



GLEN EIRA CITY COUNCIL

ORDINARY COUNCIL MEETING

MINUTES

28 February 2017

7.30pm

Present

Cr Mary Delahunty (Mayor)
Cr Tony Athanasopoulos
Cr Clare Davey
Cr Margaret Esakoff
Cr Jamie Hyams
Cr Jim Magee
Cr Joel Silver
Cr Dan Sztrajt
Cr Nina Taylor

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ORDINARY MEETING OF COUNCIL
Held in the Council Chamber, Glen Eira Council Offices,
Corner Hawthorn Road and Glen Eira Road, Caulfield
on Tuesday 28 February at 7.30pm

The Mayor, Cr Delahunty provided an explanation to the gallery that the meeting has commenced in the auditorium to consider the first item on the agenda as it was expected that there may be a large number of the community wishing to attend. The Mayor advised at the conclusion of this item the meeting would be adjourned to then resume in the Council Chamber.

1. ACKNOWLEDGEMENT

The Mayor read the acknowledgement

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

2. APOLOGIES

There were no apologies submitted to the meeting.

3. OATH OF OFFICE AND DISCLOSURE OF INTEREST

Oath of Office

The Mayor read the Oath of Office.

Councillors are reminded that we remain bound by our 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 us under the Local Government Act or any other Act to the best of our skill and judgement.

Councillors are also reminded of the requirements 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.

Disclosures of Interest

- It is recorded that Cr Esakoff declared an Indirect Conflict of Interest because of conflicting duties in item 9.1 – 472 and 476-482 Kooyong Road and 11 Saturn Street, Caulfield South given she is a member of the Ethics Committee of Calvary Health Care Bethlehem.

The Mayor requested a motion from Councillors to bring forward Item 9.1 to be considered at this stage of the meeting.

Procedural Motion

Moved: Cr Delahunty Seconded: Cr Silver

That Council considers item 9,1 – 472 and 476 – 482 Kooyong Road and 11 Saturn Street, Caulfield South at this stage of the meeting.

CARRIED UNANIMOUSLY

It is recorded that Cr Esakoff declared an Indirect Conflict of Interest because of conflicting duties in item 9.1 – 472 and 476-482 Kooyong Road and 11 Saturn Street, Caulfield South given she is a member of the Ethics Committee of Calvary Health Care Bethlehem.

Cr Esakoff vacated the auditorium at 7.34pm and was not present while this item was being considered.

9.1 472 & 476-482 KOOYONG ROAD & 11 SATURN STREET, CAULFIELD SOUTH

Author: Rocky Camera, Manager Town Planning

File No: GE/PP-29481/2016

Attachments: Advertised plans

PURPOSE AND SUMMARY

To consider a Planning Permit application.



PROPOSAL	Construction of buildings (ranging from 3 to 19 storeys) and use of the land as a hospital, retirement village, residential aged care facility and child care centre with associated car parking
MUNICIPAL STRATEGIC STATEMENT	<ul style="list-style-type: none"> • Non-residential uses in residential zones policy • Minimal Change Area Policy • Aged Persons Housing Policy • Child Care Centres Policy
APPLICANT	LCM Calvary Health Care Holdings Ltd
PLANNING SCHEME CONTROLS	Neighbourhood Residential Zone Schedule 1
SUBMISSIONS	303 submission received to date (295 opposing and 8 in support of the application)

RECOMMENDATION

That Council issues a Notice of Refusal to Grant a Planning Permit for Application No. GE/PP-29481/2016 at 472 & 476-482 Kooyong Road & 11 Saturn Street, Caulfield South in accordance with the following grounds:

1. The proposal is too intense for the location and the fails to meet objectives of Local Planning Policies for:
 - Non-residential Uses in Residential Zones (Clause 22.02)
 - Minimal Change Areas (Clause 22.08)
 - Aged Persons Housing (Clause 22.10)
2. The proposal is not consistent with the purpose of the Neighbourhood Residential Zone by failing to respect the low scale neighbourhood character.
3. The height and scale of the proposal would be overly dominant within the streetscape and is not sensitive to and respectful of the scale of existing residential development.
4. The proposal does not respect the garden character of the area and fails to protect existing trees of high landscape value.
5. The proposed crossover will result in unreasonable impact to the health and stability of a council asset (street tree located on Saturn Street)
6. The proposal fails to provide adequate on-site car parking to support the demand generated by the proposed uses.
7. The proposed car park design and layout is not safe or practical as it does not meet the Design Standards of Clause 52.06 of the Glen Eira Planning Scheme.
8. The proposal fails to meet the decision guidelines of Clause 65.01 of the Glen Eira Planning Scheme with respect to minimising potential flooding of the development.
9. The proposal is inconsistent with the *City of Glen Eira Open Space Strategy* (2014) as:
 - The proposed public open space is of insufficient size to serve the open space needs of the existing and/or future population; and
 - The three areas of 'community' open space within the development site would have poor amenity due to low visibility, accessibility, overshadowing, passive surveillance and position.

BACKGROUND

N/A

ISSUES AND DISCUSSION

- Zoning and policy context
- Neighbourhood character
- Height and scale
- Amenity impacts
- Landscaping
- Internal amenity
- Car parking and traffic

- Publicly accessible open space
- Objectors' concerns

Proposal

Demolition of all existing buildings and development of the "Calvary Bethlehem Health and Retirement Precinct" including:

- 85 Independent Living Units;
- 80 Bed Residential Aged Care Facility;
- 33 Specialist Bed (i.e for palliative care and similar);
- Community Health Services / Allied Health Services;
- General Practitioners, Pathology and X-ray Services;
- Community Integrated Childcare Centre for approximately 90 children;
- Ancillary Retail / Café tenancies;
- Public Open Space over the rear part of 472 Kooyong Road, Caulfield to the north of the site (approximately 457m²);
- The proposed buildings vary in height between 3 storeys up to a 19 storey tower which contains the proposed 85 Independent Living Units; and
- Car parking is provided in two basement levels accessed from Saturn Street.

Objectors' concerns

- The proposed tower is excessive in height / scale for a residential zone
- Visual bulk and dominance of the proposed tower
- Proposed uses are not appropriate for the residential area
- Overlooking / overshadowing and loss of natural light
- Loss of outlook and interruption of views
- Traffic congestion and inadequate parking
- Not responsive to neighbourhood character or the streetscape
- Safety concerns
- Inadequate car parking
- Loss of residential amenity
- The development does not accord with the mandatory height under the zone or policy objectives
- Loss of established trees
- Inadequate setbacks

Letters of Support

- Redevelopment of the existing Bethlehem Hospital is critically needed.
- The facility is a huge investment for and asset to the local community.
- The proposed design is highly innovative and community oriented.
- The single entrance and underground parking controls the impact of cars and visitors on the surrounding neighborhood and minimises impact to neighbours.
- The development provides a modern concept for the care of progressive neurological patients, allowing a continuum of care within the Calvary facility for outpatients who will then transition to needing more intensive care and residential services.
- The amenities such as green spaces, a café and childcare means that the residents can live in a relatively normal setting despite their serious illnesses.

Referrals

Transport Planning

- A total of 227 on site car spaces are required for the uses.
- A total of 190 on site car parking spaces are proposed.
- The State Government Car Park Guidelines do not provide a specified rate for palliative care beds or hospital use.
- The submitted parking and traffic surveys are not accurate to the likely parking demands for the existing palliative care use on the site.
- The submitted traffic report does not consider the various other uses within the development (i.e. Café, General Medical Clinic, Pharmacy, Pathology, Consulting Rooms etc.).
- The parking allocation has not accounted for the three bedroom dwellings within the main tower.
- The proposed car parking layout and vehicle access do not comply with State Government requirements.

Asset Engineering

- Preliminary land information indicates that the site is subject to flooding from Council's drainage network.

Landscape Officer

- The submitted arborist report assessed a total of 95 trees on the site.
- The report cited the trees of high or medium landscape value that can be retained. Their tree protection requirements (as identified within supplied arborist report) must be incorporated into all aspects of entire site development.
- Amend design to enable the retention of the Irish Strawberry Tree located along the site frontage to the west.
- A tree management plan that outlines all the protection requirements and construction processes that must be enacted throughout the entire development is required.
- A detailed landscape management plan that includes soil improvement works prior to tree planting will also be required.
- The supplied landscape plan will need to be expanded upon. It needs to include specific locations of the proposed species together with the capacity to include large container stock. Advanced canopy tree planting would be required throughout the site.

Heritage Advisor

- The subject site is not affected by heritage controls.
- Most buildings on the site are unremarkable mid-to-late 20th century buildings.
- The early bluestone building, while visible from Saturn Street, has undergone significant alterations, which have compromised the building's integrity.
- The re-use of some materials from this building in the new development and the preparation of a photographic record of this building (as suggested in the heritage report) is considered an appropriate alternative to the retention of this building.
- No objection to the proposed demolition.

Building Surveyor

- Access to the building for people with a disability will be required.
- Car parking for people with a disability will be required

- Construction Management Plan required prior to any demolition and construction.

Parks Services

- There are two 'Purple-leafed Cherry-plum' trees located on the nature strip of Saturn Street which may be removed as they are not of high value
- The proposed crossover will impact on the 'White Cedar' tree within Saturn Street.

Recreation and Open Space

- The site is located in an open space gap area as identified in the *City of Glen Eira Open Space Strategy* (2014).
- The 457m² public open space proposed on the car park opposite the development site would not be of a size that would serve the open space needs of the existing or future population.
- The preferred public open space outcome for the development is to provide a larger public open space on part of the Calvary Health Care Bethlehem car park.
- The three areas of 'community' open space within the development site have a number of inherent amenity issues, not limited to access, overshadowing, passive surveillance and position.
- None of the proposed open spaces areas within the development site would be acceptable as an open space (land) contribution.

Buildings and Properties

- A road discontinuance of part of Saturn Street to create public open space could be achieved by carrying out a road discontinuance process.
- This process includes an internal and external referral process to all statutory authorities, public notice of the intention to discontinue the road and consideration of any submissions.

Public Transport Victoria

- No objections to the grant of a planning permit subject to the permit holder taking all reasonable steps to minimise disruption of Kooyong Road.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

N/A

POLICY AND LEGISLATIVE IMPLICATIONS

Zoning and policy context

The subject site is located in a Neighbourhood Residential Zone. The zone has a maximum mandatory building height of 8 metres (or 9 metres if the land slopes greater than 2.5 degrees). The mandatory height limit applies only to land used as a "Dwelling" or "Residential Building". Any other use is not subject to the mandatory height.

In this instance, the proposed "Residential Aged Care Facility" building fronting Ludbrook Avenue is the only component of the development which is subject to the mandatory height limit of 9 metres (as the slope of the land is greater than 2.5 degrees). The balance of the development including the nineteen storey building comprising the retired living units is exempt from the mandatory maximum height under the zone.

The zone recognises that areas such as this are characterised by predominantly single and double storey residential development. Development should also respect the identified neighbourhood character and landscape characteristics of an area.

While the proposal would generally serve local community needs, the scale and intensity of it is incompatible with surrounding residential uses and the purpose of the zone due to the scale of the proposed buildings (in particular the nineteen storey building component) given the local area is characterised by single and double storey residential development.

The Non-residential Uses in Residential Zones Policy seeks to encourage non-residential uses in suitable locations (i.e main roads), integrate non-residential uses into residential areas with minimal impact to the streetscape and character of the area and to minimise the effect on residential amenity. While the use of a hospital is already established in this location, the site is not located on a main road or located within easy walking distance to public transport or an activity centre.

The Minimal Change Area Policy seeks to protect the low density, vegetated character of minimal change areas by promoting predominantly single dwellings and two dwelling developments. The design of new residential development should respect the scale of existing residential developments on adjoining sites. It also recognises that larger sites may have greater capacity for development. In this case the site is already occupied by a hospital with buildings of a height equivalent to a 5-6 storey building. The proposed nineteen storey building far exceeds the height of established buildings on the site and it would be highly visible and prominent in its context and when viewed from the wider area.

The Aged Persons Housing Policy seeks to establish reasonable location, design, amenity, car parking and management standards. The preferred location for aged persons housing is close to services and facilities such as those found in the municipality's activity centres or housing diversity areas. The policy identifies that aged persons housing is less appropriate in the remainder of the municipality, particularly within minimal change areas (such as the subject site) because of a lack of accessibility to services and facilities in these areas and because it is policy to primarily allow only two dwelling developments. The proposed "Residential Aged Care Facility" (located in the building fronting Ludbrook Avenue) has the benefit of its association with the Calvary Bethlehem Hospital which provides some services and facilities, though is still isolated from any easily accessible public transport or activity centre.

While the proposed Child Care Centre use is proposed to be located at ground floor fronting Kooyong Road and forms the podium base for the nineteen storey building above, it intensifies the use in terms of the number of people it brings to the site along with the associated car parking and traffic issues.

Neighbourhood character

The residential streets surrounding the subject site have a consistent built form pattern of one and two storey detached and semi-detached housing. The site is also relatively isolated from any other residential zones (e.g. general residential or residential growth) or commercial areas. Given the zoning and policy context, the area is expected to experience limited change.

The introduction of a nineteen storey built form into a policy area that encourages predominantly one and two storey dwellings is too drastic a change in neighbourhood character that would undermine the purpose of the zone and applicable policies.

Height and scale

The development (in particular the proposed nineteen storey building) fails to respect and maintain the prevailing streetscape character in terms of building height and appearance and is significantly greater than the mandatory maximum height specified in the zone. This component of the overall redevelopment of the hospital site is not sensitive to and respectful of the scale of existing residential development on surrounding residential properties.

In terms of the siting and design of the proposed buildings surrounding the nineteen storey building, it is considered that the street setbacks are generally responsive to existing setbacks on residential properties to the east along Saturn Street and Ludbrook Avenue. In particular, the proposed “residential aged care facility” building fronting Ludbrook Avenue does not exceed 9 metres in height and is comparable in height to the existing double storey dwelling at 12 Ludbrook Avenue.

Considering the robust character of the existing buildings on the site, it is considered that the relatively low scale buildings proposed at the eastern interface with residential properties will have minimal impact on the character and amenity of neighbouring residential uses. To this extent, the “Residential Aged Care Facility” has been designed to respect the neighbourhood context in relation to built form (including height, setbacks, building materials, finishes and colours) to respect the character and amenity of neighbouring residential properties.

Amenity impacts

The ‘Non-Residential Uses in Residential Zones Policy’ seeks to minimise visual impacts of development on neighbouring properties. The proposed three storey buildings which form part of the development are generously setback from residential properties to the east. The building in the north-east corner of the site fronting Saturn Street is setback a minimum of 6.4 metres from the boundary and the building used as the ‘Residential aged care facility’ fronting Ludbrook Avenue is setback a minimum of 7.3 metres. These proposed setbacks are well in excess of State Government requirements.

The key area of concern is the visual impact that would result from the proposed nineteen storey building. Its sheer mass and scale will result in excessive visual building bulk causing the building to dominate the streetscape of Kooyong Road and adjoining residential streets of Saturn Street and Ludbrook Avenue. In terms of direct amenity impacts to surrounding properties by way of overlooking and overshadowing, the building is adequately setback from boundaries and due to its siting in the north-west corner of the site will have limited potential to overlook residential properties.

The submitted shadow diagrams show that the nineteen storey building will cast a shadow across residential properties on the opposite side of Kooyong Road in the morning at 9am. From 10am onwards the rear areas of private open space of these properties will be unaffected by shadows cast by the building. Conversely in the afternoon, the shadows cast do not affect properties within Ludbrook Avenue (in particular 12 Ludbrook) until the late afternoon from 3pm onwards. Accordingly, the shadows cast by the development would comply with State Government requirements.

Council’s Asset Engineering Department hold flood information for the site and recommend specific finished floor levels for the ground floor and the basements in order to ensure that the development does not flood in a 1 in 100 year storm. The development does not incorporate these finished floor levels, therefore there is the chance the building and /or basement could flood in the event of a storm.

Landscaping

The site has an extensive cover of vegetation comprising small to large trees. There are also a number of mature street trees surrounding the site. The development will result in extensive loss of vegetation. Any reduction in tree numbers would immediately be a loss of canopy cover and change to the landscape character, irrespective of the condition or landscape merit of each tree individually.

It is considered that the development fails to acknowledge the tree protection requirements for the "high" retention value trees and will impact on a street tree and therefore cannot be supported from a landscape / arboriculture perspective.

Internal amenity

The internal layout and amenity of the proposed retired living units within the nineteen storey building of the development is appropriate to serve the living needs of future occupants. Balconies are well proportioned and generously sized. The number of units which rely solely south facing balconies has been minimised (to the extent practical given the orientation of the site) and there are no narrow corridor windows or bedrooms which rely on borrowed light. Overall, the development makes best use of the northern orientation of the site.

Car Parking and Traffic

Car parking is proposed within a multilevel basement car park with a total of 190 car spaces. Vehicle access to the basement car park is proposed via Saturn Street. A pick up and drop off area is also provided from Saturn Street.

State Government car parking guidelines require the following number of spaces for the proposed development:

- Palliative Care Beds: Not specified
- Independent Retired Living Units: 85 car spaces (residential) and 17 car spaces (visitor)
- Residential Aged Care: 24 car spaces
- Child care: 19 car spaces
- Total - 145 car spaces

The Guidelines do not provide a specified rate for palliative care beds or hospital use, however as the site is currently operating with 60 palliative care beds a practical parking rate can be determined from surveys of the existing use.

Assuming that the existing hospital was operating at capacity (that is with all 60 palliative care beds occupied) the parking generation rate would be in the order of 2.5 car spaces per bed. Applying this rate to the proposed 33 palliative care beds results in a likely parking demand of 82 parking spaces.

Based on the State Government car parking rates for the other uses along with the likely parking demand for the palliative beds, the development would be expected to generate in the order of 227 parking spaces. As the proposal only includes a provision of 190 parking spaces, there is a significant shortfall that the surrounding streets would have to cope with.

In addition, the submitted plans and supporting documentation indicate a number of other uses proposed on the subject site such as:

- Retail space;
- Café;

- GP clinic;
- Pharmacy;
- Pathology;
- Consulting rooms etc.

None of the above uses have been considered in the submitted Traffic Report. Also, the car parking allocation for the retired living units has been applied at a rate of one per dwelling (equating to 85 car spaces). The car parking allocation has not accounted for the three bedroom dwellings. This results in a further shortfall of car parking.

Transport Planning has also raised a number of concerns with the proposed car parking layout and vehicle access that are considered too extensive to address by way of permit conditions. In particular:

- The basement access is considered too close to the intersection of Saturn Street with Kooyong Road;
- Traffic signals would be required at the same intersection to support the increase in traffic and vehicle movements;
- The proposed loading bays are inadequate in length and shared access is not supported;
- Bicycle storage within the lower basement levels is inappropriate by exceeding recommended maximum travel distances; and
- Tandem parking spaces are not supported

Publicly Accessible Open Space

The site is located in an open space gap area as identified in the *City of Glen Eira Open Space Strategy* (2014). The development incorporates an area at the rear of 472 Kooyong Road (currently used as car parking for the hospital on the opposite side of Saturn Street) as public open space with an area of 457m².

The proposed public open space has been considered by Council's Recreation and Open Space Department who advise that it is of insufficient size to provide for the open space needs of the existing or future population.

The preferred public open space outcome for the development is to provide a larger public open space on a larger part of the Calvary Health Care Bethlehem car park, in conjunction with a possible road closure. This will create a green open space that is large enough to accommodate a range of uses, meaning it can have a proactive role in improving community health and wellbeing for the adjoining community and residents/patients of the Calvary Bethlehem site. It is acknowledged that this may have implications for the proposed access arrangement (the proposed reception drop off / pick up) from Saturn Street. In addition any proposed road closure would need to go through a road discontinuation process (which is completely independent of the town planning application process).

The development also incorporates three areas of 'community' open space. It is considered that these areas have a number of inherent amenity issues, not limited to access, overshadowing, passive surveillance and position. Specifically:

- The space does not meet the minimum accessibility criteria for public open space, as it is enclosed on three sides;
- Views from within the open space would primarily be towards buildings and Kooyong Road, which is a major road carrying significant levels of traffic;
- The open space is setback from Kooyong Road within the development and is higher than street level therefore would not be clearly visible or accessible;

- The shadow diagrams for June, illustrate the open space would be without any direct sunlight. The only time the open space will have good sunlight access is during the hot summer months when shade is preferred in open space. During the cooler periods and through winter, there will be very little direct sunlight when people are seeking the warmth of the sun. This is an unacceptable outcome for public open space; and
- With built form enclosing three sides of the open space, any noise and activity in the open space is likely to disturb residents and occupants of the adjoining buildings. Furthermore this would restrict the type of activities that could take place.

COMMUNICATION AND ENGAGEMENT

1. Public Notice (Statutory)

- 183 properties notified
- 359 notices sent (owners and occupiers)
- Notice in the Caulfield Leader Newspaper
- 9 signs erected around the subject land
- 303 submissions received to date (295 opposing and 8 support)

2. Planning Conference (Non Statutory)

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

- The development is using a 'loophole' which should be closed
- The existing character is that of a leafy, green suburban area with low scale and density
- Inappropriate location for a use and development of this nature
- Neighbourhood character and residential amenity is not being respected
- The proposed tower is excessive in height / scale for a residential zone
- Visual bulk and dominance of the proposed tower
- The tower is located in a high point of the site exacerbating its visual impact
- Proposed uses are not appropriate for residential area
- Overlooking, overshadowing and loss of natural light / solar access
- Loss of outlook and interruption of views
- Increased traffic congestion
- Development will severely impact the streetscape
- Inadequate car parking to support the various proposed uses
- Car parking demand from 'ancillary' uses has not been considered
- Communal open space will be overshadowed by the tower
- Proposed public open space is insufficient in area
- The development does not accord with the mandatory height under the zone or policy objectives
- Loss of established trees
- Inadequate setbacks to residential interfaces
- Safety concerns
- Noise emissions and light spill from the Hospital
- No designated pick up / drop off area for Child Care Centre
- Conflicts with deliveries and loading / unloading
- Flooding risk
- Potential for this development to create a precedent for other large sites in the area

- 'Vertical living' can lead to social isolation

Undertakings by the Applicant

N/A

LINK TO COUNCIL 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.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

That a **Notice of Refusal to Grant a Planning Permit** be issued subject to the grounds outlined in the recommendation section of this report.

Moved: Cr Sztrajt Seconded: Cr Silver

Part A

That Council issues a Notice of Refusal to Grant a Planning Permit for Application No. GE/PP-29481/2016 at 472 & 476-482 Kooyong Road & 11 Saturn Street, Caulfield South in accordance with the following grounds:

1. The proposal is too intense for the location and the fails to meet objectives of Local Planning Policies for:
 - Non-residential Uses in Residential Zones (Clause 22.02)
 - Minimal Change Areas (Clause 22.08)
 - Aged Persons Housing (Clause 22.10)
2. The proposal is not consistent with the purpose of the Neighbourhood Residential Zone by failing to respect the low scale neighbourhood character.
3. The height and scale of the proposal would be overly dominant within the streetscape and is not sensitive to and respectful of the scale of existing residential development.
4. The proposal does not respect the garden character of the area and fails to protect existing trees of high landscape value.
5. The proposed crossover will result in unreasonable impact to the health and stability of a council asset (street tree located on Saturn Street)
6. The proposal fails to provide adequate on-site car parking to support the demand generated by the proposed uses.
7. The proposed car park design and layout is not safe or practical as it does not meet the Design Standards of Clause 52.06 of the Glen Eira Planning Scheme.
8. The proposal fails to meet the decision guidelines of Clause 65.01 of the Glen Eira Planning Scheme with respect to minimising potential flooding of the development.
9. The proposal is inconsistent with the City of Glen Eira Open Space Strategy (2014) as:
 - The proposed public open space is of insufficient size to serve the open space needs of the existing and/or future population; and

- The three areas of 'community' open space within the development site would have poor amenity due to low visibility, accessibility, overshadowing, passive surveillance and position.

AMENDMENT**Moved: Cr Delahunty**
Part B**Seconded: Cr Athanasopoulos**

Requests the Minister for Planning (pursuant to Section 58 of Schedule 1 of the Victorian Civil and Administrative Act 1998) to call-in this application should an appeal be lodged to VCAT.

The Amendment was PUT to the vote and was **CARRIED UNANIMOUSLY**

Part A of the motion was PUT to the vote and was **CARRIED UNANIMOUSLY**

Part B of the motion was PUT to the vote and was **CARRIED UNANIMOUSLY**

Procedural Motion**Moved: Cr Delahunty****Seconded: Cr Sztrajt**

That the meeting be resumed in the Council Chamber at 8.19pm.

CARRIED UNANIMOUSLY

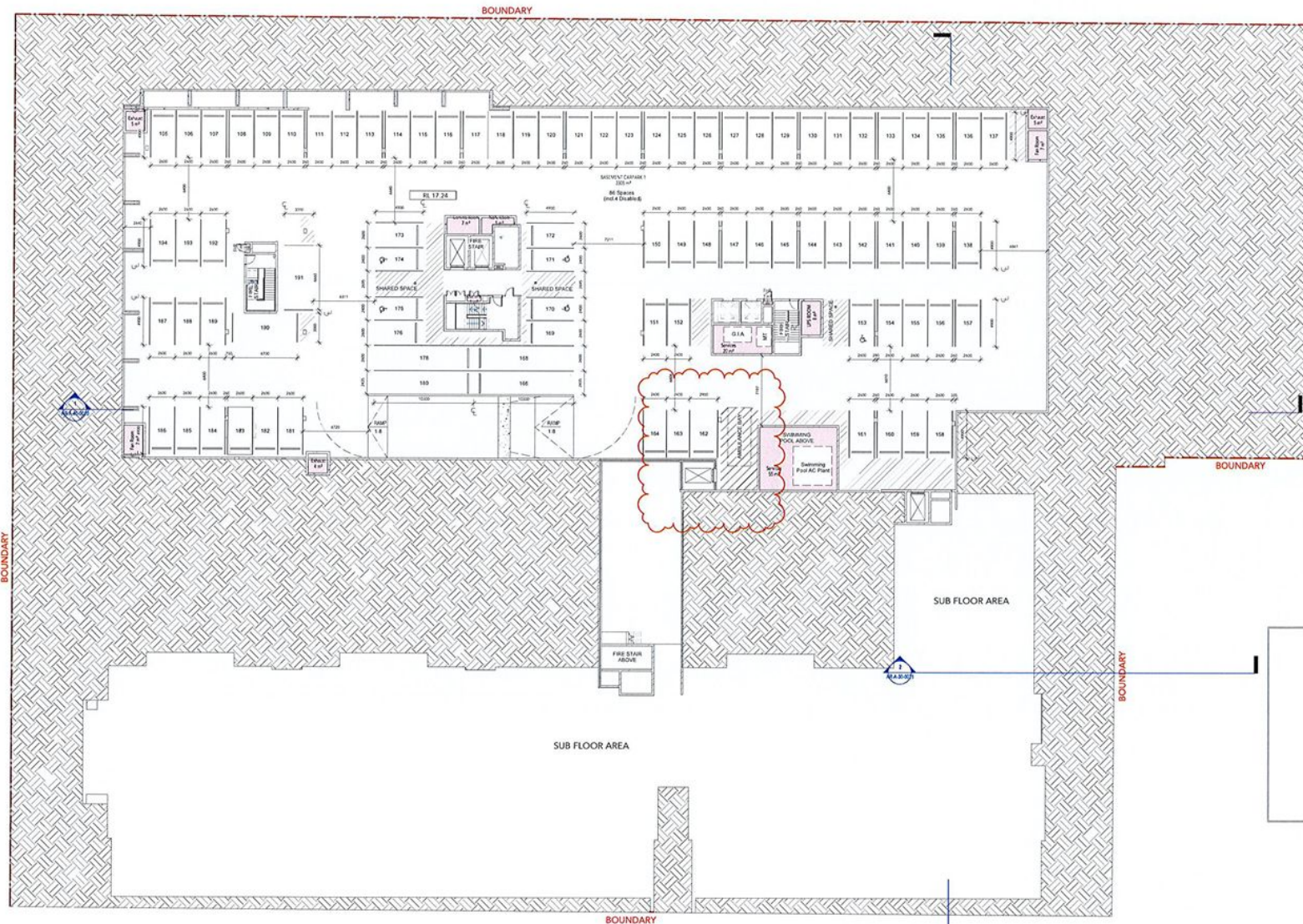
It is recorded Cr Esakoff returned to the meeting when it resumed in the Council Chamber.

