meeting at Agenda Item 9.9 which was publicly available from 12 noon Friday 20 November 2015."

11.4 Public questions to Council (cont'd)

From: Bette Hatfield
Subject: Eskdale Road Reconstruction

“Included in the In-Camera Items (Section 12) of the Agenda for tonight's Council Meeting (24/11/2015) is Item 12.2 re the awarding of a contract for the reconstruction of Eskdale Road (Eskdale Road, Caulfield North) at an estimated value of more than \$1.1 million.

Could Council please provide

- . details of works involved in the reconstruction of Eskdale Road*
- . which section of Eskdale Road is to be reconstructed (ie. all = Kambrook to Hawthorn Roads or Section 1 = between Bambra and Kambrook Roads or Section 2 = between Bambra and Hawthorn Roads)*
- . when reconstruction work forecast is to be undertaken*
- . when is the forecast completion date of this work”*

The Mayor read Council's response. He said:

“Eskdale Road reconstruction includes drainage improvements with the installation of underground drains and flood protection measures, removal and replacement of the kerb and channel and full removal and replacement of the failed road pavement. These works are located in Section 2 of Eskdale Road between Hawthorn Road and Bambra Road. Subject to Council awarding the contract, a construction program will be negotiated with the successful contractor. A tentative commencement will be February 2016. The recommended contractor has provided Council with a construction time frame of 16 weeks to carry out the works, weather permitting.”

From: Rosetta Manaszewicz
Subject: Appointment of the Chief Executive Officer (CEO)

” What is the process that council intends to use to appoint the new ceo including:

- the selection criteria that Council sees as fundamental to any new appointment*
- whether a subcommittee (or Special Committee) will be formed with delegated authority to appoint or simply make a recommendation to council, and*
- what is the anticipated timeline”*

The Mayor read Council's response. He said:

“Mr Andrew Newton resigned as CEO of Glen Eira on October 20th giving notice to finish duties on January 26th 2016.

Council has engaged the Jo Fisher Group to organise a recruitment process with advertisements for the position being placed in the Financial Review and The Age on the 13th and 14th November respectively.

11.4 Public questions to Council (cont'd)

The selection criteria for the position was determined by the Councillor group as part of the confidential requirements of the recruitment process.

The full Councillor group will determine the appointment. It is not anticipated that any committees will be formed.

Council is committed to working towards appointing a new CEO to commence duties as soon as practical after the 26th January 2016.”

From: Rosetta Manaszewicz
Subject: Morton Avenue

‘Could council please confirm if the work repairing the road outside 2 Morton Avenue, Carnegie this morning is being paid for by council and if so, whether this work was tendered?’

The Mayor read Council’s response. He said:

“In recent years, property development in the street has resulted in various utilities excavating the road pavement to access underground services. On each occasion, the utilities repaired the road, most likely at the developers cost to Council standards. The end result of all this work, however, was a patchwork of repairs. In addition to the repairs, sections of the road pavement had begun to fail due to general wear and tear. To address the patchwork of repairs and to remedy the failed sections of pavement, Council recently removed the road surface in the affected area and applied a uniform patch. These final works were undertaken by Council’s Asphalt Crew at Council’s cost.”

PROCEDURAL MOTION

Crs Lipshtuz/Magee

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.

12. CONSIDERATION OF CONFIDENTIAL ITEMS**Crs Hyams/Lipshutz**

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 the contract for Tender number 2016.024 Booran Rd Reserve Construction of New Water Play Feature, Underground Plant Room & Associated Works**

Number of tenders received	One (1)
Number of evaluation criteria tenders assessed against	Four (4)
Estimated contract value	\$1.9 exclusive of GST

- 12.2 under s89 (2)(d) “contractual” which relates to the awarding of the contract for Tender 2016.003 Eskdale Road Reconstruction, Eskdale Road, Caulfield North**

Number of tenders received	Five (5)
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	More than \$1,100,000.00

- 12.3 under s89 (2)(d) “contractual” which relates to the awarding of the contract for Tender 2016.021 Replacement of Pool Air Handlers and associated Ducting at GESAC, 200 East Boundary Road, Bentleigh East 3165**

Number of tenders received	Four (4)
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value (Note: Settlement of contractual dispute with the main contractor with a payment to Council of \$2m)	More than \$650,000.00

- 12.4 under s89 (2) (d) “contractual” which relates to the awarding of the contract for Tender number 2016.025 Distribution of Glen Eira News to all residents in the City of Glen Eira**

Number of tenders received	3
Number of conforming tenders assessed	1
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	In excess of \$160,000 (excl. of GST)

12.5 under s89 (2)(a) “personnel” which relates to the awarding of the Citizen of the Year, Young Citizen of the Year and Community Group of the Year

12.6 under s89 (2)(a) “personnel” which relates to the appointment of a Caretaker CEO.

The MOTION was put and CARRIED unanimously.