The floor plan for Basement 3 is a rectangular layout with a red dashed boundary. It features a grid of parking spaces numbered 1 through 80. Key areas include:

- Storage Under Ramp:** Located in the lower-left quadrant.
- Shared Space:** Two areas labeled "SHARED SPACE" are situated near the center.
- Shedding Carriage:** A structure labeled "SHEDDING CARRIAGE" is located near the center.
- Storage:** A "Storage" area is located in the upper-right corner.
- Structural Elements:** The plan shows various structural details, including walls, columns, and doors.
- Dimensions:** Various dimensions are indicated throughout the plan, such as "1000", "1200", "1500", "1800", "2000", "2200", "2400", "2600", "2800", "3000", "3200", "3400", "3600", "3800", "4000", "4200", "4400", "4600", "4800", "5000", "5200", "5400", "5600", "5800", "6000", "6200", "6400", "6600", "6800", "7000", "7200", "7400", "7600", "7800", "8000", "8200", "8400", "8600", "8800", "9000", "9200", "9400", "9600", "9800", "10000".
- Orientation:** A north arrow is located in the upper-left corner.
- Scale:** The scale is indicated as "1:200" in the lower-left corner.

Project No.	626 DA	Rev.	3
Drawing No.	AR-A-10-8300		
Scale	1 : 200	● A1	

PRELIMINARY



1 Basement 2
1 : 200

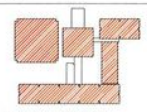
ALL WORKS TO BE IN ACCORDANCE WITH THE
RELEVANT CODE OF PRACTICE AND TO THE
SATISFACTION OF THE PRINCIPAL
CERTIFIED AUTHORITY

NOTES

TO BE READ IN CONJUNCTION WITH THE
FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

Rev	Revision Description	Date
1	Initial Design	12/01/2018
2	Revised Design	12/01/2018
3	Revised Design	12/01/2018
4	Revised Design	12/01/2018
5	Revised Design	12/01/2018
6	Revised Design	12/01/2018
7	Revised Design	12/01/2018
8	Revised Design	12/01/2018
9	Revised Design	12/01/2018
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12	Revised Design	12/01/2018
13	Revised Design	12/01/2018
14	Revised Design	12/01/2018
15	Revised Design	12/01/2018
16	Revised Design	12/01/2018
17	Revised Design	12/01/2018
18	Revised Design	12/01/2018
19	Revised Design	12/01/2018
20	Revised Design	12/01/2018



Client
Calvary Little Co. of Mary Healthcare Ltd
Calvary Health Care Bethlehem
1st & 2nd Floors
South Hill

Project
Calvary Bethlehem

Title
Basement 2

Project No.	626	DA	Rev	20
Drawing No.	AR-A-10-5200			
Scale	1 : 200			

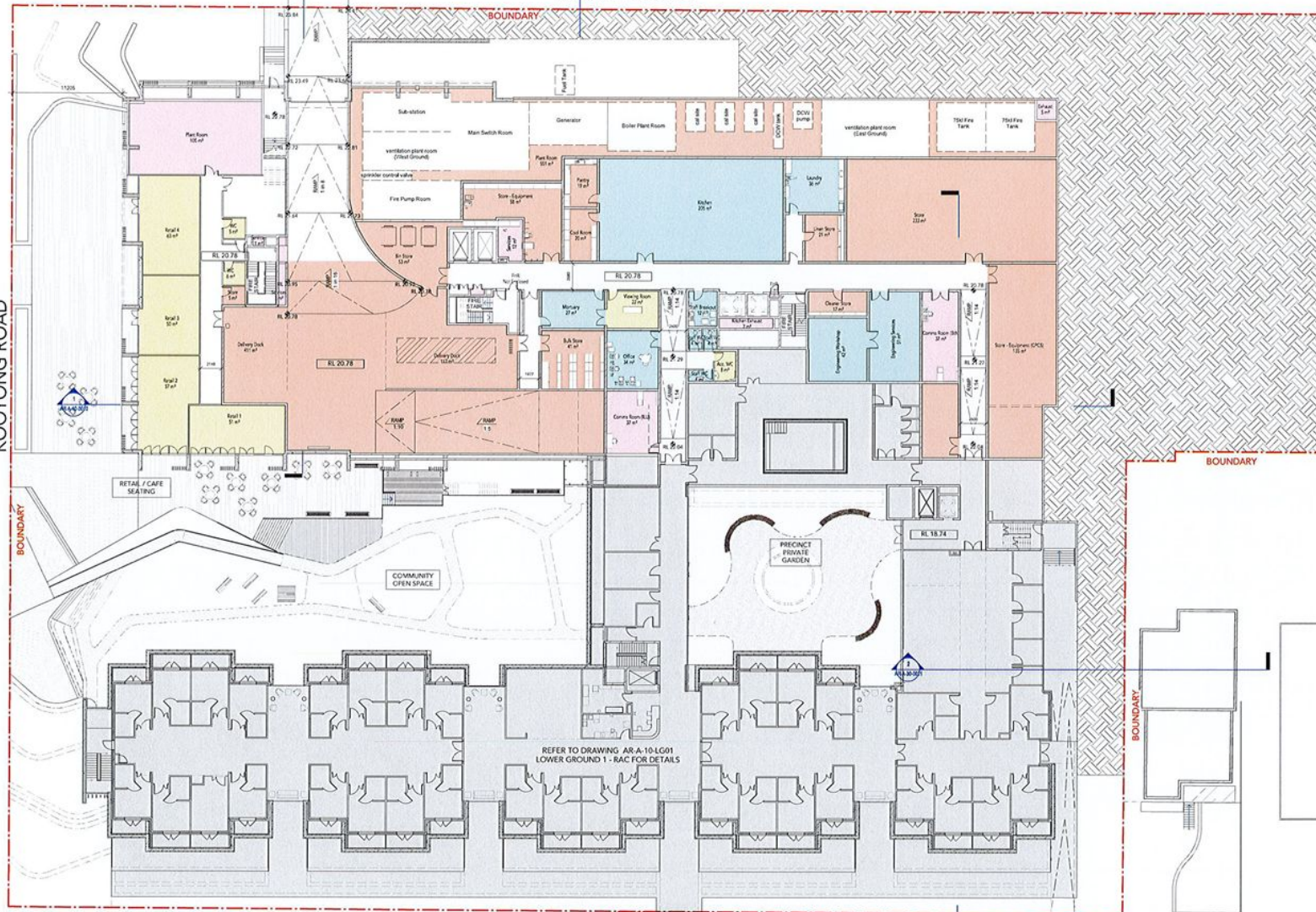


PRELIMINARY

SATURN STREET

KOORYONG ROAD

LUDBROOK STREET

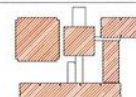


ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF NEW ZEALAND AND TO THE SATISFACTION OF THE PRINCIPAL ENGINEERING AUTHORITY

NOTES
TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

Rev.	Description	Date
1	Initial Design	12/01/2018
2	Revised Design	12/01/2018
3	Revised Design	12/01/2018
4	Revised Design	12/01/2018
5	Revised Design	12/01/2018
6	Revised Design	12/01/2018
7	Revised Design	12/01/2018
8	Revised Design	12/01/2018
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14	Revised Design	12/01/2018
15	Revised Design	12/01/2018
16	Revised Design	12/01/2018
17	Revised Design	12/01/2018
18	Revised Design	12/01/2018
19	Revised Design	12/01/2018
20	Revised Design	12/01/2018



Client
Calvary Little Co. of Mary Healthcare Ltd
Calvary Health Care Bethlehem
100-105 Kooryong Rd Fairfield
South VIC 3103

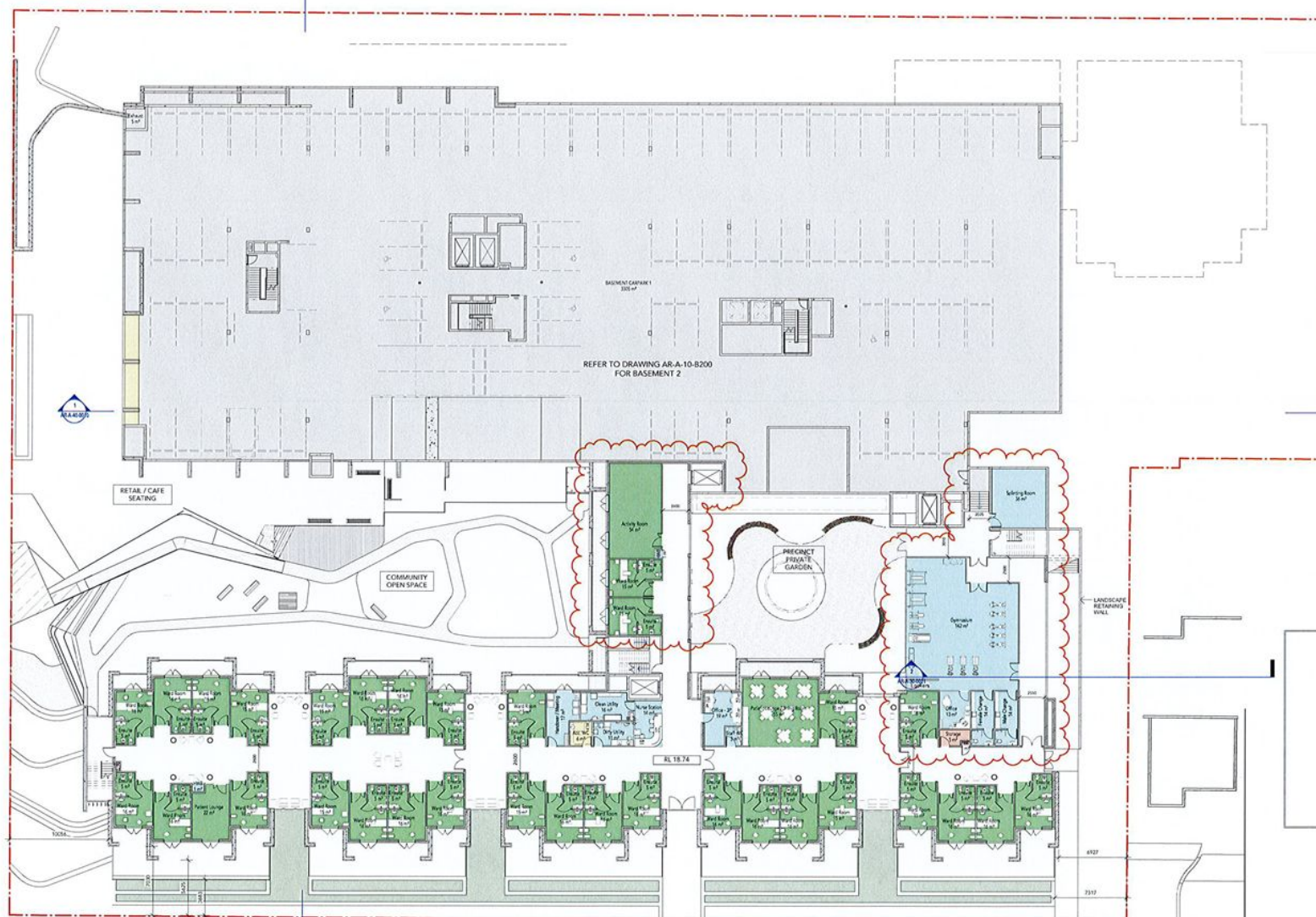
Project
Calvary Bethlehem

Title
Basement 1

Project No	626	DA	Rev	20
Drawing No	AR-A-10-B100			
Scale	1:200			



1
Basement 1
1:200

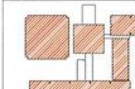


1 Lower Ground 2- R.A.C
1 : 200

ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND TO THE SATISFACTION OF THE PRINCIPLE CERTIFYING AUTHORITY
NOTES
TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEERING DRAWINGS

KEY PLAN



KEY TO ARCHITECTURAL DRAWINGS

DRAINING STATUS

DA

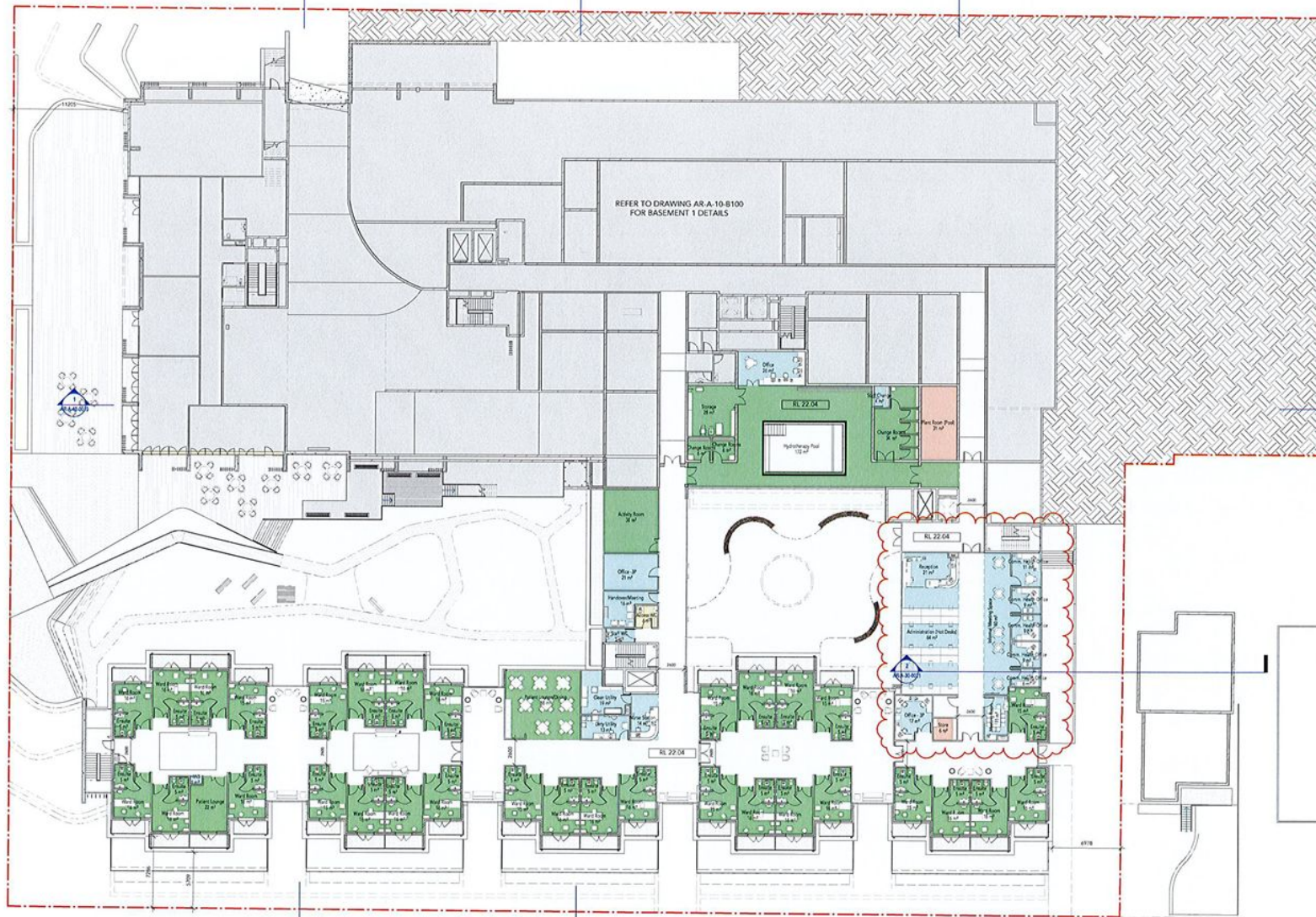
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Client	Calvary Little Co. of Maryland Healthcare Ltd.
Address	Calvary Health Care Bethlehem 116476 Kinyong Rd Caulfield South VIC 3162
Project	Calvary Bethlehem

Lower Ground 2- RAC

Project No.	626 DA	Rev.	5
Drawing No.	AR-A-10-LG02		
Scale	1 : 200	A1	

PRELIMINARY

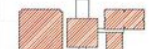


ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF NEW ZEALAND TO THE SATISFACTION OF THE PRINCIPLE CERTIFYING AUTHORITY

NOTES
TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

Rev	Revision Description	Date
1	Initial issue of all RAC work	20/01/20
2	Issue for construction	20/01/20
3	Issue for construction	20/01/20
4	Issue for construction	20/01/20
5	Issue for construction	20/01/20



Client:
Calvary Little Co. of Mary Healthcare Ltd
Calvary Health Care Bethlehem
133-135 Kaitake Rd, Newmarket
Auckland, New Zealand
Project:
Calvary Bethlehem

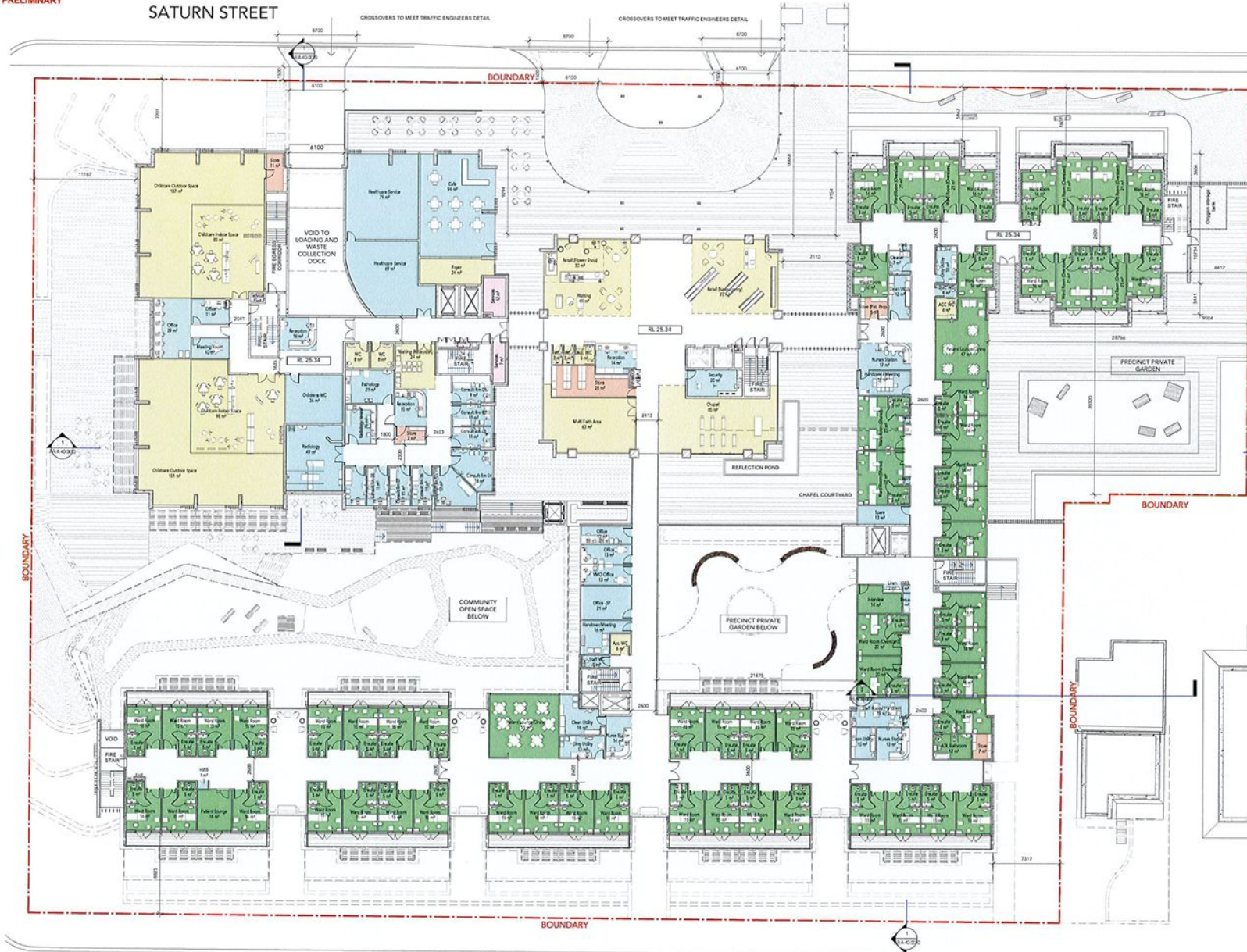
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Lower Ground 1-RAC

Project No	626	DA	Rev	5
Drawing No	AR-A-10-LG01			
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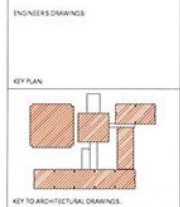
PRELIMINARY

SATURN STREET



ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND TO THE SATISFACTION OF THE RELEVANT ENGINEERING AUTHORITY.

NOTES
TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS:



DRAWING STATUS

Rev	Revision Description	Date
1	DA	20/06/2018
2	Preparation for DA	20/06/2018
3	Check for meeting with department	20/06/2018
4	Check for meeting with department	20/06/2018
5	Check for meeting with department	20/06/2018
6	Check for meeting with department	20/06/2018
7	Check for meeting with department	20/06/2018
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21	Check for meeting with department	20/06/2018
22	Check for meeting with department	20/06/2018
23	Check for meeting with department	20/06/2018
24	Check for meeting with department	20/06/2018

Calvary

TEAM

ARCHITECTS

Team 2 Architects Pty Ltd
10/11 Chisholm Street
St Leonards NSW 2058
6155 10 00000000 / 6155 10 0000

Client:
Calvary Little Co. of Mary Healthcare Ltd

Calvary Health Care Bethlehem
150 A/15 Kippax Rd Cardiff
South VIC 3114

Project:
Calvary Bethlehem

Title:
Ground Plan

Project No	626	DA	No	24
Drawing No	AS-A-10-0000			
Scale	1:200			



PRELIMINARY

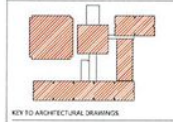


ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF NEW ZEALAND AND THE SATISFACTION OF THE RELEVANT COUNCIL AUTHORITY.

NOTES
TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

Rev	Revision Description	Date
1	Issued for tender	10/01/15
2	Issue for Council meeting	10/02/15
3	Preparation to final	10/03/15
4	Issue for meeting	10/04/15
5	Final Approval	10/05/15
6	Issue for construction	10/06/15
7	Issue for final	10/07/15
8	Issue for final meeting	10/08/15
9	Issue for final	10/09/15
10	Issue for final meeting	10/10/15
11	Issue for final	10/11/15
12	Issue for final meeting	10/12/15
13	Issue for final	11/01/16
14	Issue for final meeting	11/02/16
15	Issue for final	11/03/16
16	Issue for final meeting	11/04/16
17	Issue for final	11/05/16
18	Issue for final meeting	11/06/16
19	Issue for final	11/07/16
20	Issue for final meeting	11/08/16

Calvary

TEAM
ARCHITECTS

Team Architects Pty Ltd
2001 Central Street
St Leonards NSW 2060
AUSTRALIA
02 9550 1000 | 02 9550 1001

Client
Calvary Little Co. of Mary Healthcare Ltd

Calvary Health Care Bethlehem
161 A15 Shopping Rd Fairfield
New South Wales 2163

Project
Calvary Bethlehem

Title
Level 1 Plan

Project No: 626 DA Rev: 18

Drawing No: AR-A-10-0100

Scale: 1:200

Sheet: 01 of 01

PRELIMINARY



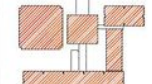
ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND TO THE SATISFACTION OF THE PRINCIPLE CERTIFYING AUTHORITY

NOTES

TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN:



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

Rev	Rev Description	Date
1	Issued for approval	14/06/19
2	Issue for Council approval	15/06/19
3	Preparation to Board	20/07/19
4	Issue for approval	15/08/19
5	Issue for approval	15/08/19
6	Issue for approval	15/08/19
7	Issue for approval	15/08/19
8	Issue for approval	15/08/19
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13	Issue for approval	15/08/19
14	Issue for approval	15/08/19
15	Issue for approval	15/08/19
16	Issue for approval	15/08/19
17	Issue for approval	15/08/19
18	Issue for approval	15/08/19



Client
Calvary Little Co. of Mary Healthcare Ltd
Calvary Health Care Bethlehem
150 476 Kooyong Rd Caulfield
South VIC 3168

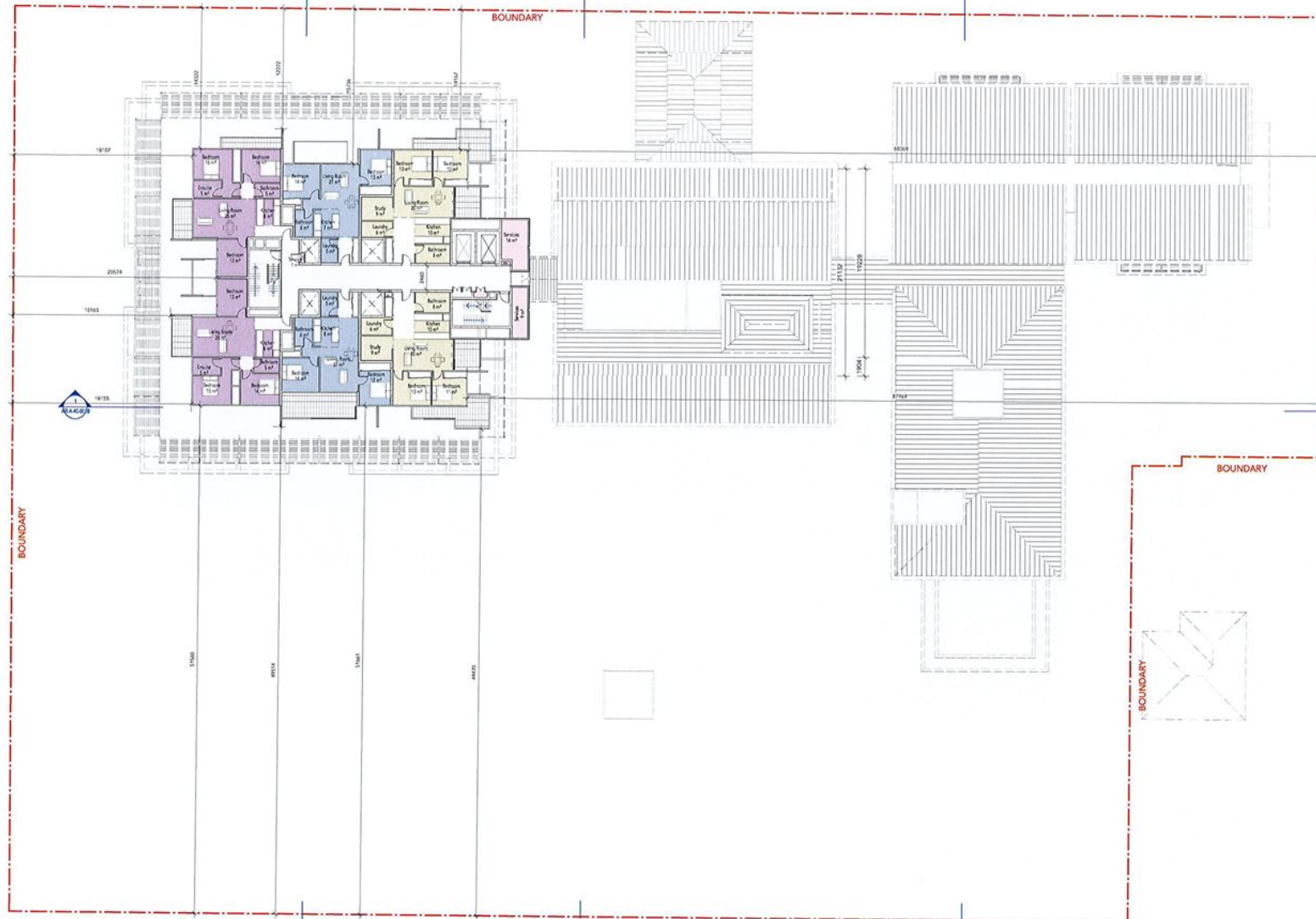
Project
Calvary Bethlehem

Title
Level 2 Plan

Project No: 626 DA Rev: 18
Drawing No: AR-A-10-0200
Scale: 1:200



PRELIMINARY



1 Level 4
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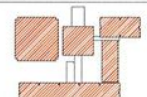
ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND TO THE SATISFACTION OF THE PRINCIPAL ENGINEERING AUTHORITY

NOTES

TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

Rev	Revision Description	Date
1	Initial Design	10/01/18
2	Revised Design	10/01/18
3	Revised Design	10/01/18
4	Revised Design	10/01/18
5	Revised Design	10/01/18
6	Revised Design	10/01/18
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26	Revised Design	10/01/18
27	Revised Design	10/01/18
28	Revised Design	10/01/18
29	Revised Design	10/01/18
30	Revised Design	10/01/18

Calvary

TEAM
ARCHITECTS

Team 2 Architects Pty Ltd
20/21 Church Street, 8th Floor, Sydney NSW 2000
ABN 79 603 807 118 NSW 6017

Client
Calvary Little Co. of Mary Healthcare Ltd

Calvary Health Care Bethlehem
100 Rye Mountain Rd Caulfield
South VIC 3168

Project
Calvary Bethlehem

Title
Level 4 Plan

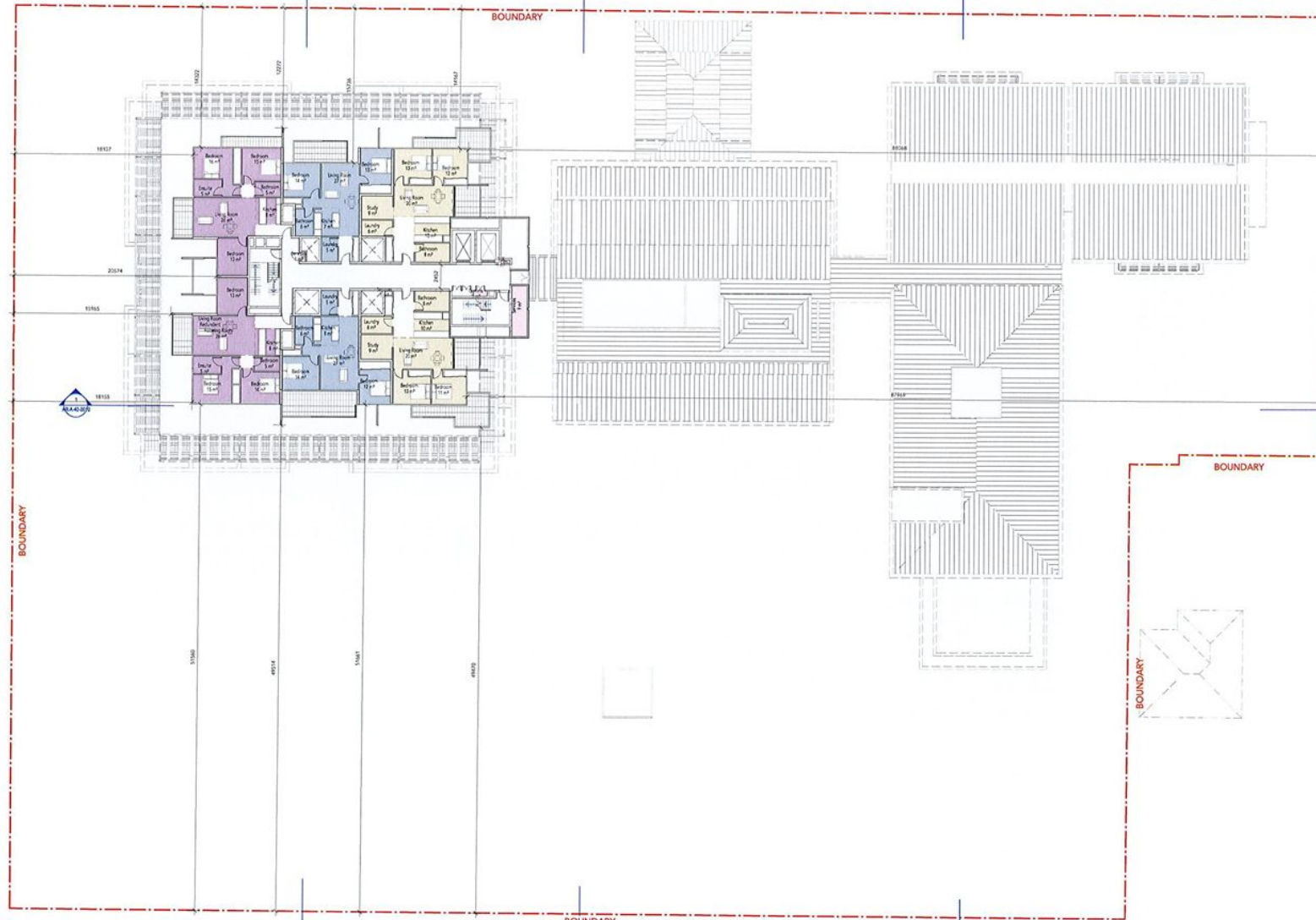
Project No
626 DA No 13

Drawing No
AR-A-10-0400

Scale
1 : 200

AT

PRELIMINARY



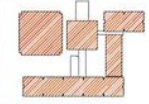
1 Level 6
1 : 200

ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF NEW ZEALAND TO THE SATISFACTION OF THE PRINCIPLE CERTIFYING AUTHORITY

NOTES
TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN:



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

Rev	Revision Description	Date
1	Issue for planning and assessment	16/07/18
2	Preparation of DA	16/07/18
3	Issue for assessment	16/07/18
4	Issue for planning	16/07/18
5	Issue for assessment	16/07/18
6	Issue for assessment	16/07/18
7	Issue for assessment	16/07/18
8	Issue for assessment	16/07/18
9	Issue for assessment	16/07/18
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13	Issue for assessment	16/07/18
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17	Issue for assessment	16/07/18
18	Issue for assessment	16/07/18
19	Issue for assessment	16/07/18
20	Issue for assessment	16/07/18

Calvary
TEAM
ARCHITECTS
Team Architects Pty Ltd
2017 Creative Street
St Leonards NSW 2058
Phone: 02 9550 1000 | Fax: 02 9550 1001

Client:
Calvary Little Co. of Mary Healthcare Ltd
Calvary Health Care Bethlehem
Ltd 414 Kenealy Rd Cardiff
South VIC 3114
Project:
Calvary Bethlehem

File:
Level 6 Plan

Project No: 626 DA Rev: 9
Drawing No: AR-A-10-0600
Scale: 1 : 200



PRELIMINARY



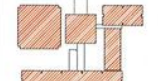
1 Level 7
1 : 200

ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND TO THE SATISFACTION OF THE RELEVANT AUTHORITY

NOTES
TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

DA

Rev	Revision Description	Date
1	Preparation in Revit	26/11/18
2	Issue for construction	14/02/19
3	Issue for construction	26/2/19
4	Issue for construction	12/03/19
5	Issue for construction	26/04/19
6	Revised for construction	16/05/19
7	Issue for construction	16/05/19
8	Issue for construction	16/05/19

Calvary
TEAM
ARCHITECTS
Team 2 Architects Pty Ltd
20/11 Charles Street
St Leonards NSW 2233
APN 72 603 007 1 400 400 400

Client:
Calvary Little Co. of Mary Healthcare Ltd
Calvary Health Care Bethlehem
104/115 Kensington Rd
South VIC 3148

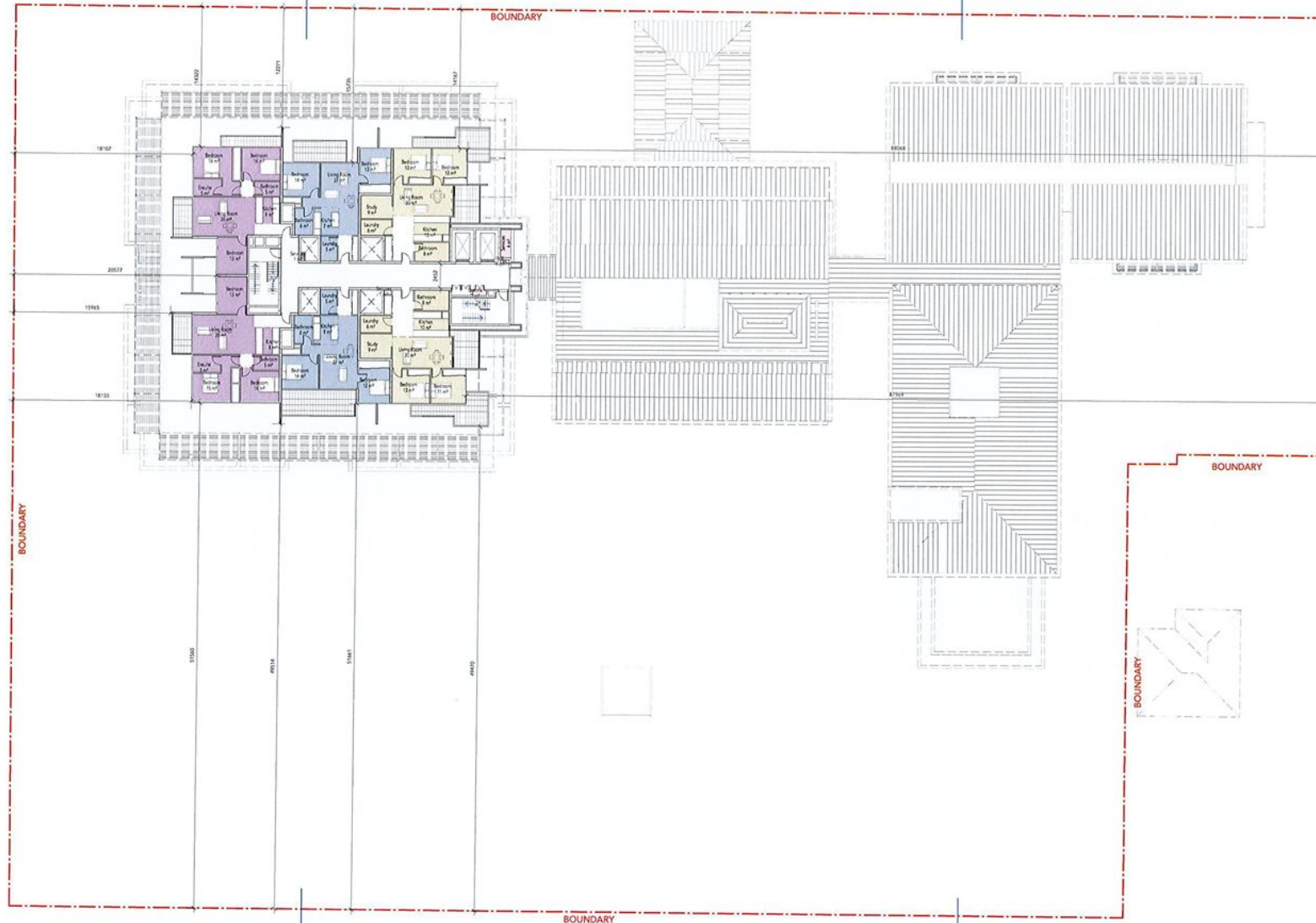
Project:
Calvary Bethlehem

Title:
Level 7 Plan

Project No:	626	DA	Rev:	8
Drawing No:	AR-A-10-0700			
Scale:	1 : 200			



PRELIMINARY



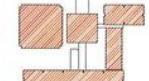
1 Level 9
1 : 200

ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF NEW ZEALAND TO THE SATISFACTION OF THE PREVIOUS CERTIFYING AUTHORITY

NOTES
TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

DA		
Rev	Revision Description	Date
1	Preparation to Stage	28/11/15
2	Issue for construction	11/02/16
3	Issued for online	29/2/16
4	Issue for online	17/03/16
5	Issue for online	26/4/16
6	Planning Review Stage	15/5/16
7	Issued for submission	19/5/16
8	Issued for submission to Council	19/05/16



TEAM
ARCHITECTS

Team 2 Architects Pty Ltd
2001 Cheshire Street
St Leonards NSW 2235
02 9333 3333 | 02 9333 3333

Client
Calvary Life Care of Mary Healthcare Ltd

Calvary Health Care Bethlehem
166A/168 Sydney Rd Fairfield
NSW VIC 3114

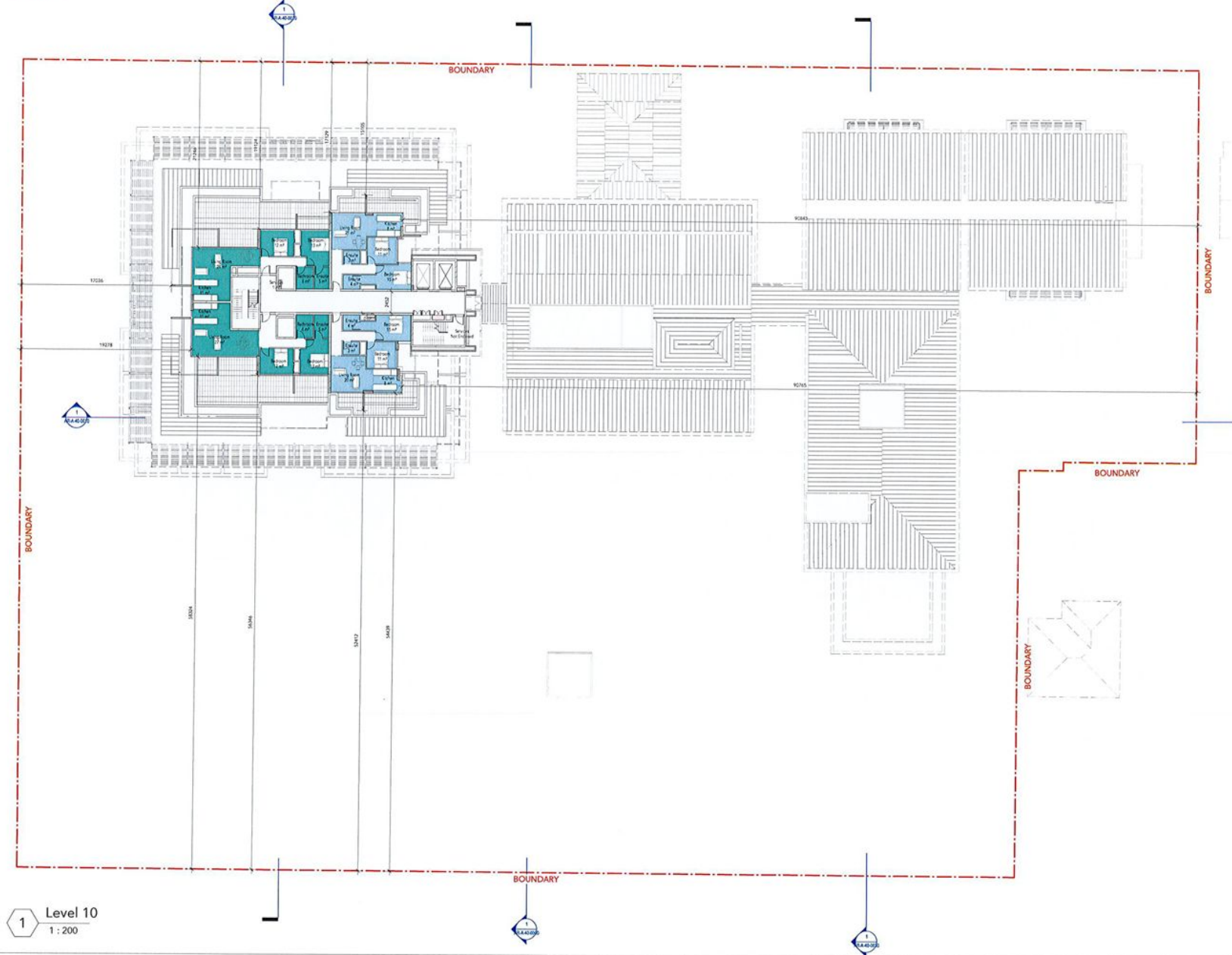
Project
Calvary Bethlehem

File
Level 9 Plan

Project No 626 DA Rev 8
Drawing No AR-A-10-0900
Scale 1 : 200



PRELIMINARY



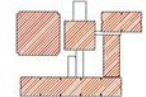
1 Level 10
1 : 200

ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF NEW ZEALAND TO THE SATISFACTION OF THE RELEVANT CERTIFYING AUTHORITY

NOTES
TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN:



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

DA		
Rev	Revision Description	Date
1	Preparation of Board	28/07/18
2	Issue for consultation	10/07/18
3	Issued for CD meeting	20/11/18
4	Issued for RMA meeting	12/01/19
5	Issued for update	20/01/19
6	Issued for update Part DA	12/02/19
7	Issued for update	12/02/19
8	Issue for update	12/02/19
9	Issue for update	12/02/19
10	Issue for update	12/02/19
11	Issue for update	12/02/19



TEAM
ARCHITECTS
Team 2 Architects Pty Ltd
2001 Caroline Street
St Leonards NSW 2055
PHN 75 08 833 307 | 02 955 402 407

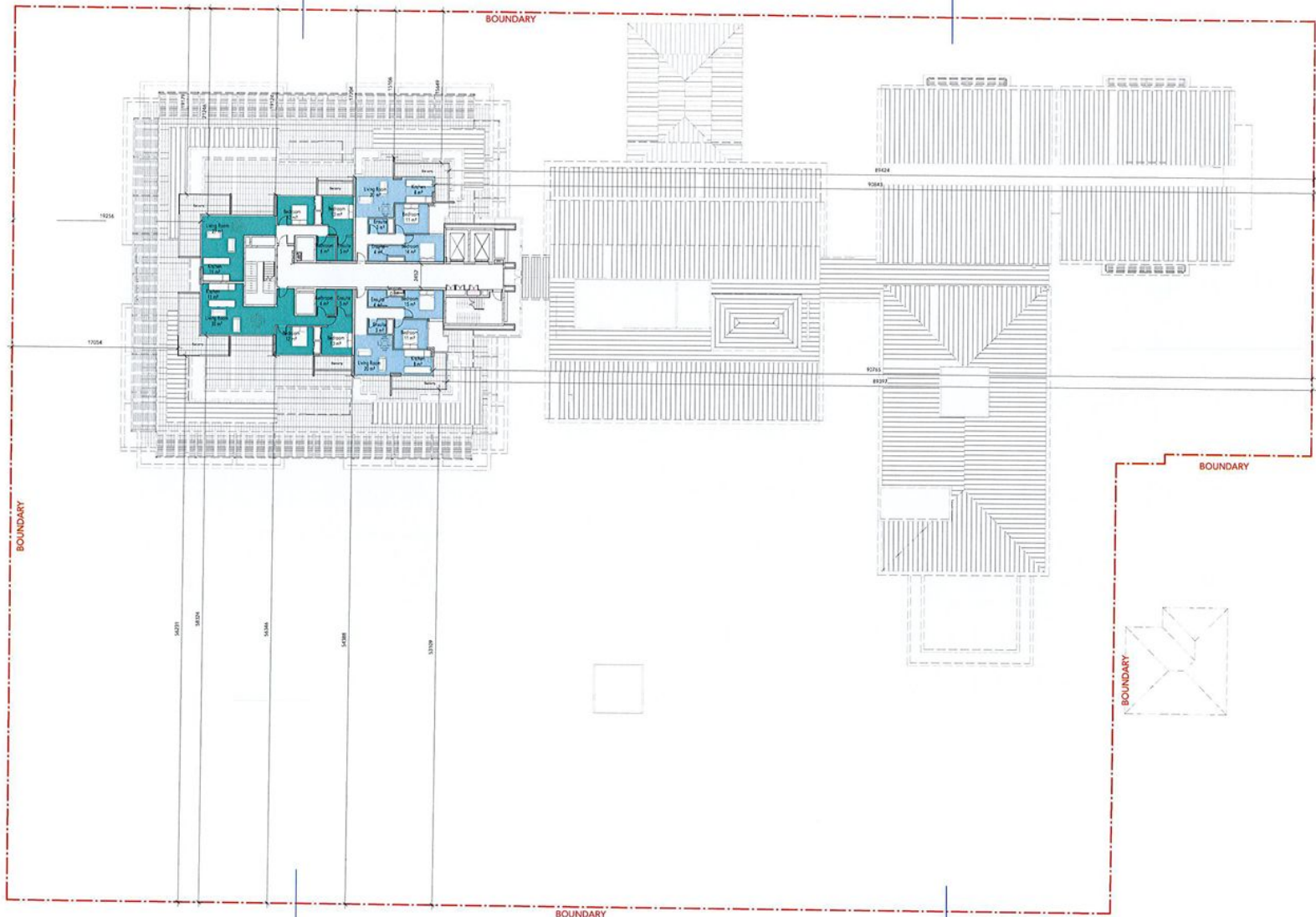
Client:
Calvary Life Co of May Healthcare Ltd
Calvary Health Care Bethlehem
1st A15 Shopping Rd Fairfield
Sydney NSW 2147
Project:
Calvary Bethlehem

Title:
Level 10 Plan

Project No: 626 DA No: 11
Drawing No: AR-A-10-1000
Scale: 1 : 200



PRELIMINARY



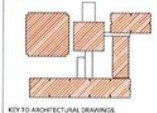
1 Level 11
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ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND TO THE SATISFACTION OF THE RELEVANT CERTIFYING AUTHORITY.

NOTES
TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

DA

Rev	Revision Description	Date
1	Preparation to Stage 1	10/01/18
2	Issue to consultants	10/01/18
3	Revised for updates	26/01/18
4	Issue to consultants	26/01/18
5	Issue to consultants	26/01/18
6	Revised for updates	26/01/18
7	Issue to consultants	26/01/18
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100	Issue to consultants	26/01/18



TEAM
ARCHITECTS

Team 2 Architects Pty Ltd
2001 Chippingwood Drive
St Leonards NSW 1585
APN 72 10 620 807 1 852 162 8817

Client

Calvary Little Co. of Mary Healthcare Ltd
Calvary Health Care Bethlehem
144/145 Kensington Rd Camfield
South VIC 3142

Project

Calvary Bethlehem

Title

Level 11 Plan

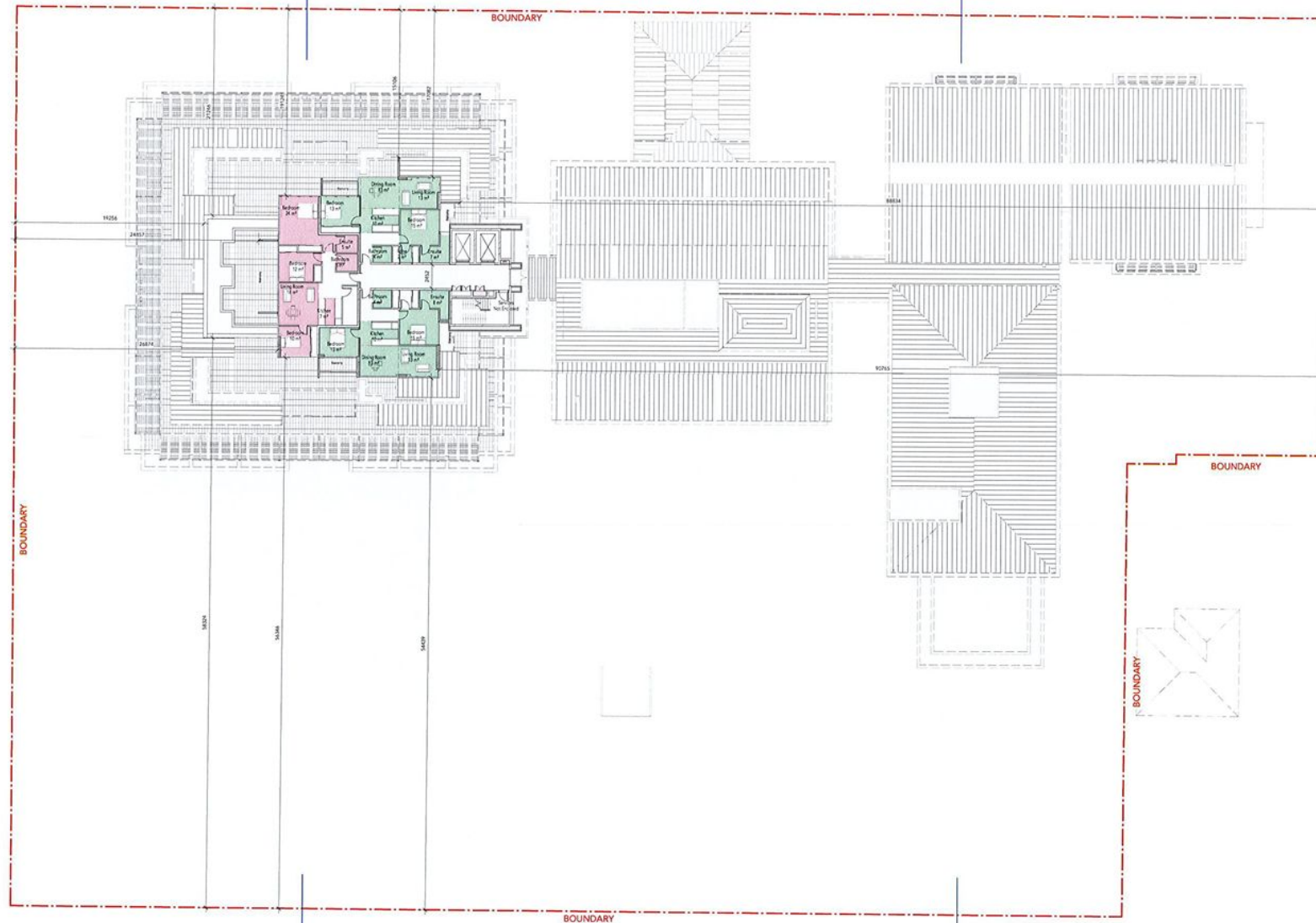
Project No 626 DA Rev 8

Drawing No AR-A-10-1100

Scale 1:200

Sheet 1 of 1

PRELIMINARY



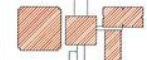
1 Level 13
1 : 200

ALL WORKS TO BE IN ACCORDANCE WITH THE
BUILDING CODE OF MARYLAND AND TO THE
SATISFACTION OF THE PRINCIPLE
CONSULTING ARCHITECT

NOTES
TO BE READ IN CONJUNCTION WITH THE
FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN:



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

DA		
Rev	Revision Description	Date
1	Preparation to Board	06/11/15
2	Issue to City/County	06/11/15
3	Issue to City/County	06/11/15
4	Issue to City/County	06/11/15
5	Issue to City/County	06/11/15
6	Issue to City/County	06/11/15
7	Issue to City/County	06/11/15
8	Issue to City/County	06/11/15
9	Issue to City/County	06/11/15
10	Issue to City/County	06/11/15
11	Issue to City/County	06/11/15



Client:
Calvary Little Co. of Mary Healthcare Ltd
Calvary Health Care Bethlehem
10000 Maryland Rd
Bethesda, MD 20814

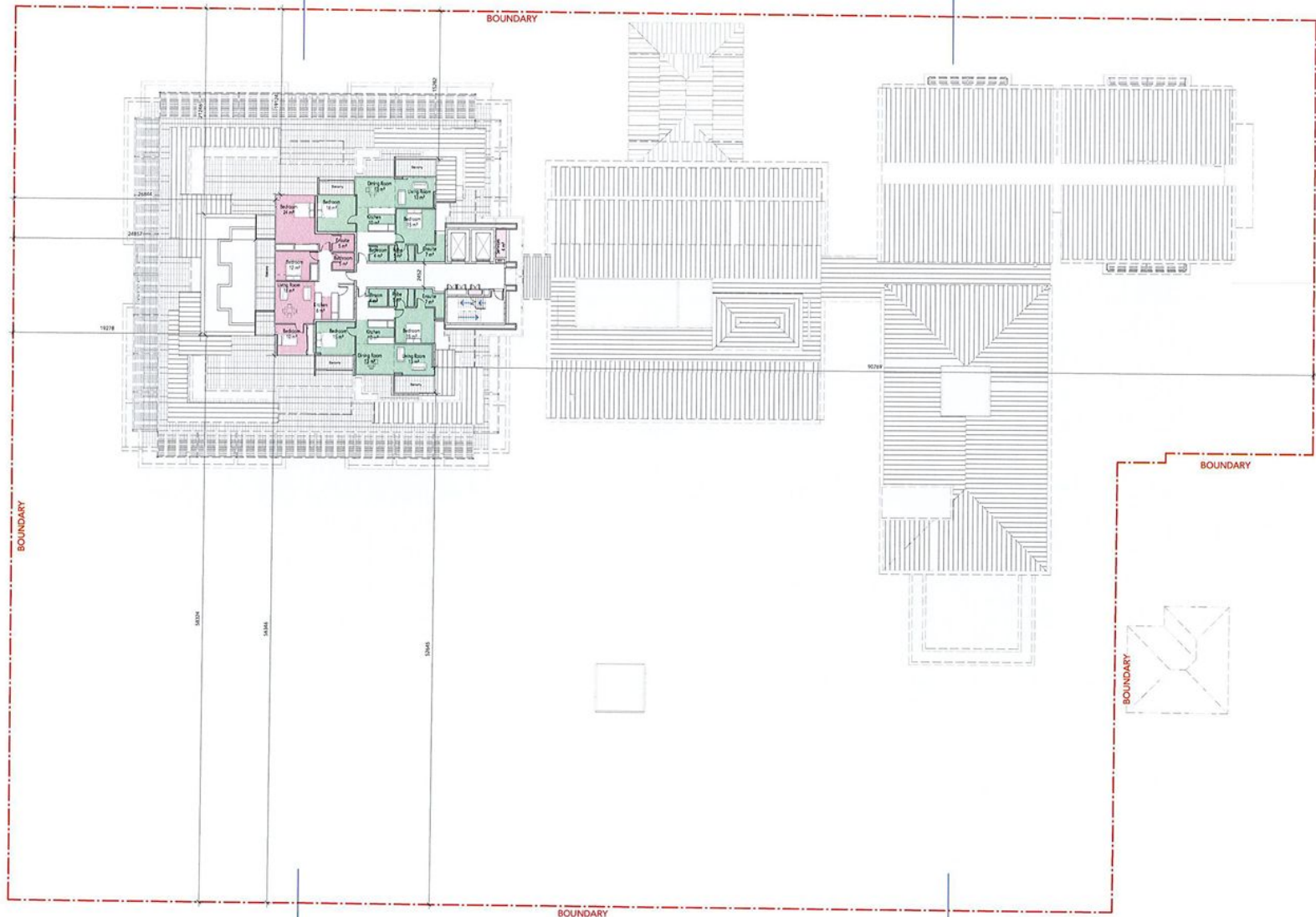
Project:
Calvary Bethlehem

Title:
Level 13 Plan

Project No.	626	DA	Rev	11
Drawing No.	AR-A-10-1300			
Scale	1 : 200			



PRELIMINARY



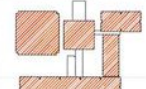
1 Level 14
1:200

ALL WORKS TO BE IN ACCORDANCE WITH THE
BUILDING CODE OF NEW ZEALAND TO THE
SATISFACTION OF THE PRINCIPAL
CERTIFYING AUTHORITY