OUTCOME OF CONSIDERATION OF CERTAIN CONFIDENTIAL ITEMS**Item 12.1**

Crs Lipshutz/Delahunty

- 1. That Council appoints Simpson Construction Company Pty Ltd (A.C.N 006 655 376) as the contractor under tender number 2016.024 for an amount of \$1,960,240 exclusive of GST (\$2,156,264 including GST).**
- 2. That the Contract be prepared in accordance with the Conditions of Contract included in the tender.**
- 3. That the Contract be executed in an appropriate manner by affixing the Council Seal.**
- 4. That this resolution be incorporated in the public minutes of this Meeting.**

The MOTION was put and CARRIED unanimously.

Item 12.2

Crs Lipshutz/Magee

- 1. That Council appoints Fercon Pty Ltd, ACN 116 527 363 as the contractor under Tender number 2016.003 Eskdale Road Reconstruction for an amount of \$1,008,182.00 exclusive of GST (\$1,109,000.20 including GST), in accordance with the Schedule of Rates submitted.**
- 2. That the Contract be prepared in accordance with the Conditions included in the tender.**
- 3. That the Contract be executed in an appropriate manner.**
- 4. That this resolution be incorporated in the public minutes of this meeting.**

The MOTION was put and CARRIED unanimously.

Item 12.3

Crs Hyams/Lipshutz

- 1. That Council appoint JPC Air Conditioning Pty Ltd, trading as ASM Chilltech ACN 133 732 519 as the contractor under Contract No. 2016.021 Replacement of PAH's and associated Ducting at GESAC for the sum of \$673,816.00 (GST incl) in accordance with the terms tendered.**
- 2. That a contract be prepared in accordance with the Conditions of Contract included in the tender.**

3. That the contract be executed in an appropriate manner including 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 12.4

Crs Magee/Okotel

1. That Council appoints TDS Logistics Pty Ltd as the contractor under Tender number 2016.025 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.

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.

Crs Hyams/Lipshutz

That the meeting be resumed in open Council.

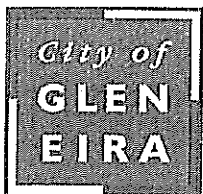
The MOTION was put and CARRIED unanimously.

13. CLOSURE OF MEETING

The meeting closed at 9.55PM.

CONFIRMED THIS 15 DECEMBER 2015

CHAIRPERSON



80 MCGs of parklands
enough footpaths to reach Sydney
enough drains to reach Mildura
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

Office of the Mayor Cr Jim Magee

5 October 2015

Mr Richard Smith

Dear Mr Smith

GLEN EIRA PLANNING SCHEME REVIEW

Thank you for your recent question regarding the review of the Glen Eira Planning Scheme. Whilst your question was submitted after the closure deadline for the Monday 21 September 2015 Council Meeting, I thought you might appreciate a response prior to the next Council Meeting.

I have referred the matter to Council's Director Planning and Transport who has provided me with the following information:

"The Minister for Planning has recently taken the first step in a review of the residential zones. The outcome of the residential zones review is likely to have the greatest bearing on Glen Eira's next planning scheme review. It is prudent that Glen Eira awaits the completion of the review.

Other reviews that the State Government is currently undertaking may also be relevant:

- *An update of Victoria's Land Use and Transport Strategy - Plan Melbourne (Due early 2016)*
- *An Inclusionary Zoning pilot as a new affordable housing initiative*
- *Better Apartments. This is likely to lead to a new multi-dwelling design code with environmentally sensitive design standards*
- *A review of the format and contents of State and Local policies.*

A review of the planning scheme review without taking account of these State government matters may result in the review being out of date as soon as it is completed.

The Glen Eira review will proceed as soon as these matters are clear."

I trust this provides you with the information you seek.

Yours sincerely

CR JIM MAGEE
MAYOR

Glen Eira City Council

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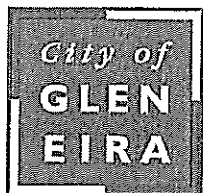
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McKinnon • Murrumbidgee • Ormond • St Kilda East



Office of the Mayor

Cr Jim Magee

5 October 2015

Mr Richard Smith

Dear Mr Smith

REVIEW OF RESIDENTIAL ZONES

Thank you for your recent question regarding Council's residential zones framework. Whilst your question was submitted after the closure deadline for the Monday 21 September 2015 Council Meeting, I thought you might appreciate a response prior to the next Council Meeting.

I have referred the matter to Council's Director Planning and Transport who has provided me with the following information:

"A response to a similar question from Mr Smith was provided recently.

It was advised that the Neighbourhood Residential Zone applies to 78% of residentially zoned land across the municipality. Mr Smith was also advised that zoning information is publicly accessible and can be obtained from the State Government's Department of Environment, Land, Water and Planning website.

Mr Smith may be aware that the State Government has committed to a review of the residential zones.

I can assure Mr Smith that Glen Eira will be calling on the Minister for Planning to include the opportunity for Council, community and all stakeholders to make Submissions on the application of the zones in their local contexts."

I trust this provides you with the information you seek.

Yours sincerely

CR JIM MAGEE
MAYOR

Glen Eira City Council

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enough footpaths to reach Sydney
enough drains to reach Mildura
enough roads to reach South Australia
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