NOTES
TO BE READ IN CONJUNCTION WITH THE
FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN:



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

DA

Rev	Revision Description	Date
1	Preparation of Brief	20/11/15
2	Issue for consultation	19/02/16
3	Issue for approval	20/2/16
4	Issue for approval	21/02/16
5	Draft L&P issue	20/3/16
6	Revised Brief and Issue	15/3/16
7	Issue for submission	16/3/16
8	Issue for New Zealand Building Council	16/03/16



TEAM
ARCHITECTS
Team 2 Architects Pty Ltd
20/11 Charles Street
St Leonards NSW 2058
ARNS 19 08 833 807 / 833 162 8871

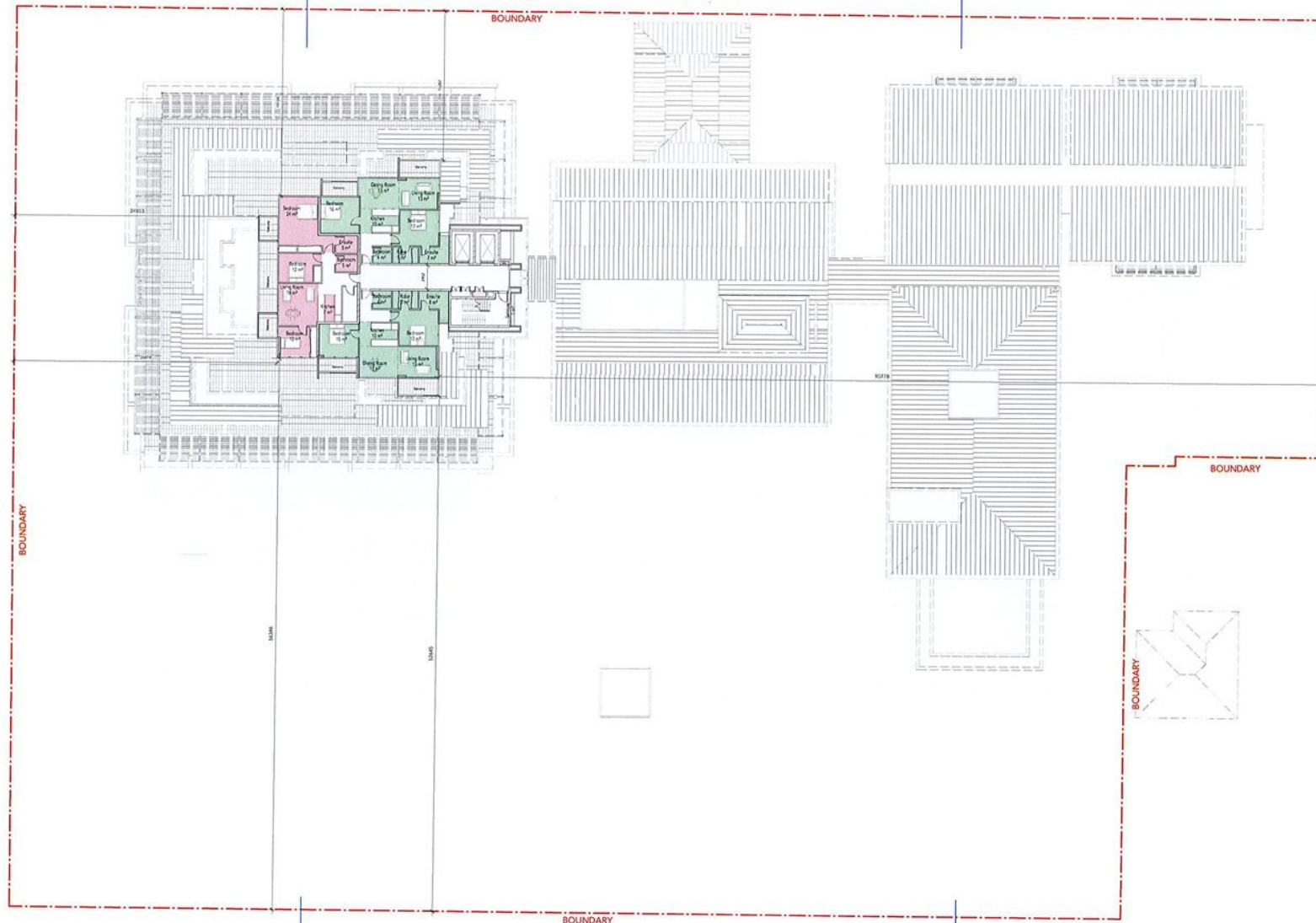
Client:
Calvary Life Co. of Mary Healthcare Ltd
Calvary Health Care Bethlehem
166/168 Kennedy Rd Eastfield
South VIC 3143
Project:
Calvary Bethlehem

Title:
Level 14 Plan

Project No:	626	DA	Rev:	8
Drawing No:	AR-A-10-1400			
Scale:	1:200			



PRELIMINARY



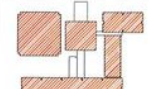
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ALL WORKS TO BE IN ACCORDANCE WITH THE
BUILDING CODE OF NEW ZEALAND TO THE
SATISFACTION OF THE RELEVANT
CERTIFYING AUTHORITY

NOTES
TO BE READ IN CONJUNCTION WITH THE
FOLLOWING DRAWINGS

ENGINEERS DRAWINGS

KEY PLAN:



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

Rev	Revision Description	Date
1	Preliminary Design	28/11/18
2	Issue for Construction	18/02/19
3	Issue for Construction	28/03/19
4	Issue for Construction	28/03/19
5	Issue for Construction	28/03/19
6	Issue for Construction	28/03/19
7	Issue for Construction	28/03/19
8	Issue for Construction	28/03/19

Calvary

TEAM
ARCHITECTS

Team Architects Pty Ltd
2001 Choules Street
St Leonards NSW 2238
AUSTRALIA
Tel: 02 9339 5071 Fax: 02 9339 5072
Email: info@teamarchitects.com.au

Client
Calvary Little Co. of Mary Healthcare Ltd
Calvary Health Care Bethlehem
1st Apts Knaping Rd Caulfield
South VIC 3162

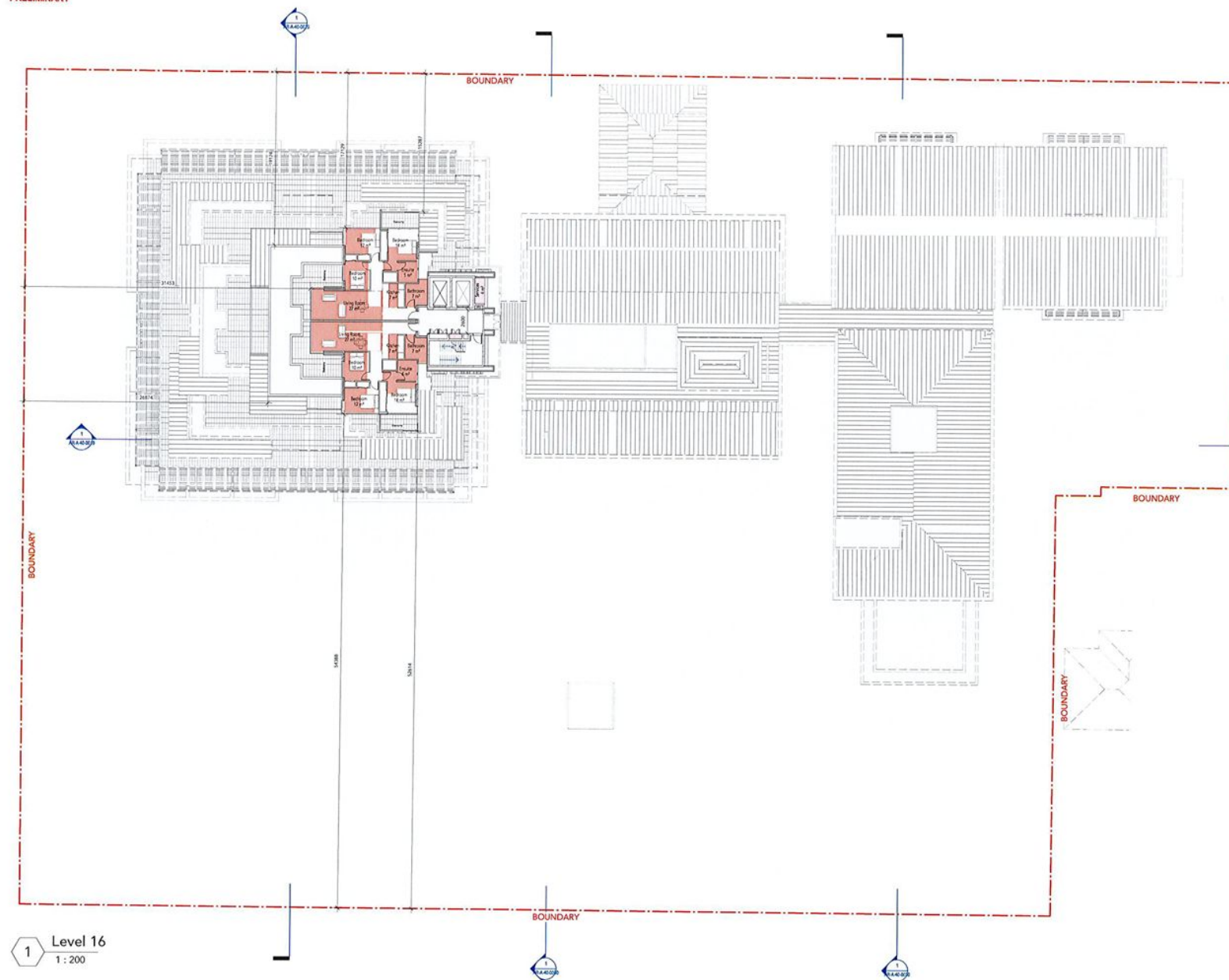
Project
Calvary Bethlehem

Title
Level 15 Plan

Project No	626	DA	Rev	8
Drawing No	AR-A-10-1500			
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PRELIMINARY



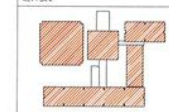
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NOTES

TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS:

ENGINEERING DRAWINGS

KEY PLAN



KEY TO ARCHITECTURAL DRAWINGS.

DRAFTING STATUS

	DA
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Rev	Revision Description	Date
1	Issue to consultants	14/07/16
2	Issued for UG Meeting	21/07/16
3	Issued for update	26/07/16
4	Issue for update	30/07/16
5	Draft DA Issue	26/08/16
6	Planning Permit Issue	15/09/16
7	Issued for submission	15/09/16
8	Issued for Resolution to Council	15/09/16



TEAM2
ARCHITECTS

Team 2 Architects Pty Ltd
701/1 Chandos Street,
St Leonards NSW 2058

T 02 9337 2166
E info@team2.com.au
W team2.com.au

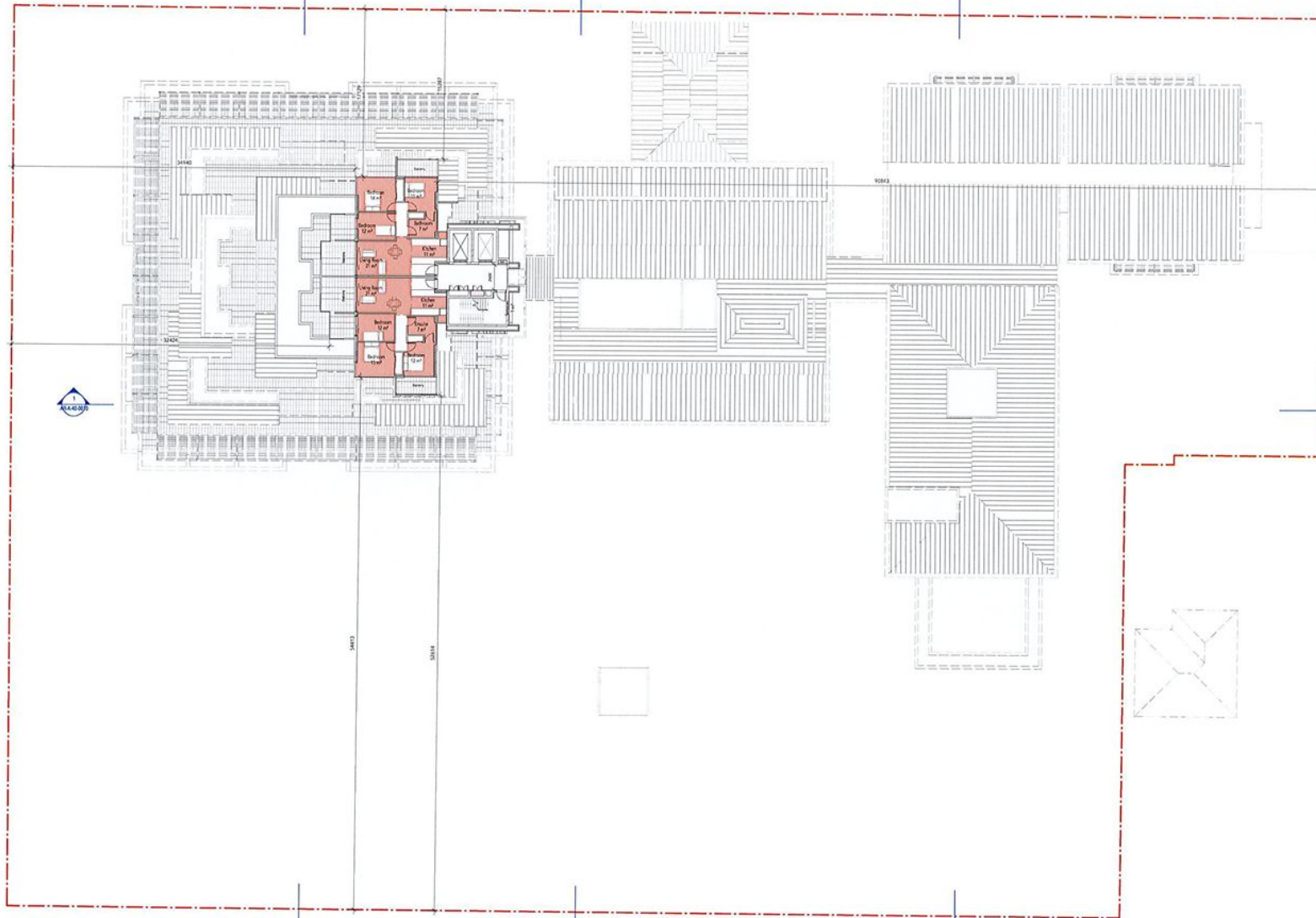
ABN 72 104 833 507 | REG NO 6817

Client	Calvary Little Co. of Mary Healthcare Ltd
	Calvary Health Care Bethlehem Ltd 476 Kooyong Rd Caulfield South VIC 3162
Project	Calvary Bethlehem

Title	Level 16 Plan
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Project No.	626 DA	Rev.	8
Drawing No.	AR-A-10-1600		
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PRELIMINARY



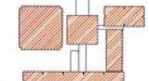
1 Level 17
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ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND TO THE SATISFACTION OF THE ENGINEERING CERTIFYING AUTHORITY

NOTES
TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

DA

Rev	Revision Description	Date
1	Issue to Client for Review	14/07/18
2	Issue to Client for Review	14/07/18
3	Issue to Client for Review	14/07/18
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5	Issue to Client for Review	14/07/18
6	Issue to Client for Review	14/07/18
7	Issue to Client for Review	14/07/18



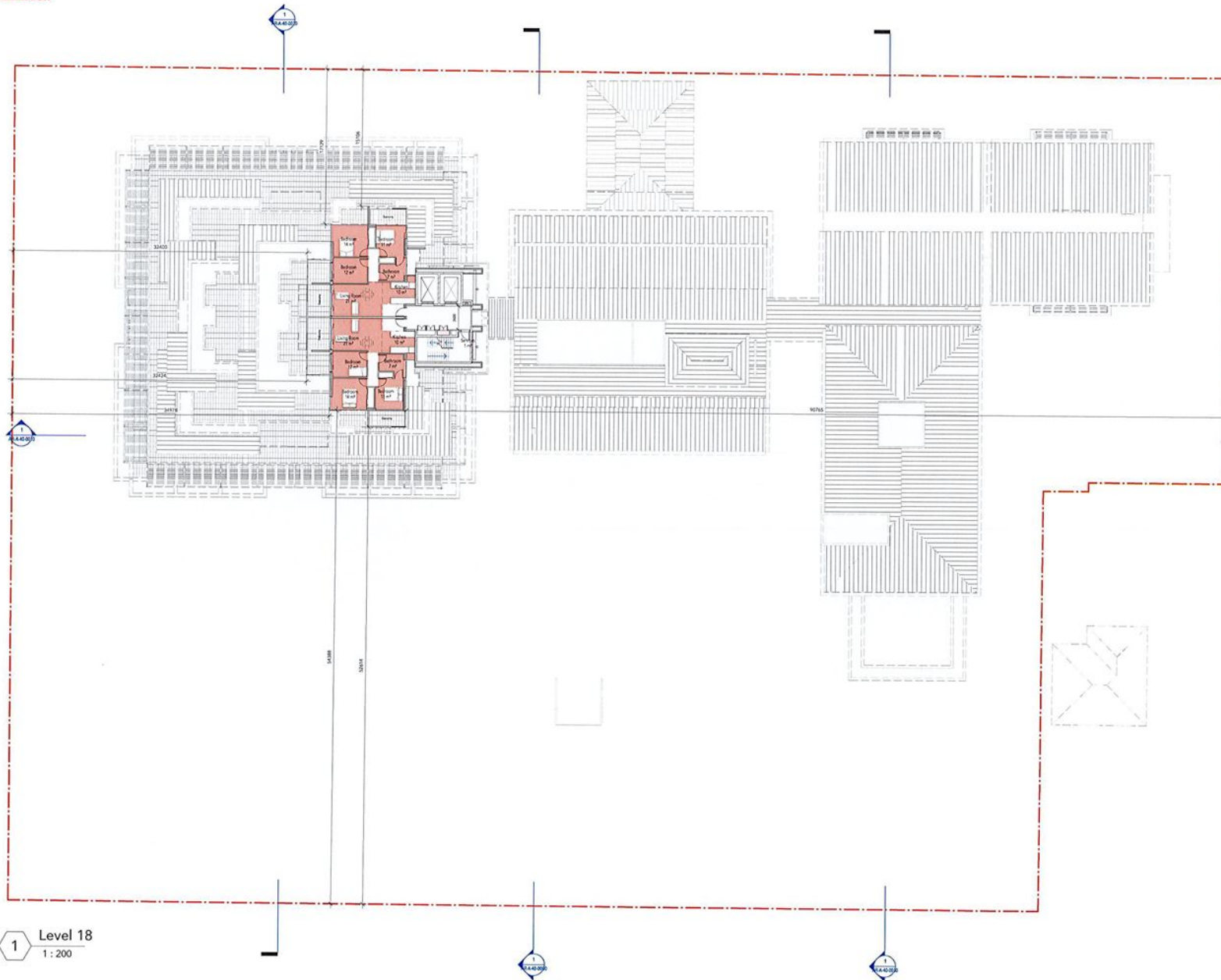
TEAM
ARCHITECTS
Team 2 Architects Pty Ltd
10/11 Charles Street
St Leonards NSW 1585
ARV 12 104 832 507 / 02 955 10 077

Client:
Calvary Little Co. of Mary Healthcare Ltd
Calvary Health Care Bethlehem
Unit 4/5 Kippax Rd Crowsfield
Sydney NSW 1585
Project:
Calvary Bethlehem

Title:
Level 17 Plan

Project No	626	DA	Rev	7
Drawing No	AR-A-10-1700			
Scale	1 : 200			

PRELIMINARY



1 Level 18
1:200

ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND TO THE SATISFACTION OF THE PROPOSED CERTIFYING AUTHORITY

NOTES
TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

Rev	Revision Description	Date
1	Issue for consultation	14/02/18
2	Issue for approval	24/02/18
3	Issue for approval	27/02/18
4	Issue for approval	28/02/18
5	Planning Permit Issue	16/03/18
6	Issue for submission	16/03/18
7	Issue for Resolution to Council	16/03/18



TEAM
ARCHITECTS
Team 2 Architects Pty Ltd
20/21 Dundas Street
St Leonards NSW 2055
ABN 12 60 830 807 1 852 142 8877

Client
Calvary Little Co. of Mary Healthcare Ltd
Calvary Health Care Bethlehem
Unit 4/15 Kensington Rd, Fairfield
South VIC 3113

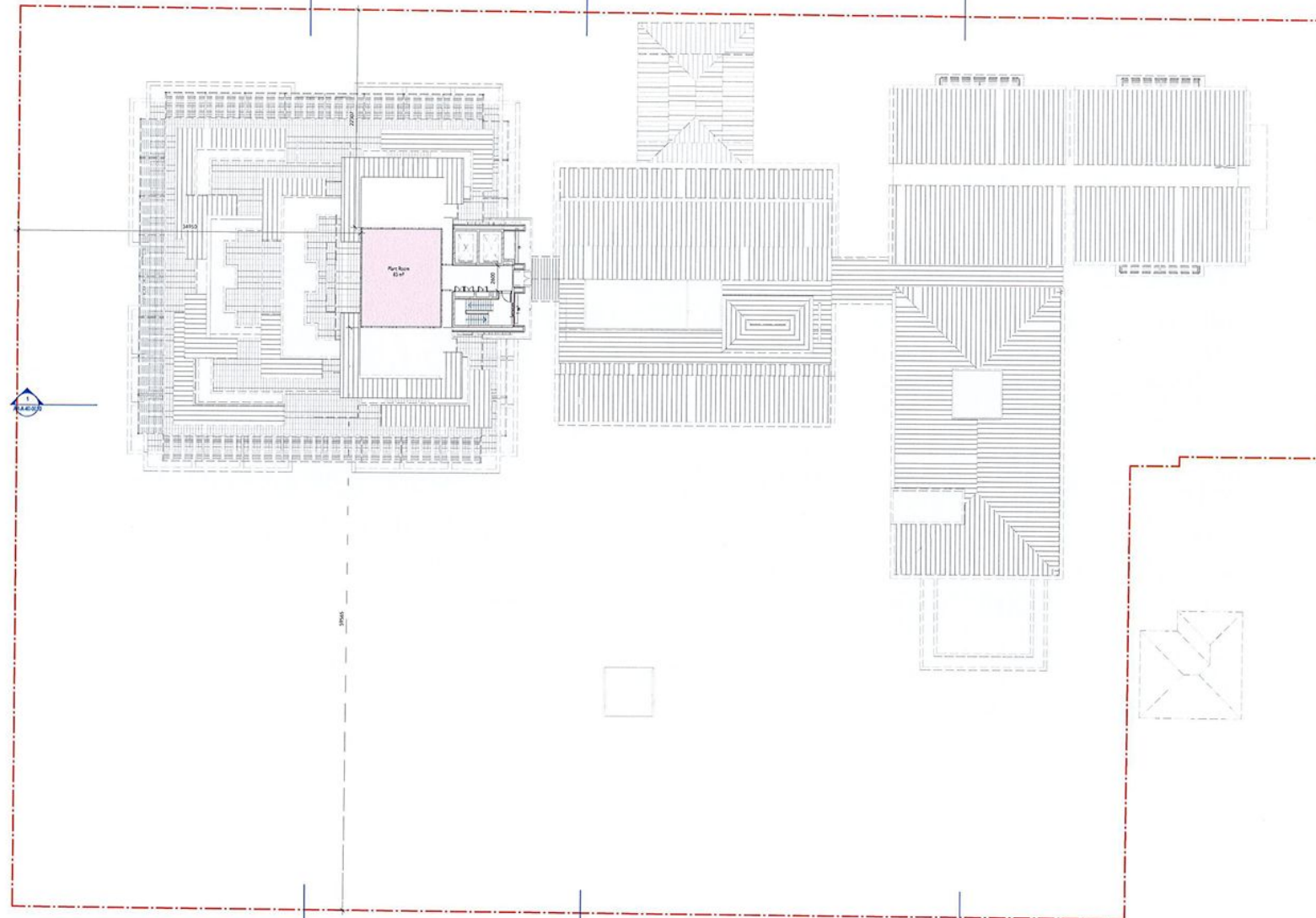
Project
Calvary Bethlehem

Title
Level 18 Plan

Project No	626	DA	Rev	7
Drawing No	AR-A-10-1800			
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PRELIMINARY



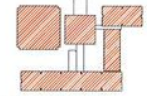
1 Level 19
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ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND TO THE SATISFACTION OF THE RELEVANT CERTIFYING AUTHORITY

NOTES
TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

DA		
Rev	Revision Description	Date
1	Issue for construction	14/07/18
2	Issue for construction	26/07/18
3	Issue for construction	27/07/18
4	Issue for construction	28/07/18
5	Planning Permit Issue	14/07/18
6	Issue for construction	14/07/18
7	Issue for construction to Council	14/07/18



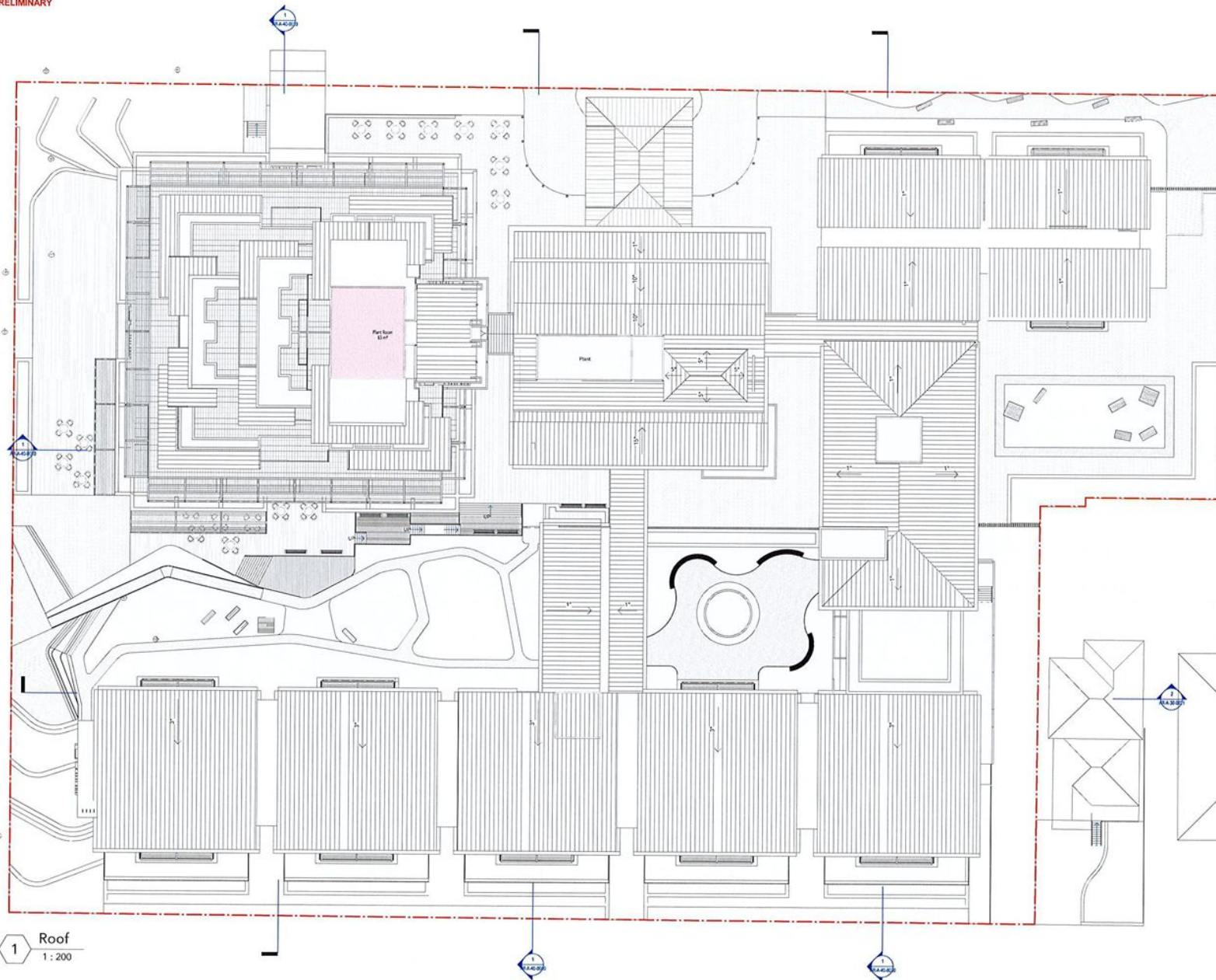
TEAM
ARCHITECTS
Team 2 Architects Pty Ltd
100/100 Collins Street
St Leonards NSW 2058
APN 10 04 600 001 | REG NO 2877

Client
Calvary Little Co. of Mary Healthcare Ltd
Calvary Health Care Bethlehem
144/418 Kensington Rd Caulfield
South VIC 3168
Project
Calvary Bethlehem

Title
Level 19 Plan

Project No	626	DA	Rev	7
Drawing No	AR-A-10-1900			
Scale	1 : 200			● A1

PRELIMINARY



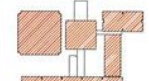
ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF MARYLAND AND TO THE SATISFACTION OF THE PRINCIPLE CERTIFYING AUTHORITY

NOTES

TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN:



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

Rev	Revision Description	Date
1	Initial design - 2D	10/20/18
2	Revised for 3D modeling	10/20/18
3	Revised for 3D modeling	10/20/18
4	Revised for 3D modeling	10/20/18
5	Revised for 3D modeling	10/20/18
6	Revised for 3D modeling	10/20/18
7	Revised for 3D modeling	10/20/18
8	Revised for 3D modeling	10/20/18
9	Revised for 3D modeling	10/20/18
10	Revised for 3D modeling	10/20/18
11	Revised for 3D modeling	10/20/18



Client:
Calvary Little Co. of Mary Healthcare Inc.
Calvary Health Care Bethlehem
1000 N. 10th St. Bethlehem, PA 18018
Project:
Calvary Bethlehem

Title:
Roof Plan

Project No.: 626 DA Rev: 11
Drawing No.: AR-A-10-2000
Scale: 1:200

PRELIMINARY

ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY

NOTES
TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN

KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

DA

Rev	Revision Description	Date
1	Issue for tender	14/07/18
2	Issue for tender	14/07/18
3	Issue for tender	14/07/18
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Calvary

TEAM

ARCHITECTS

Team 2 Architects Pty Ltd
20/21 Chelmsford Street
St Leonards NSW 2058
ABN 12 108 830 807 | 02 955 402 8877

Client
Calvary Little Co. of Mary Healthcare Ltd

Calvary Health Care Bethlehem
1st Apts, Knaping Rd, Caulfield
South VIC 3168

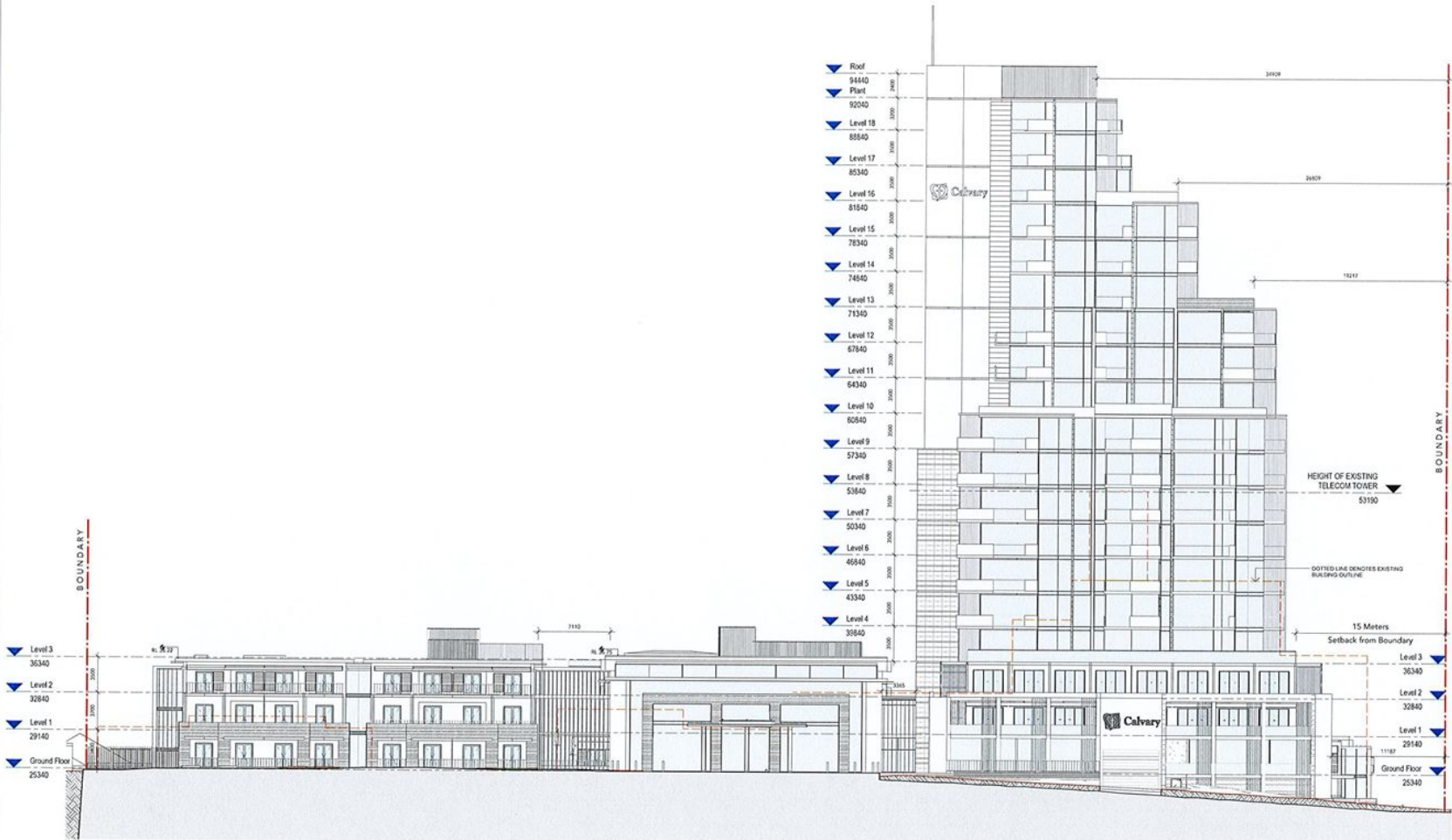
Project
Calvary Bethlehem

Title
Saturn St Elevation

Project No
626 DA Rev 16

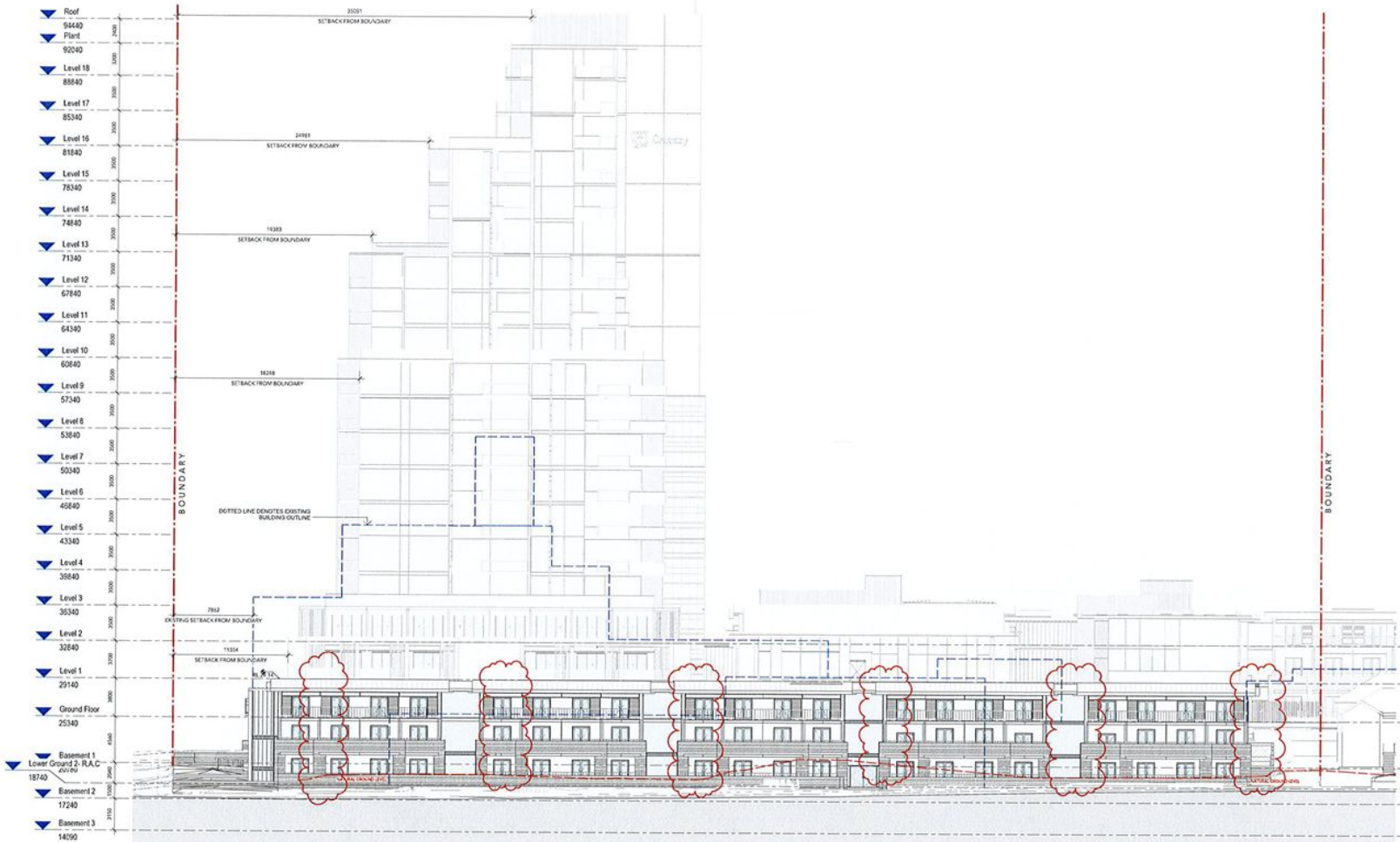
Drawing No
AR-A-30-0010

Scale
1:200



1 Elevation Saturn Street
1:200

PRELIMINARY



1 Elevation Ludbrook St
1 : 200

ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF NEW ZEALAND TO THE SATISFACTION OF THE PROPOSED CERTIFYING AUTHORITY

NOTES

TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN



KEY TO ARCHITECTURAL DRAWINGS

- NATURAL GROUND LEVEL
- EXISTING BUILDING OUTLINE

DRAWING STATUS

DA		
Rev	Revision Description	Date
1	Issue for planning	14/07/19
2	Issue for building consent	14/07/19
3	Issue for building consent	14/07/19
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100	Issue for building consent	14/07/19

Calvary
TEAM
ARCHITECTS
Team Architects Pty Ltd
2001 Dundas Street
St Leonards NSW 2233
APR 19 2019 10:10 AM

Client
Calvary Little Co. of Mary Healthcare Ltd
Calvary Health Care Bethlehem
144 Rye Kynning Rd Caulfield
South VIC 3168

Project
Calvary Bethlehem

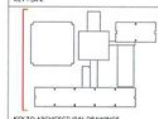
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Ludbrook St Elevation

Project No 626 DA Rev 16
Drawing No AR-A-30-0020
Scale 1 : 200

ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND TO THE SATISFACTION OF THE PRINCIPLE CERTIFYING AUTHORITY
NOTES
TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEERS DRAWINGS

CITY PLAN



DRAWING STATUS

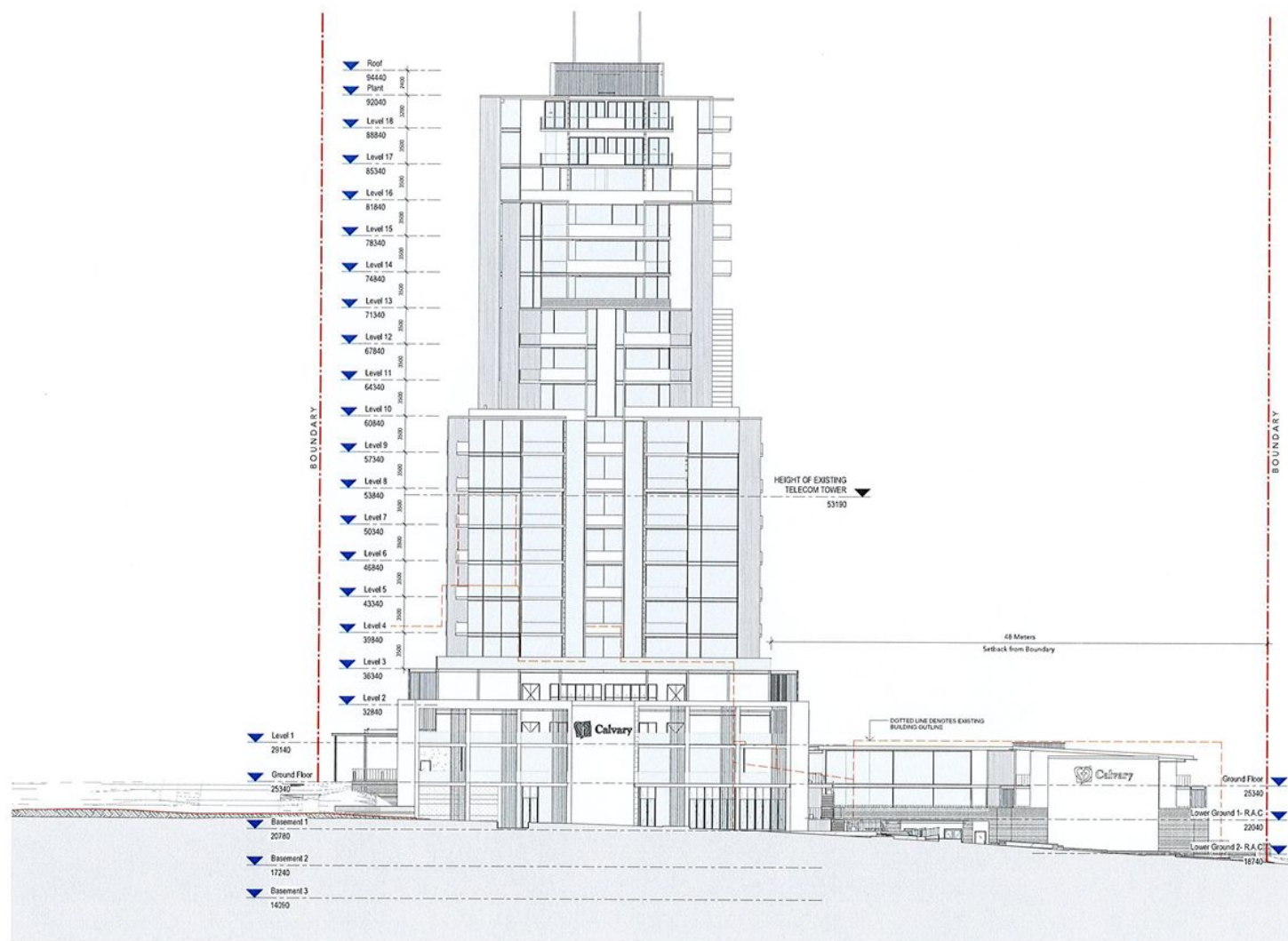
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Rev	Revision Description	Date
1	Issued for meeting	14/01/16
2	Initial N/A/Quater closed	15/07/16
3	Issued for meeting	14/01/16
4	Issued for the DA	25/07/16
5	Issued for N/A meeting	25/07/16
6	Issued for N/A meeting	15/07/16
7	Issued for solution	26/08/16
8	Issued for updating the DA	15/07/16
9	Issued for solution	25/07/16
10	Issued for solution	26/08/16
11	Planning Permit issued	15/07/16
12	Issued for solution and BACI works	26/08/16
13	Issued for solution	15/07/16
14	Issued for solution and BACI	15/07/16
15	Issued for the solution to Council	14/01/16
16	Issued for the solution to Council 2	15/07/16



Client	Calvary Little Co. of Mary Healthcare Ltd
	Calvary Health Care Bethlehem Ltd 478 Kooyong Rd Caulfield South VIC 3162
Project	Calvary Bethlehem

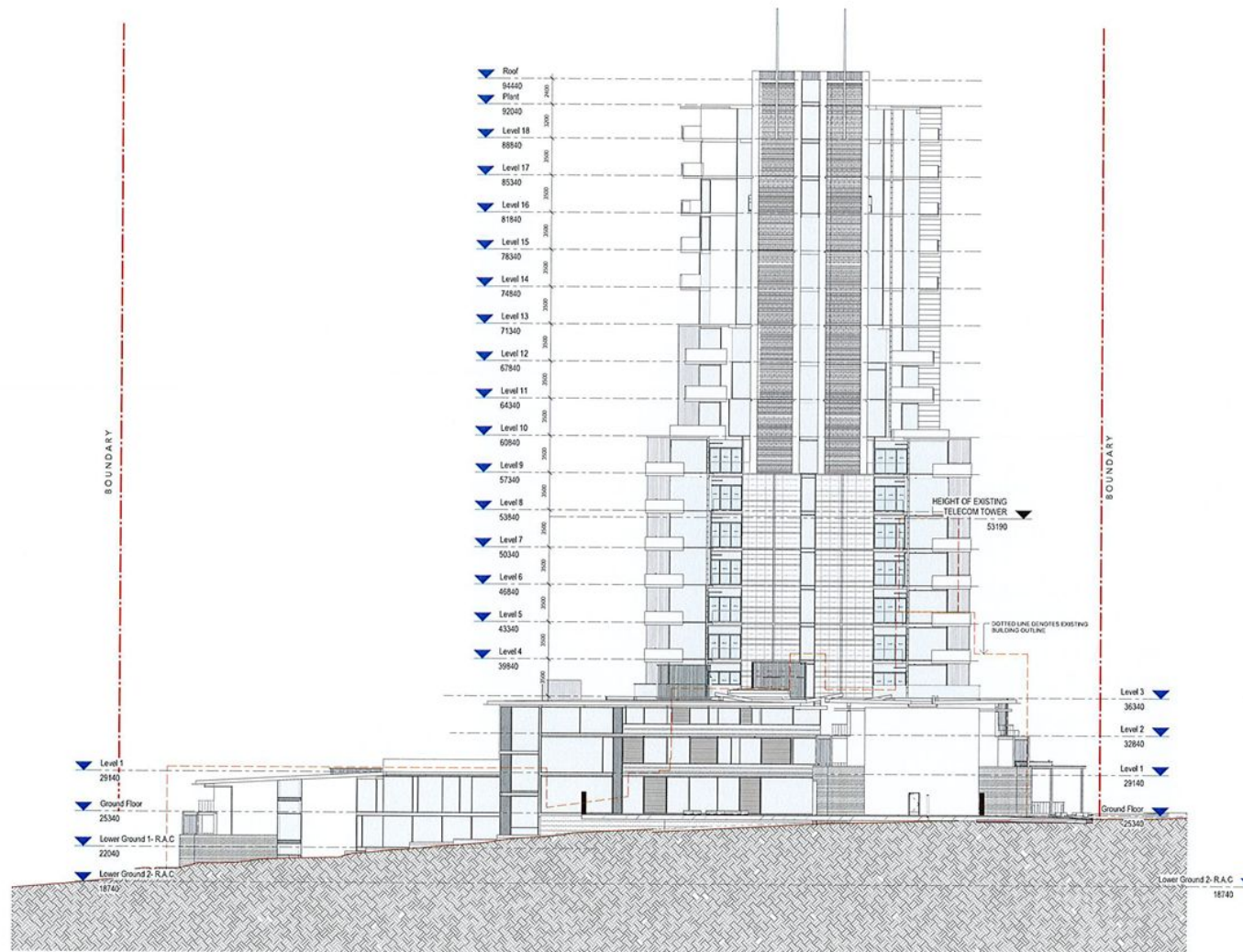
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Drawing No.	AR-A-30-0030		
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1 : 200

PRELIMINARY



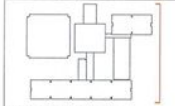
1 Elevation East
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ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF NEW ZEALAND TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY

NOTES
TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN:



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

DA		
Rev	Revision Description	Date
1	Final Revision (DA)	18/07/16
2	Issue for construction	18/07/16
3	Issue for P100 meeting	20/07/16
4	Issue for P100 meeting	20/07/16
5	Issue for P100 meeting	20/07/16
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97	Issue for P100 meeting	20/07/16
98	Issue for P100 meeting	20/07/16
99	Issue for P100 meeting	20/07/16
100	Issue for P100 meeting	20/07/16

Calvary
TEAM
ARCHITECTS
Team 2 Architects Pty Ltd
2011 Chelmsford Street
St Leonards NSW 2058
Phone: 151 08 822 827 | 151 08 822 827

Client:
Calvary Life Co. of Mary Healthcare Ltd
Calvary Health Care Bethlehem
144/155 Kynning Rd Casfield
South VIC 3142

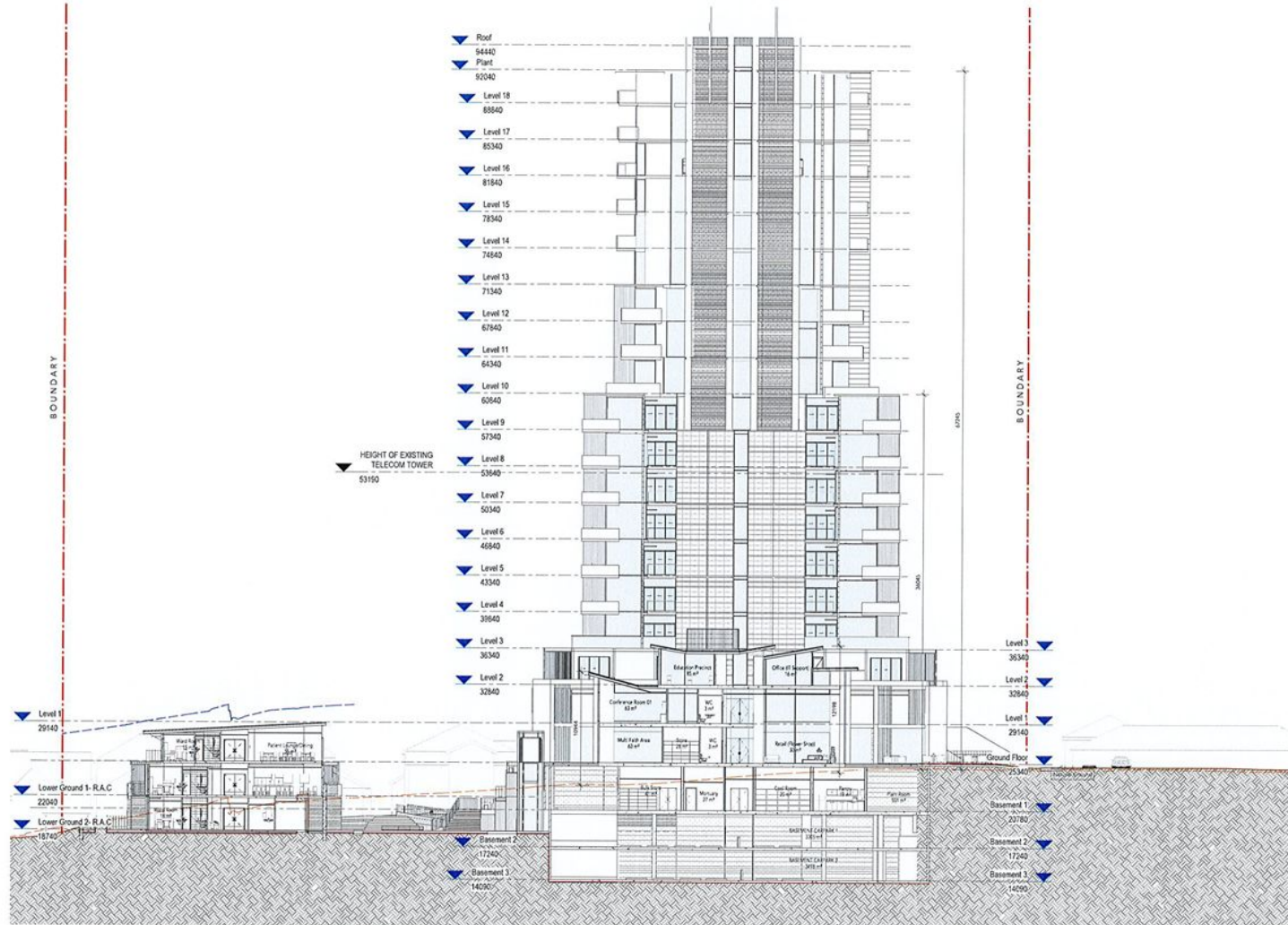
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Calvary Bethlehem

Title:
East Elevation

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PRELIMINARY



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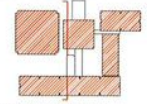
ALL WORKS TO BE IN ACCORDANCE WITH THE
BUILDING CODE OF AUSTRALIA AND THE
SATISFACTION OF THE PRINCIPAL
CERTIFYING AUTHORITY

NOTES

TO BE READ IN CONJUNCTION WITH THE
FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

Rev	Revision Description	Date
1	Issue for meeting	14/07/18
2	Issue for meeting	14/07/18
3	Issue for meeting	14/07/18
4	Issue for meeting	14/07/18
5	Issue for meeting	14/07/18
6	Issue for meeting	14/07/18
7	Issue for meeting	14/07/18
8	Issue for meeting	14/07/18
9	Issue for meeting	14/07/18
10	Issue for meeting	14/07/18
11	Issue for meeting	14/07/18
12	Issue for meeting	14/07/18
13	Issue for meeting	14/07/18
14	Issue for meeting	14/07/18
15	Issue for meeting	14/07/18

Calvary
TEAM
ARCHITECTS
Team Architects Pty Ltd
2011 Charles Street
St Leonards NSW 1580
ABN 12 624 632 527 E info@teamarch.com.au

Client
Calvary Little Co. of Mary Healthcare Ltd
Calvary Health Care Bethlehem
144-416 Kynning Rd Caulfield
South VIC 3168

Project
Calvary Bethlehem

Title
Section AA

Project No	626	DA	Rev	15
Drawing No	AR-A-60-0000			
Scale	1 : 200			

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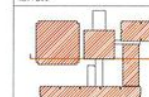
Section BB
1 : 200

NOTES

TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

CITY PLAN



KEY TO ARCHITECTURAL DRAWINGS

	DRAWING STATUS
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DA		
Rev	Revision Description	Date
1	Issued for meeting	14-02-16
2	Added to Agenda 15-02-16	15-02-16
3	Issued for circulation	15-02-16
4	Issued for the DA	25-02-16
5	Issued for UG meeting	25-02-16
6	Issued for update	29-02-16
7	Issued for update the DA	15-03-16
8	Issued for update	27-03-16
9	Print DA Issued	29-03-16
10	Planning Permit Issued	14-05-16
11	Formal issue of all BAC letters	26/06/16
12	Issued for exhibition	6-06-16
13	Issued for presentation to Council	14-10-16



TEAM
ARCHITECTS

Team 3 Architects Pty Ltd
20/17 Charles Street
St Leonards NSW 2065

T 02 9437 3166
E info@team3.com.au
W team3.com.au

APN 72 104 833 NP 1 REG NO NP17

Client	Calvary Little Co. of Mary Healthcare Ltd
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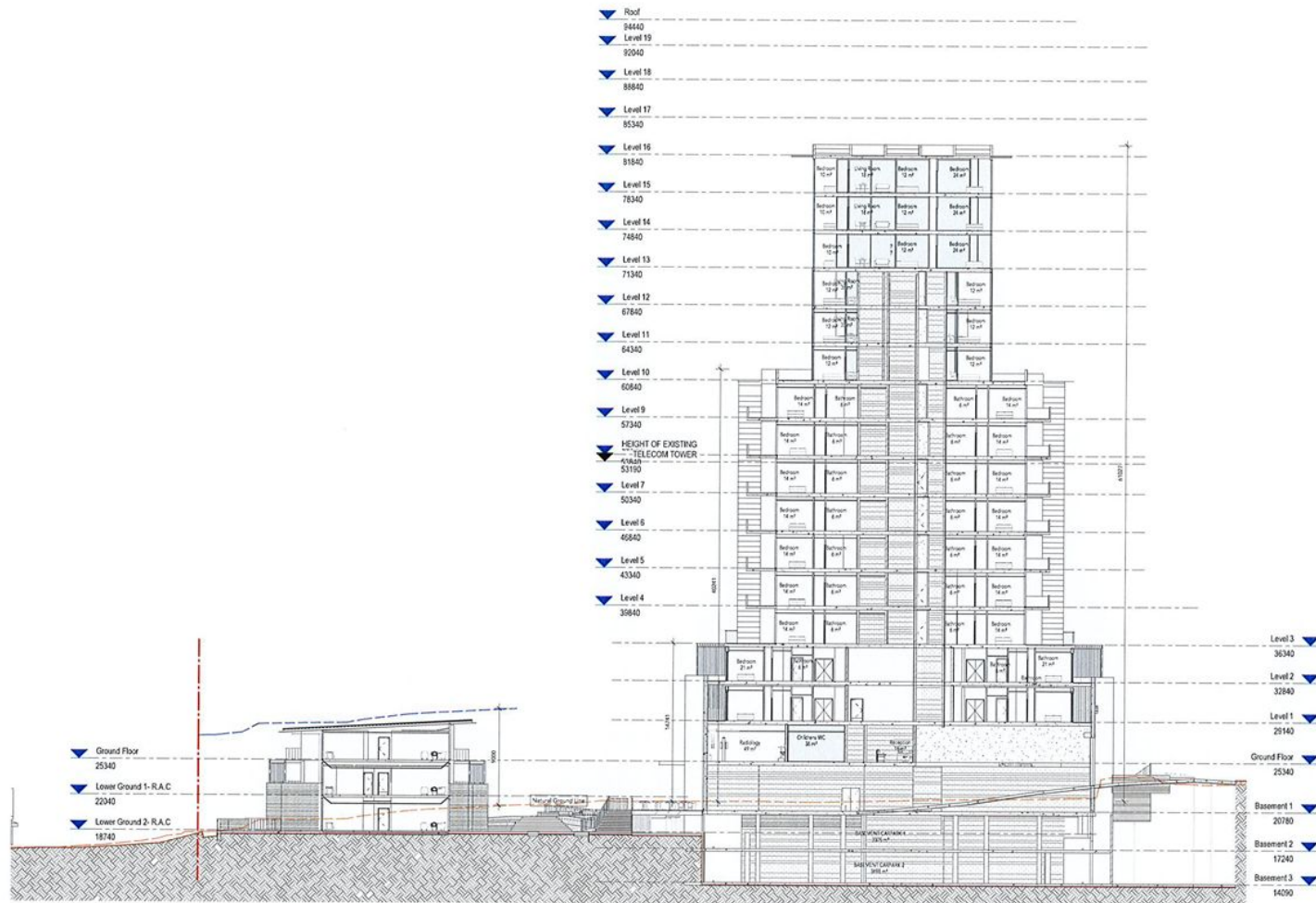
Calvary Health Care Bethlehem
Ltd 476 Kewington Rd Caulfield

Project
Calvary Bethlehem

Section BB

Project No.	626 DA	Rev.	14
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PRELIMINARY



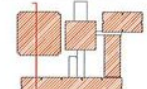
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ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF NEW ZEALAND TO THE SATISFACTION OF THE RESPECTIVE CERTIFYING AUTHORITY

NOTES
TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS

ENGINEER'S DRAWINGS

KEY PLAN:



KEY TO ARCHITECTURAL DRAWINGS

DRAWING STATUS

Rev	Description	Date
1	Issue for construction	15/01/20
2	Issue for construction	15/01/20
3	Issue for construction	15/01/20
4	Issue for construction	15/01/20
5	Issue for construction	15/01/20
6	Issue for construction	15/01/20
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8	Issue for construction	15/01/20
9	Issue for construction	15/01/20
10	Issue for construction	15/01/20
11	Issue for construction	15/01/20
12	Issue for construction	15/01/20
13	Issue for construction	15/01/20

Calvary
TEAM
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Team Architects Pty Ltd
2001 Chisholm Street
St Leonards NSW 2058
AUSTRALIA
Tel: 151 832 8271, 151 832 8272

Client:
Calvary Little Co. of Mary Healthcare Ltd
Calvary Health Care Bethlehem
1st & 2nd Kings Rd
South VIC 3142

Project:
Calvary Bethlehem

Title:
Section CC

Project No:	626	DA	Rev:	12
Drawing No:	AR-A-40-0020			
Scale:	1:200			

ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND TO THE SATISFACTION OF THE PRINCIPLE CERTIFYING AUTHORITY

TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS:

KEY PLAN.



DA

Rev	Revision Description	Date
1	Added Northville school	11/01/01
2	Added to county listing	11/01/01
3	Added to the CA	11/01/01
4	Added to the CA	11/01/01
5	Added to the CA	11/01/01
6	Added to the CA	11/01/01
7	Added to the CA	11/01/01
8	Added to the CA	11/01/01
9	Added to the CA	11/01/01
10	Added to the CA	11/01/01
11	Added to the CA	11/01/01
12	Added to the CA	11/01/01



Section DD

Project No.	626 DA	Rev	12
Drawing No.	AR-A-40-0030		
Scale	1:200	A1	



4. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETINGS

Copies of Minutes previously circulated.

Moved: Cr Silver

Seconded: Cr Magee

That the minutes of the Ordinary Meeting of Glen Eira City Council held on Tuesday 7 February 2017 and the minutes of the Special Meeting of Council held on 14 February 2017, be confirmed.

CARRIED UNANIMOUSLY

5. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS

Petition for 28 February 2017 Council Meeting

- a) A petition containing 35 signatories was submitted for the Council meeting.

The petition read as follows:

"This petition of certain residents of the City of Glen Eira draws to the attention of the council that Newstead Street, Caulfield, is a narrow local street that is designated a "No Through Road". The street is at full capacity for parking. The parking problem has greatly increased due to higher density housing, construction of a block of flats at one end of the street and a new "AGI" ward at Caulfield General medical Centre (CGMU). This problem is greatly exacerbated by traffic and parking from staff and visitors of CGMU at all times of the day and night, seven days a week.

Your petitioners therefore pray that the City of Glen Eira amend the parking restrictions by introducing PERMIT ONLY parking for all other times beyond the current 2-hour restrictions now in force. Designating the whole street as a "2-hour PARKING AREA". Make ALL restrictions enforceable on Public Holidays. Any your petitioners will ever pray.

Moved: Cr Athanasopoulos

Seconded: Cr Silver

1. That the petition be received and noted
2. That a report be prepared for Council, following a review.

CARRIED UNANIMOUSLY

6. DOCUMENTS FOR SEALING

There were no documents for sealing submitted to the meeting.

7. REPORTS BY DELEGATES APPOINTED BY COUNCIL TO VARIOUS ORGANISATIONS

There were no reports by Delegates submitted to the meeting.

8. REPORTS FROM COMMITTEES**a. Advisory Committees**

There were no minutes from advisory committees submitted to this meeting.

b. Records of Assembly

- i. 31 January 2017
- ii. 7 February 2017
- iii. 14 February 2017

Moved: Cr Hyams**Seconded: Cr Silver**

That the Record of the Assemblies as shown below be received and noted.

- i. 31 January 2017
- ii. 7 February 2017
- iii. 14 February 2017

CARRIED UNANIMOUSLY

Assembly of Councillors

31 January 2017

Record under S 80 A (2)

Meeting commenced at 6.50PM.

A. Present

Cr Tony Athanasopoulos
Cr Clare Davey
Cr Margaret Esakoff
Cr Jamie Hyams
Cr Jim Magee
Cr Joel Silver
Cr Dan Sztrajt
Cr Nina Taylor

Council Officers

Rebecca McKenzie, CEO
Peter Jones
Samantha Krull
Peter Swabey
Keith Franklyn
Rocky Camera
Aidan Mullen
Janice Pouw

B. Matters considered.

- (i) Apologies - Nil
- (ii) Community Consultation Feedback on Bailey Reserve Skate Park Redevelopment
- (iii) Presentation – EE Gunn Reserve Landscape Masterplan

7.25 – Cr Silver left the briefing room

7.27 – Cr Silver entered the briefing room

7.43pm – Cr Delahunty entered the briefing room.

- (iv) Ormond Station Development – Urban Design Position

9.30pm – The briefing was adjourned

9.43pm – The briefing was resumed with all Councillors present.

- (v) Council Papers for the 7 February 2017 Council Meeting comprising sixteen officer reports together with standing items on the agenda.

- 4 Confirmation of the Minutes of the previous meeting

- 8(a) Advisory Committees
Community Grants Committee 20 January 2017
- 8(b) Records of Assembly
29 November 2016
6 December 2016
13 December 2016
20 December 2016
- Item 9.1 13-17 Cecil Street, Bentleigh East
- Item 9.2 East Village (Bentleigh East) Partnership with VPA
- Item 9.3 Ormond Station Development – Urban Design position
- Item 9.4 EE Gunn Reserve Landscape Masterplan
- Item 9.5 Caulfield Village Social Housing Requirements
- Item 9.6 VCAT Watch
- Item 9.7 Manuka Street, Bentleigh East – Roundabout Treatments
- Item 9.8 Tennis Facility Arrangements in Glen Eira
- Item 9.9 Road Discontinuance and Sale – Road Adjoining the Rear of 664 to 680 North Road, 5 to 15 Wicklow Street and Adjacent 1 & 1a Tyrone Street, Ormond
- Item 9.10 Foundation for Youth Excellence Committee Grant Applications
- Item 9.11 National Disability Scheme – Impact on those turning 65 prior to 1 April 2018
- Item 9.12 Disability Action Plan
- Item 9.13 Review of Mayoral and Councillor Allowances
- Item 9.14 Review of Advisory Committees
- Item 9.15 Conduct of General Revaluation
- Item 9.16 Financial Management report for the period ending 31 December 2016
- Item 11 Ordinary Business
 - 11.1 Requests for reports from Officers
 - (a) Cr Silver – Support of traders affected by the LXRA projects
 - (b) Cr Magee – GESAC membership
 - (c) Cr Athanasopoulos – Car Parking Waivers
 - 11.2 Right of reply - Nil
 - 11.3 Councillor questions - Nil
- Item 12 Confidential Items
 - 12.1 Provision of Recruitment, Training and Associated Services S89(2)(d)

(vi) Councillor Code of Conduct

(vii) General Business

- (a) Cr Delahunty – Anzac Day Service
- (b) Cr Delahunty – Change of date for Councillor Workshop
- (c) Cr Hyams – Proposed development Tucker Road, Bentleigh

Assembly finished at 11.57PM

Council Pre-Meeting

7 February 2017

Record under S 80 A (2)

Meeting Commenced at 6.41pm

A. Present

Cr Mary Delahunty, Mayor
Cr Tony Athanasopoulos
Cr Clare Davey
Cr Margaret Esakoff
Cr Jamie Hyams
Cr Jim Magee
Cr Joel Silver
Cr Dan Sztrajt
Cr Nina Taylor

Apologies - NIL

Officers

Rebecca McKenzie, CEO
Peter Jones
Samantha Krull
Ron Torres
Peter Swabey
Janice Pouw

B. Matters considered

- (i) Agenda Item 9.1 – 13-17 Cecil Street, Bentleigh East
- (ii) Agenda Item 9.2 – East Village (Bentleigh East) Partnership with VPA
- (iii) Agenda Item 9.3 – Ormond Station Development – Urban design position
- (iv) Agenda Item 9.13 – Review of Advisory Committees
- (v) Agenda Item 11.1(a) – Request for Reports – Cr Silver – Support of traders
- (vi) Agenda Item 11.1(b) – Request for Reports – Cr Magee – Free GESAC membership
- (vii) Agenda Item 11.1(c) – Request for Reports – Cr Athanasopoulos – Car Parking Waivers

Pre-meeting finished at 7.27pm

Assembly of Councillors

14 February 2017

Record under S 80 A (2)

Meeting commenced at 6.45PM.

A. Present

Cr Mary Delahunty
Cr Clare Davey
Cr Margaret Esakoff
Cr Jamie Hyams
Cr Jim Magee
Cr Joel Silver
Cr Dan Sztrajt
Cr Nina Taylor

Council Officers

Rebecca McKenzie, CEO
Peter Jones
Samantha Krull
Peter Swabey
Ron Torres
Keith Franklyn
Rocky Camera
Janice Pouw

B. Matters considered.

- (i) Apologies – Cr Athanasopoulos
- (ii) Presentation: Parking Enforcement

6.58pm - Briefing adjourned

7pm - Special Council Meeting – Review of Councillor Code of Conduct

7.09pm - Briefing resumed

- (iii) Presentation: EE Gunn Reserve Landscape Masterplan
- (iv) Residential Aged Care (Confidential)
- (vi) General Business
 - (a) Anzac Day
 - (b) Councillor photos
 - (c) Councillor training opportunity
 - (d) Caulfield Racecourse update
 - (e) Legal Matter
 - (f) Cr Davey – Bicycle futures network / Active Transport Victoria

- (g) Cr Davey - Julianne Bell – Environment and Civil Rights activist
- (h) Cr Hyams – Street sweeping
- (i) Cr Hyams - Rubbish bins in parks and picnic areas
- (j) Cr Hyams – Traffic flow in Cecil Street
- (k) Cr Hyams – Memorial plaques
- (l) Cr Esakoff – MAV elections update

9.01pm Cr Jim Magee left the briefing and re-entered at 9.04pm

9.01pm Cr Joel Silver left the briefing and re-entered at 9.02pm

- (m) Ormond Station Panel hearing update
- (n) Cr Delahunty - Smart Cities conference
- (o) Cr Delahunty - Performers for Citizenship Ceremonies
- (p) Cr Delahunty - GESAC - Basketball
- (q) Cr Delahunty - Glen Eira College – Road Safety
- (r) Cr Delahunty - Consultation on basketball ring in Harleston Park

9.13pm Briefing adjourned

9.25pm Briefing resumed

- (v) Presentation: Planning

Assembly finished at 9.56PM

The Mayor advised that at this stage of the meeting, Council will suspend standing orders for a period of 15 minutes to provide an opportunity for members of the gallery to ask a question of officers or Councillors or to make a statement.

Moved: Cr Delahunty

That Standing Orders be suspended at 8.26pm.

Seconded: Cr Magee

CARRIED UNANIMOUSLY

Moved: Cr Delahunty

That Standing Orders be resumed at 8.43pm.

Seconded: Cr Silver

CARRIED UNANIMOUSLY

Procedural Motion**Moved Cr Hyams****Seconded Cr Silver**

That item 9.7 – Parking Review of Streets around Hawthorn Road, Glen Eira Road and Kooyong Road be considered at this stage of the meeting.

CARRIED UNANIMOUSLY

9. PRESENTATION OF OFFICERS REPORTS

- 9.7 Parking review of streets around Hawthorn Road, Glen Eira Road and Kooyong Road, Caulfield
- 9.2 670-672 Centre Road & 51 Browns Road, Bentleigh East
- 9.3 813-815 Glen Huntly Road Caulfield
- 9.4 27-29 Bent Street Bentleigh
- 9.5 360 Neerim Road Carnegie
- 9.6 VCAT Watch
- 9.8 EE Gunn Reserve Masterplan development and consultation
- 9.9 Victoria's 30-year Infrastructure Strategy
- 9.10 January Financial Management Report
- 9.11 Quarterly Reporting

It is recorded that Item 9.1 – 472 and 476 – 482 Kooyong Road and 11 Saturn Street, Caulfield South was considered earlier in the meeting following Item 3 – Oath of Office and Disclosure of Interest.

9.7 PARKING REVIEW OF STREETS AROUND HAWTHORN ROAD, GLEN EIRA ROAD AND KOORYONG ROAD

Author: Terry Alexandrou, Traffic Engineering Team Leader

File No: N/A

Attachments: **Plans of Previous and Existing Parking Restrictions**
Graphs of Parking Supply and Occupancy

PURPOSE AND SUMMARY

This report responds to a Council resolution requesting a report from officers.

At the 19 July 2016 Ordinary Council Meeting, it was resolved that the following petition be received and noted, and that a report be prepared for the Council in February, 2017, following a review:

“This petition of certain residents of the City of Glen Eira draws to the attention of the Council that we do not want 2 hour parking one side of the street, all day the other side of the street. We believe council should reverse their decision as it has been done without hearing first what the community want. Your petitioners therefore pray that the Council introduce 2 hour parking both sides of the street as denoted below:

- *Hillside Avenue*
- *Harcourt Avenue*
- *Sylverly Grove*
- *Hartley Avenue*
- *Alfred Street*
- *Gerard Street”*

RECOMMENDATION

That Council:

1. notes this report.
2. acknowledges that whilst parking conditions have changed since the adjustment of the parking restrictions, there is now a reasonable on-street parking supply that balances the diverse parking needs of the community.
3. writes to the Caulfield Hospital to consider closing the pedestrian gate near Sylverly Grove (as it has done so at the laneway off Pretoria Street).
4. continues to patrol the area and respond to resident concerns about parking restriction breaches and blocked driveways.

BACKGROUND



In early 2016 Council's Transport Planning team reviewed the parking restrictions in a number of residential streets in Caulfield. The review found some inconsistencies in the application of restrictions and the underutilisation of some parking areas. In addition, the parking restrictions were inconsistent with other similar streets across Glen Eira.

Accordingly, the restrictions were altered in the following streets (as indicated on the plans in Attachment 1):

- Glen Eira Road;
- Hillside Avenue;
- Harcourt Avenue;
- Gerard Street;
- Hartley Avenue;
- Sylverly Grove; and
- Alfred Street.

The changes were made in June/July 2016. The letter advising residents of the changes to the restrictions also committed to reviewing the parking conditions in these streets in February 2017 to ensure that the changes are operating effectively.

ISSUES AND DISCUSSION

The parking changes in the various streets resulted in some concerns from residents. Most concerns have been received from residents of Sylverly Grove and Harcourt Avenue which are located closest to a pedestrian gate along the northern side of the Caulfield Hospital (Figure 1).



Figure 1 - Caulfield Hospital Pedestrian Gate (Circled)

The main concerns expressed were:

- increased non-resident parking demands (by hospital and town hall staff and visitors) along the streets which has reduced the on-street parking opportunities for residents and their visitors;
- increased parking demands in the street (Sylverly Grove) by residents of new apartment buildings along Hawthorn Road.
- increased difficulty in accessing properties as cars are parking too close or partly over vehicle crossovers and sightlines are reduced by parked cars;
- property devaluation;
- impact on quality of life;
- increased difficulty for waste collection.

Extensive parking surveys of the above streets, Glen Eira and Hawthorn Roads were commissioned. The surveyed areas are indicated on the plan provided in Attachment 2. The surveys were carried out on the following occasions:

- Saturday 19 November 2016 (7am to 7pm)
- Tuesday 22 November 2016 (6am to 10pm)
- Saturday 3 December 2016 (7am to 7pm)
- Wednesday 7 December 2016 (6am to 10pm)

The survey area comprised of approximately 390 on-street spaces including 123 spaces to which either a 2-hour or 3-hour limit applies 8am to 6pm Monday to Friday and 8am to 12 noon Saturday.

The parking survey results (Attachment 3) indicate the following:

- On Saturday 19 November the peak parking demand occurred between 11 am and 12 pm when 140 of the 390 car spaces were occupied. During this period 166 of the unrestricted and 84 of the 2P or 3P spaces were available for parking.
- On Tuesday 22 November the peak parking demand occurred at 10 am when 238 of the 390 car spaces were occupied. During this time 45 of the unrestricted and 104 of the 2P or 3P spaces were available for parking.

- On Saturday 3 December the peak parking demand occurred at 7:30 am when 143 of the 390 car spaces were occupied. During this time 247 unrestricted spaces were available for parking.
- On Wednesday 7 December the peak parking demand occurred at 11 am when 211 of the 390 car spaces were occupied. During this time 60 of the unrestricted and 116 of the 2P or 3P spaces were available for parking.
- Approximately 60% of the parking spaces in the survey area are occupied on a weekday.
- Approximately 35 per cent of the parking spaces in the survey area are occupied on a Saturday.

The parking surveys indicate that there is ample parking available within the survey area at all times.

At Harcourt Avenue the parking surveys indicate that parking demands were low on Saturday with less than 15 of the available spaces occupied at any one time. The parking demands on the weekdays varied considerably with a maximum of 39 spaces occupied at 9 am on the Tuesday but reduced to about 30 occupied spaces between 10 am and 3pm and less than 20 after 6 pm. On the Wednesday a maximum of 25 spaces were occupied.

At Sylverly Grove the parking surveys indicated that parking demands were constant with between 42 and 65 per cent of spaces occupied at any one time. The parking demands were highest at the western end of the street closest to the hospital gate however at all times there were available spaces. The parking demands were highest during the working day however decreased throughout the evening.

It is clear that since the changes to the restrictions there has been an increase in utilisation of on-street parking by hospital staff, particularly in Sylverly Grove and Harcourt Avenue. However roads are a valuable Council resource of which one of the predominant uses is to provide public on-street parking for the community. Implementing restrictions which essentially reserves the use of this resource for residents only is an underutilisation of this resource as it does not allow others in our community such as those employed to use these spaces.

Based on the observations made, the parking demands are highest during typical weekday working hours. However there is adequate availability of parking in all the local streets within the survey area. While it is considered that the parking demands are relatively low the parking occupancy by hospital staff could be reduced if the hospital gate was closed. This is a matter for the hospital to consider.

Traffic Safety Officers have been monitoring the parking in the streets. The area has been patrolled on 45 occasions (between June and December 2016). During these patrols 21 fines and 4 warnings were issued. These comprised of:

- 13 for overstaying the 2-hour restrictions
- 3 for obstructing driveways; and
- 5 for other offences (parking too close to a fire hydrant and parked facing the wrong way).

The parking infringements issued indicate that there are very few incidents of vehicles obstructing property access. Any residents experiencing on-going issues with parked vehicles obstructing their access can request that their driveways be assessed for the provision of hockey stick linemarking. Hockey stick linemarking is not installed as a matter of course as there needs to be a demonstrable need for such linemarking.

While parking conditions in Sylverly Grove and Harcourt Avenue are considered satisfactory, to reduce the on-street parking demands by non-residents the hospital could be requested to close the gate at the western end of Sylverly Grove. The hospital closed a similar gate at the southern boundary of the hospital which led to a laneway near the southern end of Pretoria Street.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

N/A

LINK TO COUNCIL PLAN

Transport Planning – 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.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

The parking observations made in the streets in the vicinity of the Caulfield Hospital and Glen Eira Town Hall indicates that there is adequate parking available for residents, their visitors and others. Therefore, it is considered that the current parking restrictions are adequate and no further changes are required. However to reduce the on-street parking demands by hospital staff, the hospital could give consideration to closing the pedestrian gate near the western end of Sylverly Grove. There is also a continuing role for Council's Parking Safety Officers to patrol the area.

Moved: Cr Silver**Seconded: Cr Sztrajt**

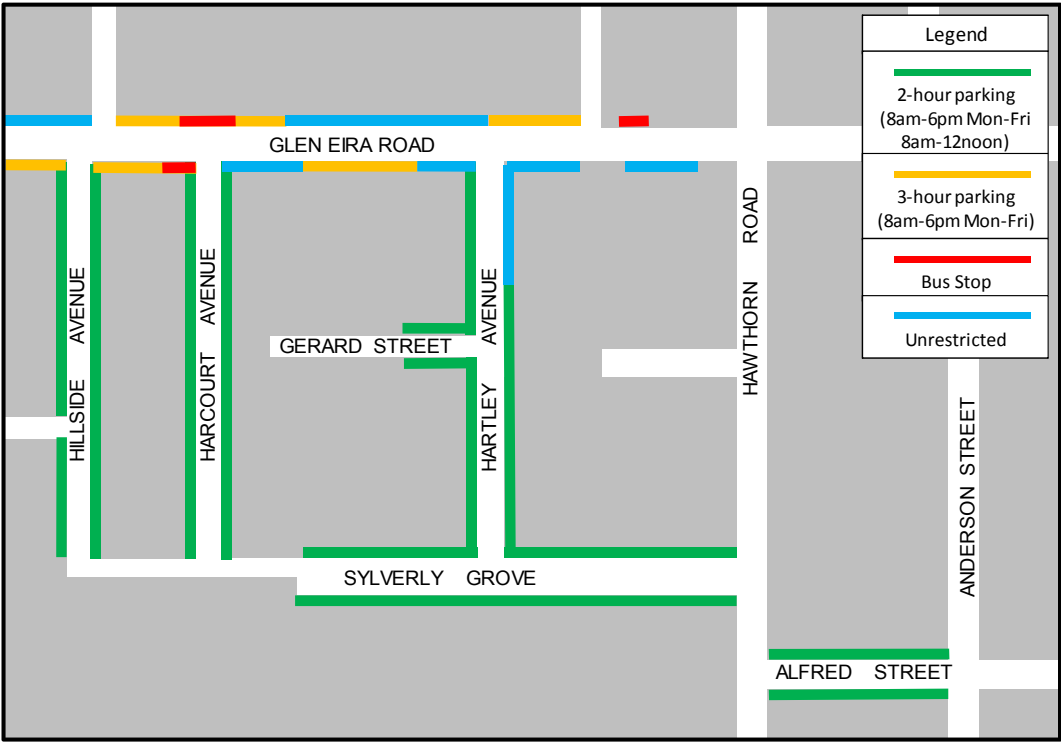
It is recorded that Cr Hyams vacated the Chamber at 8.46pm and re-entered at 8.54pm.

That Council :

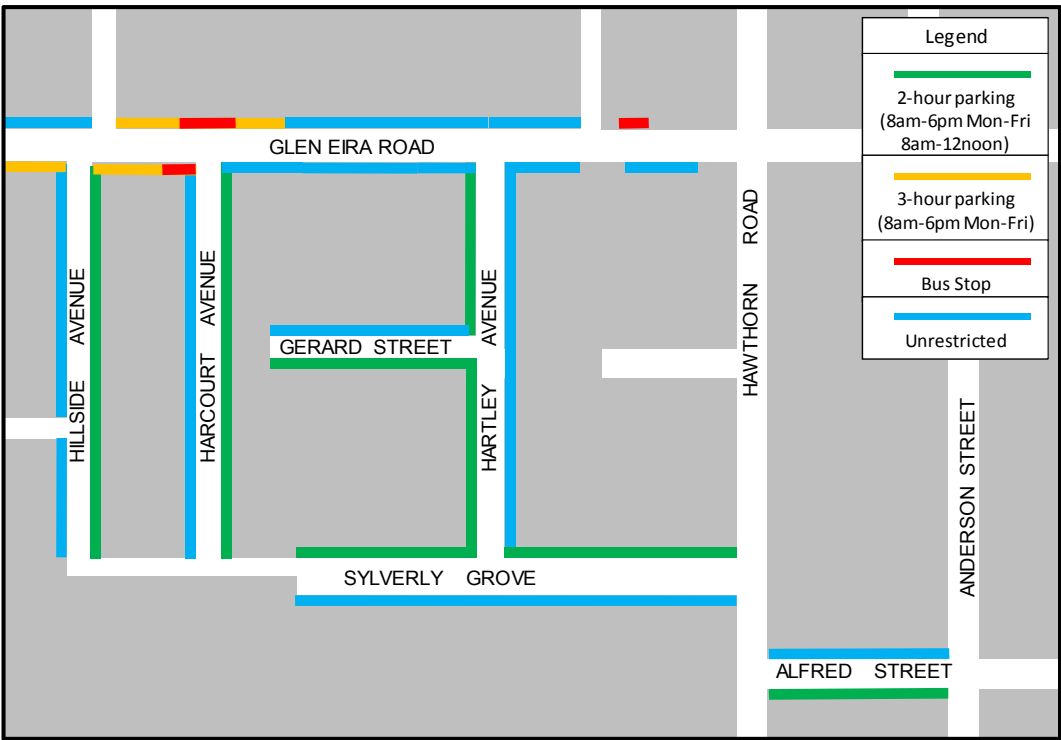
1. notes this report
2. acknowledges that whilst parking conditions have changed since the adjustment of the parking restrictions, there is now a reasonable on-street parking supply that balances the diverse parking needs of the community.
3. writes to the Caulfield Hospital seeking an urgent meeting to discuss closing the pedestrian gate near Sylverly Grove (as it has done so at the laneway off Pretoria Street) and other options to enhance their contribution to parking amenity in the surrounding precinct.
4. continues to patrol the area and respond to resident concerns about parking restriction breaches and blocked driveways
5. consults with residents in affected streets to identify properties with driveway access difficulties and assess them against the eligibility criteria contained in Council's Policy "Painting of Roadside Parking Lines"
6. That if no agreement is reached with the Caulfield Hospital by 13 April 2017, then a further report is presented to the next available Ordinary Council Meeting outlining options for reinstating appropriate parking restrictions in the precinct (including consideration of restrictions in Sylverly Grove, Harcourt Avenue, Hillside Avenue, Gerard Street, Hartley Avenue and Alfred Street).
7. commits, as a Community Plan priority, to conduct a strategic, municipal wide review of car parking and traffic which might result in future changes in this and other precincts.

CARRIED

Attachment 1– Parking restriction plans

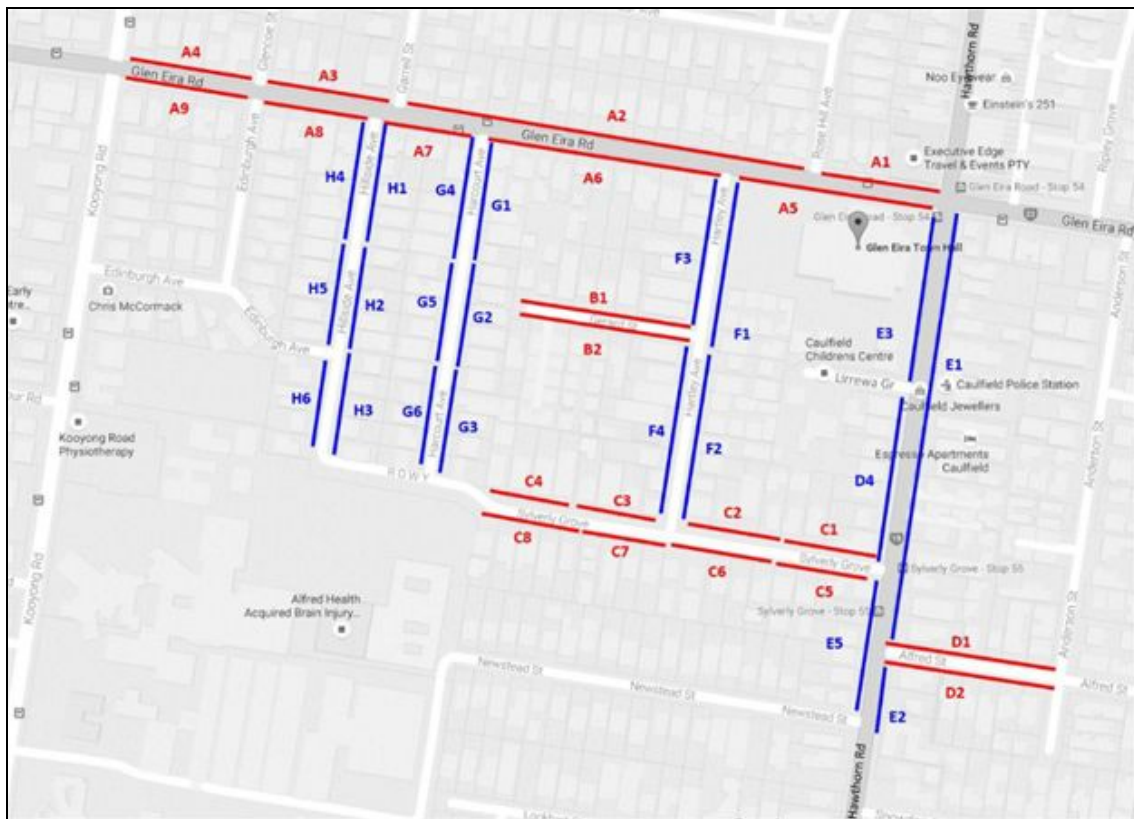


Parking Restrictions Before Changes (i.e. pre June/July 2016)



Current Parking Restrictions (as of June/July 2016)

Attachment 2 – Parking survey area



Attachment 3 – Parking Survey Results and Graphs

Location	Map Ref	Side	Restriction	Speed	Check	7:30	8:00	8:30	9:00	10:30	11:00	11:30	12:00	12:30	13:00	14:00	14:30	15:00	15:30	16:00	16:30	17:00	18:00	19:30
Queen Elizabeth Road																								
Hampton Rd to Rose Hill Ave	A1		No Standing 3:00pm M-F Bus Zone 7 am-9pm M-F 7 am-9pm Sat	3	3	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	1	1	1
			No Standing	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rose Hill Ave to General St	A2		Unrestricted	20	8	0	8	8	8	6	6	7	7	8	8	5	4	4	3	3	6	6	9	8
		North	3P Ram-6pm M-F Bus Zone	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
General St to Gloucester St	A3		Unrestricted	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			2P Ram-6pm M-F 8 am-12 noon Sat	4	4	0	0	0	0	0	1	1	1	2	2	1	1	1	1	1	1	1	1	1
Gloucester St to Koyung Rd	A4		No Standing	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			No Standing 7:00am M-F	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hampton Rd to Harley Ave	A5		Unrestricted	4	4	2	1	1	0	0	0	1	1	2	2	1	1	0	0	0	0	1	2	1
			No Standing	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Harley Ave to Harcourt Ave	A6		Unrestricted	17	17	5	6	6	7	7	7	7	6	6	6	7	8	7	7	9	8	6	6	6
			Bus Zone	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Harcourt Ave to Hillside Ave	A7		3P Ram-6pm M-F	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		South	Unrestricted	1	1	0	0	0	0	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0
Hillside Ave to Edinburgh Ave	A8		No Standing	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			3P Ram-6pm M-F	2	2	2	2	2	3	3	3	3	3	3	3	1	1	1	1	1	1	3	3	2
			Unrestricted	4	4	1	1	1	2	2	1	1	1	2	2	1	1	1	0	0	1	0	1	0
Edinburgh Ave to Koyung Rd	A9		No Standing 7:00am M-F 3:00pm M-F 8 am-12 noon Sat	3	3	0	0	0	0	1	1	1	1	1	1	1	0	1	1	2	2	2	3	2
			Bus Zone	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			No Standing	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gerard Street																								
Harley Ave to end of the road	B1	North	Unrestricted	15	15	3	3	3	7	5	5	5	6	6	6	6	4	4	6	5	5	5	5	6
Harley Ave to end of the road	B2	South	2P Ram-6pm M-F	14	14	7	7	7	7	5	5	5	4	4	4	4	5	4	2	2	4	4	2	0
Sydney Grove																								
Hampton Rd to #60A Sydney Gr	C1		2P Ram-6pm M-F 8 am-12 noon Sat	8	8	6	2	2	2	2	2	1	1	1	1	0	0	1	2	2	2	1	1	3
#60A Sydney Gr to Harley Ave	C2		2P Ram-6pm M-F 8 am-12 noon Sat	6	6	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	1	1	
Harley Ave to #202 Sydney Gr	C3		2P Ram-6pm M-F 8 am-12 noon Sat	5	5	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2	4	
#202 Sydney Gr to #1515 Sydney Gr	C4		2P Ram-6pm M-F 8 am-12 noon Sat	7	7	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	4	
#1515 Sydney Gr to #1515 Sydney Gr	C5		Unrestricted	7	7	5	5	5	5	5	5	5	5	5	5	3	3	3	3	3	3	3	3	
#1515 Sydney Gr to #1515 Sydney Gr	C6		Unrestricted	8	8	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	
#1515 Sydney Gr to #1515 Sydney Gr	C7		Unrestricted	10	10	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3	2	
#1515 Sydney Gr to #1515 Sydney Gr	C8		Unrestricted	10	10	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3	2	
Alfred Street																								
Anderson St to Harcourt Rd	D1	North	Unrestricted	5	10	7	7	7	7	6	6	6	8	8	8	7	7	5	5	5	5	6	7	
Anderson St to Harcourt Rd	D2	South	2P Ram-6pm M-F 8 am-12 noon Sat	12	12	2	2	2	2	2	2	2	4	4	4	4	1	1	1	1	1	2	2	
Harcourt Road																								
Glenn Eira Rd to Alfred St	E1		Unrestricted	19	19	7	7	7	7	7	7	7	8	8	8	6	6	8	10	10	9	13	10	
	East		No Standing Police Vehicles Excepted 3P Ram-6pm M-F 8 am-12 noon Sat	5	5	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	0	0	
Alfred St to #131517 Harcourt Rd	E2		Yarra Tram Shop Stop 85	4	4	2	2	2	2	3	3	3	2	2	2	2	2	1	1	1	1	1	2	
			3P Ram-6pm M-F 8 am-12 noon Sat	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Glenn Eira Rd to Llewellyn Grove	E3		Unrestricted	4	4	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
			No Standing 3:00pm M-F	6	6	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0	0	0	
	West		Unrestricted	4	4	1	1	1	1	1	1	1	1	1	1	1	3	3	3	3	1	2		
Llewellyn Grove to Sydney Grove	E4		Unrestricted	12	12	8	8	8	8	7	7	7	8	8	8	7	7	6	8	8	7	6	8	
Sydney Grove to Llewellyn St	E5		3P Ram-6pm M-F 8 am-12 noon Sat Yarra Tram Shop Stop 85	10	10	4	4	4	4	5	5	5	6	6	6	5	5	2	2	2	2	3	3	
Harley Avenue																								
Glenn Eira Rd to #60A Harley Ave	F1		Unrestricted	14	14	4	4	4	4	4	4	4	4	4	4	4	4	6	7	5	5	5	6	
#60A Harley Ave to Sydney Gr	F2		Unrestricted	14	14	8	8	8	7	7	7	5	5	5	5	4	6	6	6	6	4	8		
Glenn Eira Rd to General St	F3		2P Ram-6pm M-F 8 am-12 noon Sat	10	10	2	2	2	2	2	2	1	1	1	1	3	3	2	2	2	2	2	3	
General St to Sydney Grove	F4		2P Ram-6pm M-F 8 am-12 noon Sat	16	16	3	3	3	3	4	4	4	4	4	4	4	4	4	4	4	5	5		
Harcourt Avenue																								
Glenn Eira Rd to #1515 Harcourt Ave	G1		3P Ram-6pm M-F 8 am-12 noon Sat	7	7	1	1	1	1	1	1	1	1	1	1	2	2	2	2	1	1	1	1	
#1515 Harcourt Ave to #1515 Harcourt Ave	G2		2P Ram-6pm M-F 8 am-12 noon Sat	6	6	1	1	1	1	1	1	1	1	1	1	2	2	2	2	0	0	0		
#1515 Harcourt Ave to #1515 Harcourt Ave	G3		2P Ram-6pm M-F 8 am-12 noon Sat	9	9	3	3	3	3	3	3	3	3	3	3	3	3	2	2	2	2	2		
#1515 Harcourt Ave to #1515 Harcourt Ave	G4		Unrestricted	8	8	3	3	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2		
#607 Harcourt Ave to #131515 Harcourt Ave	G5		Unrestricted	6	6	2	2	2	2	2	3	3	3	3	3	2	2	2	2	3	3	4		
#131515 Harcourt Ave to #131515 Harcourt Ave	G6		Unrestricted	9	9	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Hillside Avenue																								
Glenn Eira Rd to #50 Hillside Ave	H1		2P Ram-6pm M-F 8 am-12 noon Sat	5	5	0	0	0	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	
#50 Hillside Ave to #1315 Hillside Ave	H2		2P Ram-6pm M-F 8 am-12 noon Sat	8	8	0	0	0	0	0	1	1	1	1	1	1	2	2	2	1	2	2		
#1315 Hillside Ave to #1315 Hillside Ave	H3		2P Ram-6pm M-F 8 am-12 noon Sat	8	8	4	4	4	4	6	6	6	6	6	5	5	5	5	5	5	5	5		
Glenn Eira Rd to #108 Hillside Ave	H4		Unrestricted	9	9	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		
#108 Hillside Ave to Edinburgh Ave	H5		Unrestricted	6	6	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2		

Table 3.1: Parking Survey Results Saturday 19/11/16

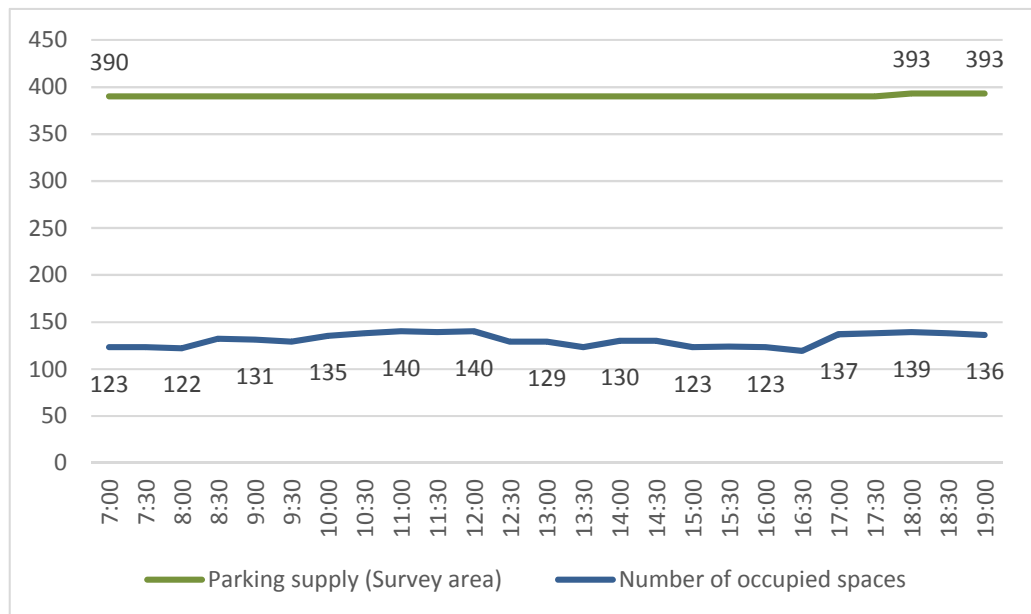


Figure 3.1: Parking results Saturday 19/11/16 – Survey area

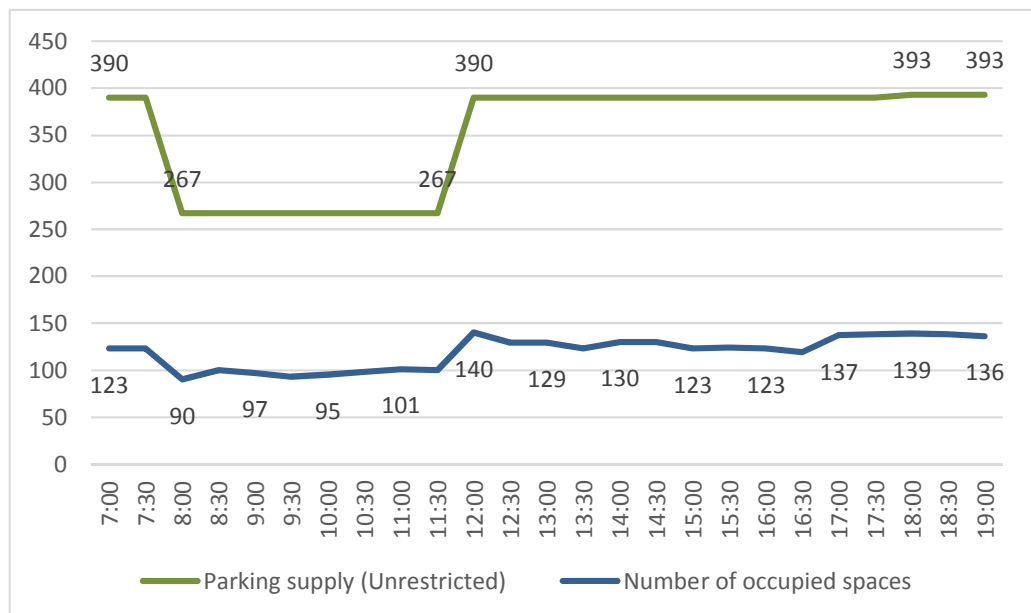


Figure 3.2: Parking results Saturday 19/11/16 – Unrestricted

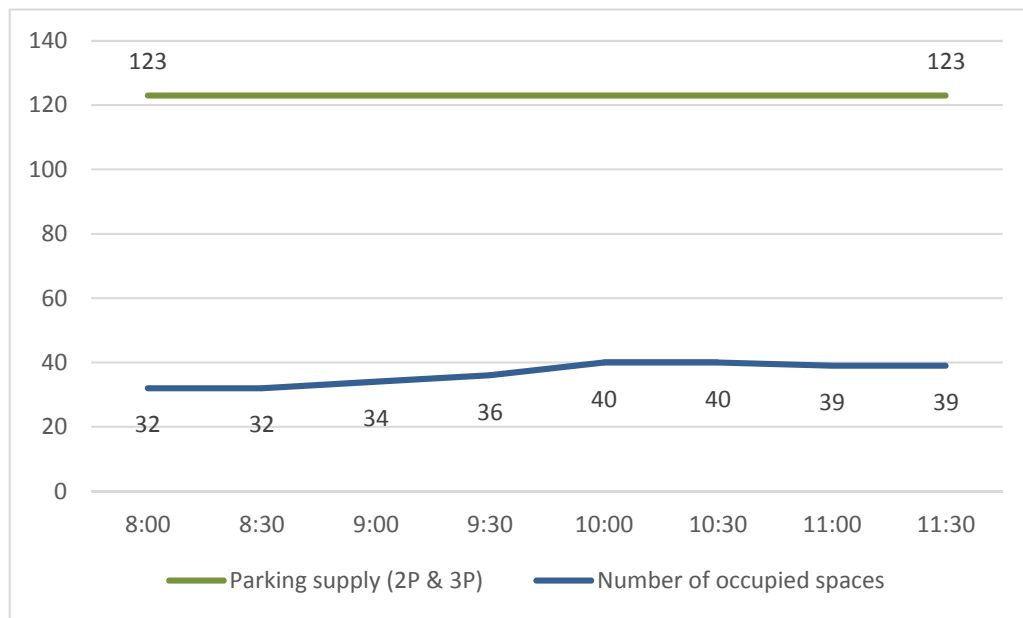


Figure 3.3: Parking results Saturday 19/11/16 – 2P & 3P

Table 3.2: Parking Survey Results Tuesday 22/11/16

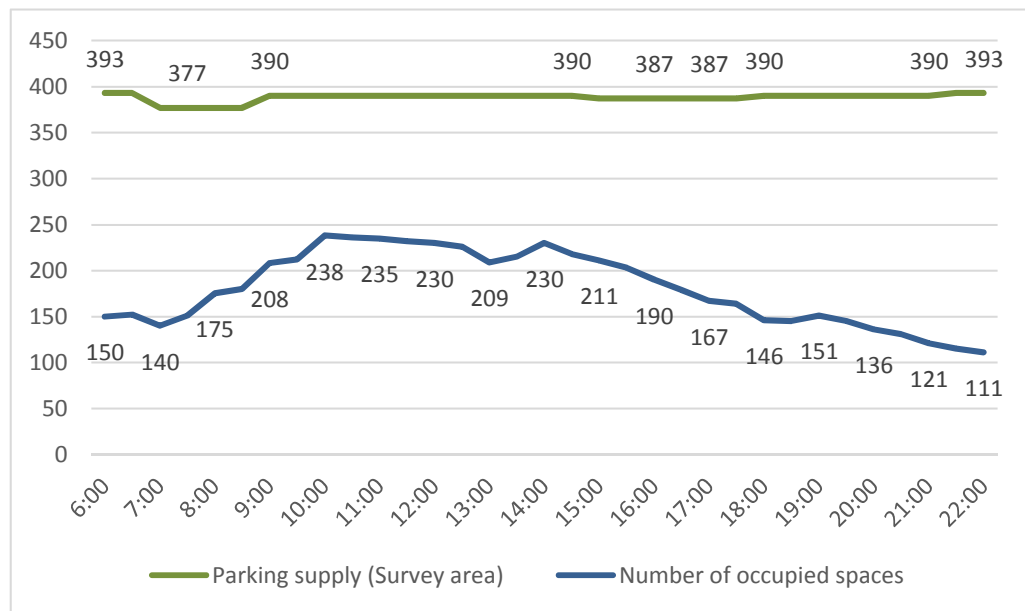


Figure 3.4: Parking results Tuesday 22/11/16 – Survey area

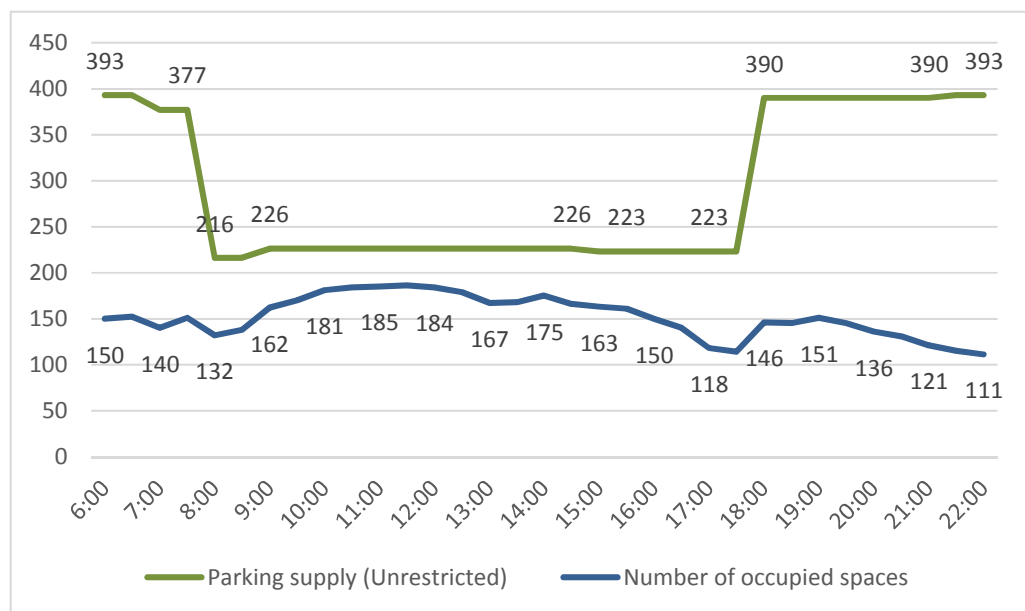


Figure 3.5: Parking results Tuesday 22/11/16 – Unrestricted

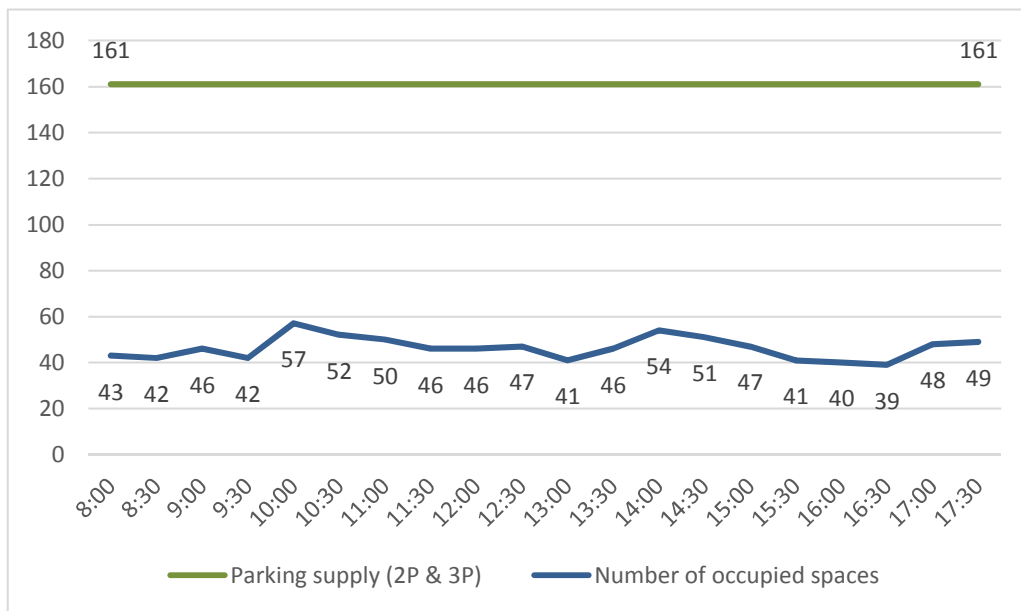


Figure 3.6: Parking results Tuesday 22/11/16 – 2P & 3P

[illegible]

Table 3.3: Parking Survey Results Saturday 3/12/16

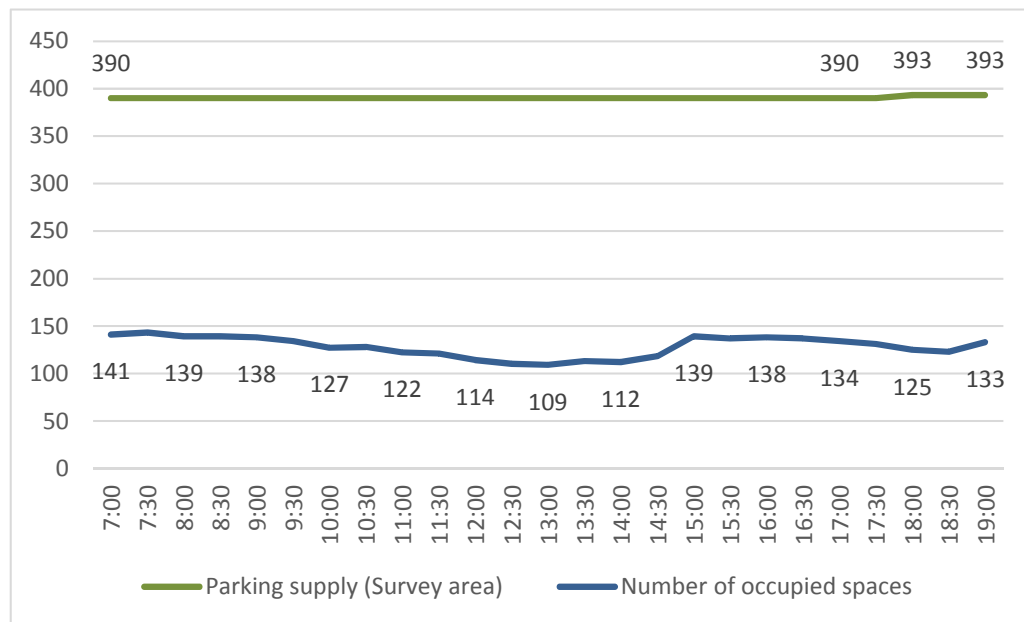


Figure 3.7: Parking results Saturday 3/12/16 – Survey area

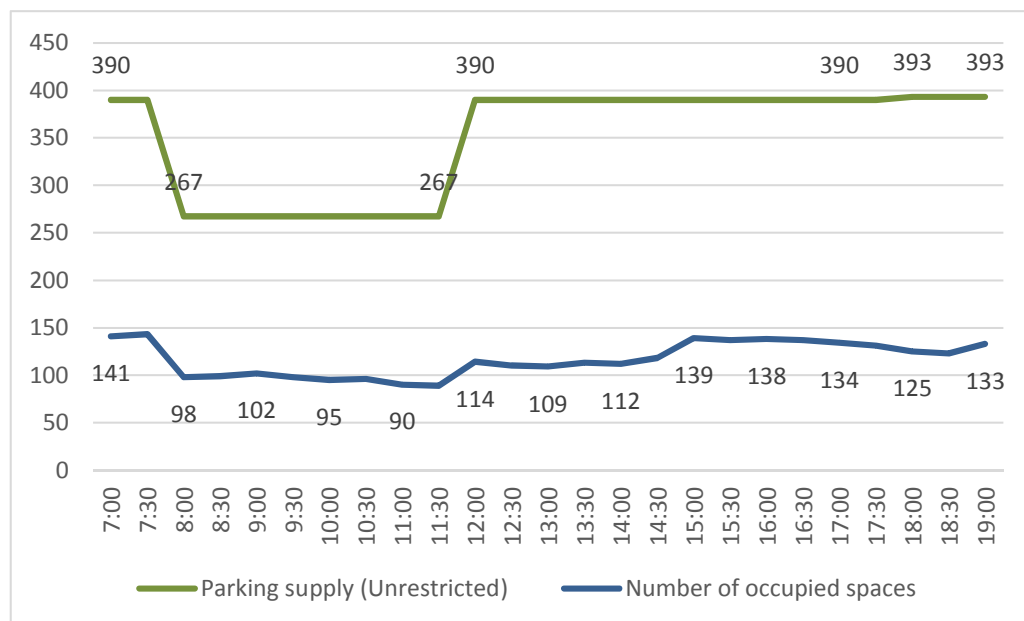


Figure 3.8: Parking results Saturday 3/12/16 – Unrestricted

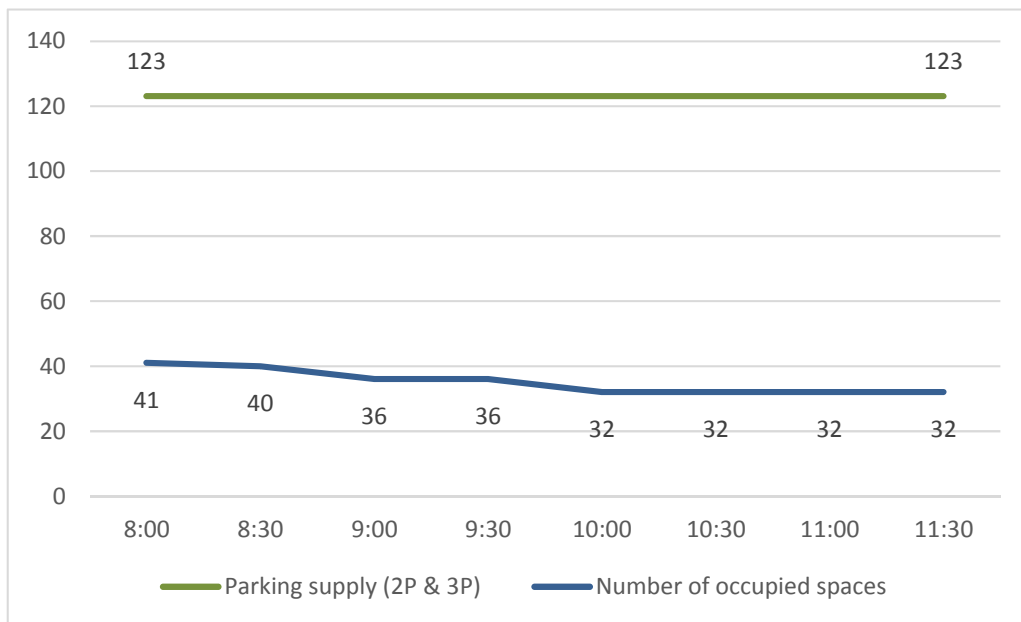


Figure 3.9: Parking results Saturday 3/12/16 – 2P & 3P

Location		May Rd	Side	Restriction	No. of Parked Vehicles																											
Space	Check	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30	10:00	11:00	11:30	12:30	13:00	14:00	14:30	15:00	16:00	16:30	17:00	18:00	19:00	20:00	21:00	21:30	22:00						
Glen Elia Road		Hawthorn Rd to Rose Hill Ave		A1	No Standing 2.0pm MF	3	3	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0		
				Bus Zone 7am-5pm MF 7am-6pm Sat	2	3	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				No Standing	2	2	0	0	0	0	0	0	0	0	0	0	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	
				Unrestricted	20	20	10	9	6	6	12	11	11	13	14	12	12	11	9	9	11	11	6	4	7	6	9	8	9	8	7	
				3P Ram-6pm M-F	8	8	0	1	1	0	0	0	0	1	1	1	1	1	0	1	2	2	3	2	2	1	1	1	1	1	1	
		North		Bus Zone	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
				Unrestricted	5	5	2	3	1	1	3	0	2	3	2	2	3	3	3	3	0	1	2	2	0	1	1	1	1	1	0	0
				3P Ram-6pm MF	4	4	1	1	1	1	4	4	1	0	0	0	0	0	0	0	0	2	3	0	0	1	1	1	1	1	2	2
				3P Ram-6pm M-F Jam-Zhoun Sat	6	6	2	3	6	4	2	1	1	0	0	1	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	
				Unrestricted	3	3	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Glenzie St to Kooyong Rd		A4	No Standing	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		3P Ram-6pm MF	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		No Standing 2.0pm MF	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		3P Ram-6pm MF	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		Unrestricted	4	4	0	3	3	3	4	4	4	4	4	4	5	6	5	4	3	3	3	2	2	2	3	3	4	3	3			
Hawthorn Rd to Harley Ave		A5	No Standing	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		3P Ram-6pm MF	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		Unrestricted	17	17	4	5	6	6	6	7	7	7	8	6	9	7	8	9	9	8	6	6	4	3	3	4	4	5	4			
		Bus Zone	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		3P Ram-6pm M-F	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Harcourt Ave to Hillside Ave		A7	Unrestricted	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		3P Ram-6pm M-F	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		Unrestricted	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		3P Ram-6pm M-F	2	2	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		Unrestricted	4	4	2	3	4	4	4	3	3	3	3	3	2	3	3	3	3	3	3	2	2	2	2	1	1	2	2			
Hillside Ave to Edinburgh Ave		A8	No Standing 7.0pm MF 2.0pm-5pm MF Jam-Zhoun Sat	3	3	0	0	0	0	0	0	3	0	2	1	1	1	1	1	1	2	2	2	1	1	1	0	0	1			
		Bus Zone	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		Unrestricted	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		3P Ram-6pm M-F Jam-Zhoun Sat	8	8	1	1	0	0	1	1	1	1	2	2	2	1	1	1	1	1	0	0	0	0	0	0	0	0	0			
		Unrestricted	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Edinburgh Ave to Kooyong Rd		A9	No Standing	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		Bus Zone	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		Unrestricted	15	15	6	4	4	6	7	9	9	9	12	12	12	14	12	11	11	11	10	9	4	4	4	2	3	6				
		3P Ram-6pm M-F	14	14	3	4	4	2	2	2	2	4	4	4	7	7	8	6	6	5	5	2	2	3	3	2	1	2	2			
		Unrestricted	8	8	1	1	0	0	1	1	1	1	1	2	2	1	1	1	1	1	0	0	0	0	0	0	0	0	0			
Sydney Grove		C1	2P Ram-6pm MF Jam-Zhoun Sat	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		2P Ram-6pm M-F Jam-Zhoun Sat	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		#624 Sydney Gr to Harley Ave	5	5	1	3	4	2	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		Harley Ave to #12072 Sydney Gr	4	4	3	2	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		#20222 Sydney Gr to RCW	9	9	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		Harley Ave to Sydney Gr	7	7	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		#134 Sydney Gr to #1517 Sydney Gr	8	8	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6				
		#134 Sydney Gr to #1517 Sydney Gr	8	8	3	3	2	2	5	5	5	5	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4				
South		C7	Unrestricted	10	10	8	5	8	9	8	9	10	10	10	10	9	9	8	8	8	6	7	7	3	4	6	5	7				
		#2326 Sydney Gr to RCW	5	5	3	5	4	4	4	4	4	3	3	5	5	2	2	4	3	5	4	1	1	0	0	2	2	2				
		Unrestricted	10	10	5	9	9	9	10	9	9	12	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10				
Aired Street		D1	Unrestricted	10	10	5	9	9	9	10	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9					
		Anderson St to Hawthorn Rd	12	12	0	0	1	1	1	1	3	2	1	1	5	4	4	3	5	5	5	4	4	5	1	1	2	2				
		Anderson St to Hawthorn Rd	D2	2P Ram-6pm MF Jam-Zhoun Sat	19	19	0	0	0	7	12	12	13	13	13	11	11	15	16	19	15	14	12	12	10	12	11	13	14			
Hawthorn Road		E1	Unrestricted	5	4	3	2	2	2	2	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0					
		No Standing Police Vehicles Exempted	4	4	2	4	4	4	4	4	4	3	2	2	1	1	4	4	2	2	2	2	2	2	2	2	2	2				
		3P Ram-6pm M-F Jam-Zhoun Sat	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		Yerra Tram Stop Stop 55	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4				
		3P Ram-6pm M-F Jam-Zhoun Sat	4	4	4	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2				
West		E2	3P Ram-6pm M-F Jam-Zhoun Sat	4	4	4	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2					
		Yerra Tram Stop Stop 54	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
		3P Ram-6pm M-F Jam-Zhoun Sat	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4					
West		E3	No Standing Police Vehicles Exempted	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
		3P Ram-6pm M-F Jam-Zhoun Sat	4	4	0	5	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6					
		Yerra Tram Stop Stop 55	10	10	6	3	3	3	3	4	4	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Harley Avenue		E4	Unrestricted	12	12	10	8	7	7	7	10	8	10	11	11	9	9	9	8	8	8	6	7	7	7	8	7					
		3P Ram-6pm M-F Jam-Zhoun Sat	10	10	6	3	3	3	3	4	4	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
		Yerra Tram Stop Stop 55	1	1	0	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
		Unrestricted	14	14	5	6	6	12	13	13	13	13	10	9	9	13	10	10	12	12	11	11	6	5	5	3	3	5				
		Yerra Tram Stop Stop 55	14	14	5	6	7	12	10	7	10	7	10	10	10	9	9	3	4	8	8	9	9	10	10	6	6	7				
North		F1	Unrestricted	14	14	5	6	6	12	13	13	13	13	10	9	9	13	10	10	12	12	11	11	6	5	5	3					
		Glen Elia Rd to #915A Harley Ave	F2	Unrestricted	14	14	5	6	7	12	10	7	10	7	10	10	10	9	9	3	4	8	8	9	9	10	10	6	7			
		#90A Harley Ave to Sydney Gr	F3	Unrestricted	10	10	4	7	5	5	4	4	3	3	5	5																

Table 3.4: Parking Survey Results Wednesday 7/12/16

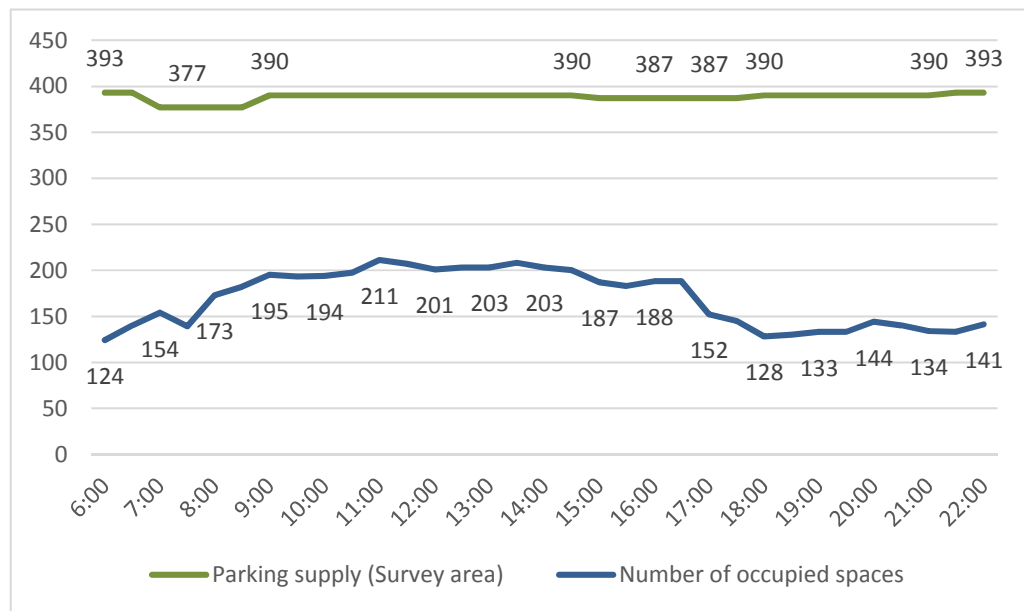


Figure 3.10: Parking results Wednesday 7/12/16 – Survey area

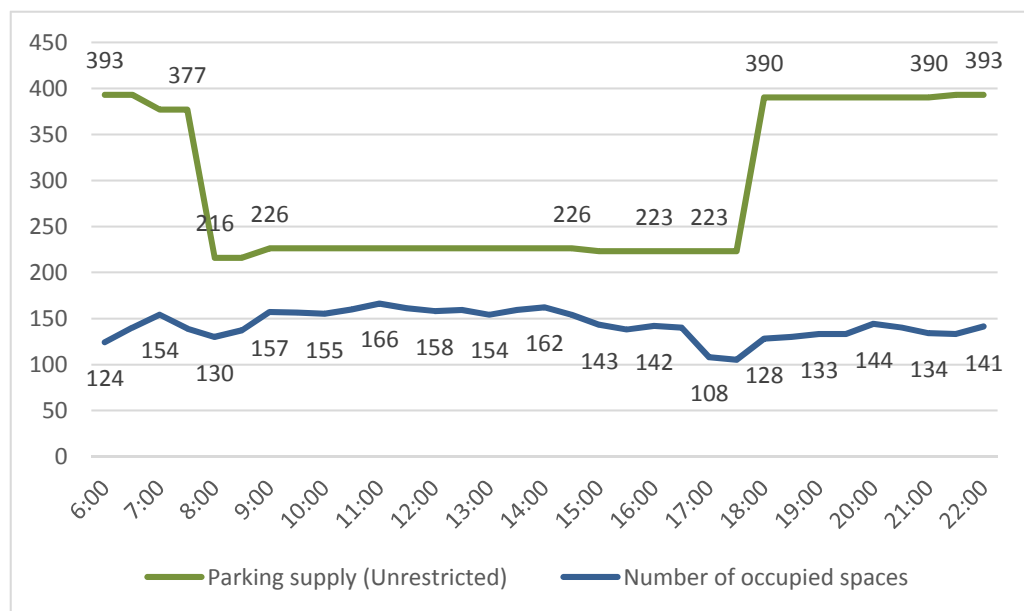


Figure 3.11: Parking results Wednesday 7/12/16 – Unrestricted

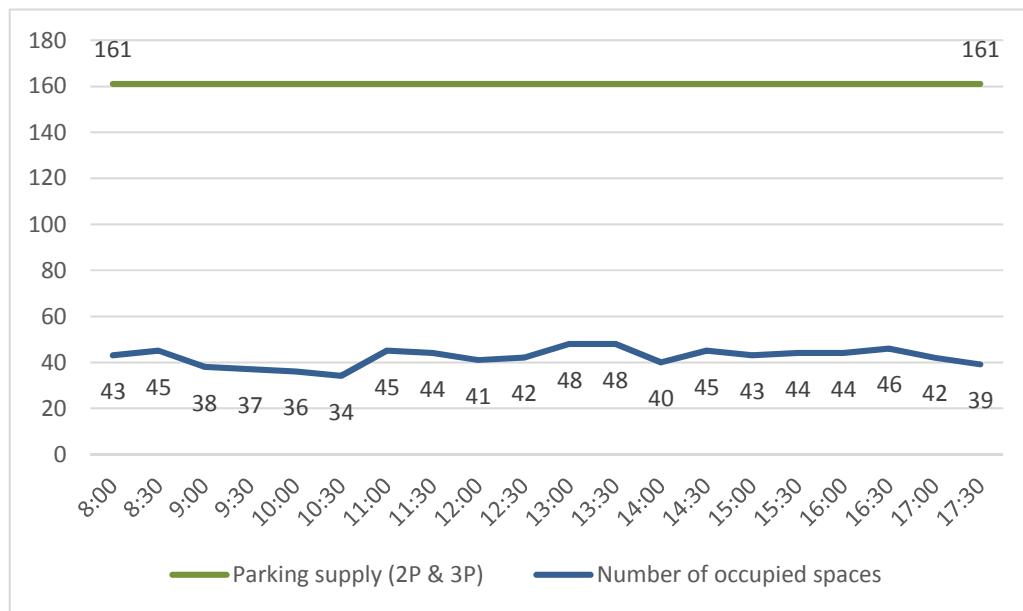


Figure 3.12: Parking results Wednesday 7/12/16 – 2P & 3P

9.2 670-672 CENTRE ROAD & 51 BROWNS ROAD, BENTLEIGH EAST**Author:** Rocky Camera, Manager Town Planning**File No:** GE/PP-28181/2015/A**Attachments:** Advertised plans**PURPOSE AND SUMMARY**

To consider an application to amend a Planning Permit



PROPOSAL	<ul style="list-style-type: none"> The amended application seeks approval for one additional level (now a part 6 storey building). The additional level consists of two new dwellings (one 2-bedroom and one x 3-bedroom)
MUNICIPAL STRATEGIC STATEMENT	Bentleigh East Neighbourhood Centre (Housing Diversity Area Policy)
APPLICANT	Centreway Pty Ltd
PLANNING SCHEME CONTROLS	Commercial 1 Zone (670-672 Centre Road) General Residential Zone – Schedule 1 (51 Browns Road)
OBJECTIONS	4

RECOMMENDATION

That Council issues a Notice of Decision to Grant an Amended Planning Permit for Application No. GE/PP-28181/2015/A at 51 Browns Road & 670-672 Centre Road, Bentleigh East in accordance with the following conditions:

The planning permit preamble modified as follows:

Buildings and works associated with the construction of a part three-storey building on land in a General Residential 1 Zone and part ~~five~~ **SIX** storey building on land in a Commercial 1 zone comprising one convenience restaurant, five shops and up to sixty ~~four~~ **SIX** (64**6**) dwellings above two basement carpark levels; use of the land for multi-dwellings in a Commercial 1 Zone; reduction in the visitor parking requirement; waiver of the loading bay requirement; removal of an easement; access alterations to a road in a Road Zone, Category 1 in accordance with the endorsed plans.

CONDITIONS

Amend planning permit pursuant to Section 75 of the Act be issued as follows:

This Permit was amended pursuant to Section 75 of the Planning and Environment Act 1987 by modifying the wording of the permit preamble and the endorsement of amended plans

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 TP04-TP14 Revision A prepared by Perkins Architects dated August 31 2015) but modified to show:

Car parking

- (a) Car parking spaces allocated and appropriately identified on the site in accordance with Condition 17 of this permit.
- (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) The tandem car spaces associated with car spaces 25-30 swapped to allow the 5.4 metre long car spaces adjacent the aisle.

Linemarking modifications to car parking spaces 12, 13, 25, 26, 27, 28, 59 and 60 as shown on the plan described as "Design Recommendations – Basement Level 1 and Basement Level 2" dated 22/6/2016 Plan Ref. 12159.1-AT06/TC prepared by Ratio Consultants Pty Ltd.
- (d) Provision of an intercom system for visitor access to the car park in a location to the satisfaction of the Responsible Authority.

General

- (e) Amendment of the internal layout of the development generally in accordance with the plans described as Draft 1 TP07, TP08 and TP09 Amend B – VCAT prepared by Perkins Architects dated 13 April 2016 with the following further modification:
 - (i) the balconies on the south side of dwellings B202 and B203 are to be extended further eastwards and westwards respectively terminating at the edge of their south facing living room windows.
- (f) The first floor south facing bedroom windows associated with dwellings B102 and B103 fixed with obscure glazing to 1.7 metres above finished floor level, or otherwise to the satisfaction of the Responsible Authority.
- (g) The balconies of all dwellings to be a minimum of 8 square metres with a 1.6 metre dimension and absorbed within the building envelope, except for dwelling B301 whose balcony is to be designed in accordance with the plans described as Draft 1 TP08 Amend: B – VCAT. Any consequential changes are to be to the satisfaction of the Responsible Authority.
- (h) Provision of a north facing highlight window for the bedrooms associated with dwellings B301 and B302.
- (i) The bathrooms, toilets and ensuites associated with all units on the uppermost floor to have provisions for a skylight (or similar) where no windows or direct access to daylight is provided.
- (j) Deletion of boundary fence notations.
- (k) Provision of a schedule of construction materials, external finishes and colours (incorporating paint samples).
- (l) Each dwelling provided with six cubic metres of storage space.
- (m) The provision of bicycle parking spaces as follows:
 - (i) 20 spaces in the basements using the 'Ned Kelly' or other similar system;
 - (ii) 7 at-grade spaces using the 'Cora Expo' 7510 or other similar system for use by visitors to the residential and commercial uses generally as shown on the plan described as "Design Recommendations – Ground Floor" dated 17/6/16 Plan Ref.12159.1-AT06/TC dated 17 June 2016 prepared by Ratio Consultants Pty Ltd;to the satisfaction of the Responsible Authority.
- (n) Any layout modifications to the plans arising from compliance with the Building Code of Australia in relation to the provision of accessible toilet facilities.
- (o) A Landscape Plan in accordance with Condition 11.

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

2. 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.
3. 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.

4. The amenity of the area must not be adversely affected by the use or development as a result of the:
 - (a) transport of materials, goods or commodities to or from the land; and/or
 - (b) appearance of any building, works, stored goods or materials; and/or
 - (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and/orin any other way, to the satisfaction of the Responsible Authority.
5. All security alarms or similar devices installed on the land must be of a silent type approved by the Standards Association of Australia and be connected to a registered security service.
6. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
7. The Permit holder must ensure that all dwellings within the development are protected from noise associated with any on-site mechanical plant equipment, consistent with the requirements of the State Environment Protection Policy N-1.
8. 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.
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; and
 - (h) any construction lighting to be baffled to minimise intrusion on adjoining lots.
10. 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.
11. 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. 6 smaller trees through the subject site;
 - ii. 3 trees within the front setback of 51 Browns Road;or 9 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.
12. The landscaping as shown on the endorsed Landscape Plan must be carried out, completed and maintained to the satisfaction of the Responsible Authority.

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13. 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.
14. 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; and
 - (f) clearly marked to show the direction of traffic along the access lanes and driveways;
- to the satisfaction of the Responsible Authority.
15. 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.
17. Prior to the issue of an occupancy permit for any part of the development, or at such later time with the consent of the Responsible Authority, a Car Park Management Plan (CPMP) must be submitted to and approved by the Responsible Authority. The CPMP is to provide for the following, unless otherwise to the satisfaction of the Responsible Authority:
- (a) Not less than one (1) car space per one or two bedroom dwelling;
 - (b) Not less than two (2) car spaces per three or more bedroom dwelling;
 - (c) A pool of fourteen (14) car spaces within the basements, excluding spaces No. 12 and 59, for shared use by visitors to both the residential and commercial uses which is to include:
 - i. the provision of one space per five dwellings (12 spaces) for residential visitors which are to be made available for residential visitor use between 7.00pm and 6.00am on weekdays and all day on Saturday and Sunday or at such other times to the satisfaction of the Responsible Authority;
 - ii. how the shared spaces will otherwise be utilised between the different users at other times;
 - iii. details of intercom or other appropriate arrangements to provide for visitor access to the basement car park;
 - (d) Nine (9) basement spaces allocated to the staff of the commercial tenancies (comprising 2 for the convenience restaurant and 7 allocated to the remaining five commercial tenancies);
 - (e) The nine (9) ground level spaces allocated for customers of the commercial properties; and

- (f) The one (1) ground level accessible car space to be shared between the commercial tenancies.
- 18. 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. This includes the provision of showers and change rooms when required by Clause 52.34.
- 19. 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 generally in accordance with the endorsed plans (prior to the construction of the levels above being commenced).
- 20. 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 generally in accordance with the endorsed plans.
- 21. The permit holder must inform all purchasers about this planning permit, particularly drawing attention to Note F.
- 22. Prior to the occupation of the approved development, a permanent sign must be erected by the applicable planning permit holder in a prominent position in the car park and in any foyer/s stating that "Residents of this development will not be issued Residential Parking Permits (including visitor parking permits)". The sign must measure approximately 0.2 square metres in area, to the satisfaction of the Responsible Authority.
- 23. Construction or carrying out of buildings and works associated with the development approved under this permit other than buildings and works (which may include the construction of the basement) required to facilitate the remediation of the land must not occur until, to the satisfaction of the Responsible Authority:
 - (a) A certificate of environmental audit is issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or
 - (b) An environmental auditor appointed under the Environment Protection Act 1970 makes a statement in accordance with Part IXD of the Act that the environmental conditions of the land are suitable for the sensitive use.

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

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

the Agreement is to be entered on Title and the costs of the preparation and execution of the Agreement and entry of the memorandum on Title are to be paid by the owner.

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

Public Transport Victoria conditions

24. The existing bus stop and associated infrastructure on Centre Road must not be altered without the prior consent of Public Transport Victoria. Any alterations including temporary works or damage during construction must be rectified to the satisfaction of Public Transport Victoria and at the cost of the permit holder.
25. The permit holder must take all reasonable steps to ensure that disruption to bus operation along Centre Road is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria fourteen days (14) prior.

VicRoads Conditions

26. Additional vehicle access to or from any lot must not be achieved directly from Centre Road.
27. The level of the footpaths must not be lowered or altered in any way to facilitate access to the site.
28. All disused or redundant vehicle crossings must be removed and the area reinstated to kerb and channel to the satisfaction of and at no cost to the Roads Corporation prior to the occupation of the buildings and works hereby approved.
29. The crossover and driveway are to be constructed to the satisfaction of the Responsible Authority and at no cost to the Roads Corporation prior to the occupation of the buildings hereby approved.
30. Prior to the occupation of the buildings hereby approved, the access lanes, driveways, crossovers and associated works must be provided and available for use and be:
 - (a) Formed to such levels and drained so that they can be used in accordance with the plan.
 - (b) Treated with an all-weather seal or some other durable surface.
31. Driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (eg. by spilling gravel onto roadway).
32. Any security boom, barrier, gate or similar device controlling vehicular access to the premises must be located a minimum of 6m inside the property to allow vehicles to store clear of Centre Road and Browns Road pavements and footpaths.

33. The removal of easement approval will expire if:

- Two (2) years after the date of this Permit if the plan of removal of easement is not certified within that time; or
- Five (5) years after the date of certification of the plan of the removal of easement.

The Responsible Authority may extend the times for expiry of this approval (pertaining to the removal of easement) referred to above if a request is made in writing by the owner or occupier of the subject land before this Permit expires or within six (6) months afterwards.

34. This use and development 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.

Conditions End

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

- 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 from that adopted for the approval of this Planning Permit.
- C. This Planning Permit represents the Planning approval for the development of the land. Side and rear boundary fences do not form part of this Planning approval. 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.

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

BACKGROUND

A Planning Permit was issued by Council resolution on 3 February 2016 for the construction of a part-three and part-five storey building comprising one convenience restaurant, five shops and sixty-three (63) dwellings.

The permit applicant appealed conditions of the permit to VCAT. An amended planning permit was issued at the direction of VCAT on 23 August 2016 increasing the number of dwellings to sixty-four (64).

ISSUES AND DISCUSSION

- Zoning and policy context
- Height, scale and massing
- Amenity impacts
- Car parking and traffic
- Objectors concerns

Proposal

- The amended application seeks approval for one additional level (now a part 6 storey building).
- The additional floor consists of two dwellings (one 2-bedroom and one x 3-bedroom)
- There are 4 surplus car parking spaces within the approved development. It is proposed that these surplus spaces be dedicated to the proposed two additional dwellings (two car spaces each)

Objectors' concerns

- The proposed 6 storey height is inappropriate and does not respond to neighbourhood character
- Overlooking and overshadowing of neighbouring properties
- Traffic congestion – area is poorly serviced by public transport
- No reduction in parking should be allowed
- No parking is provided for the two additional dwellings
- On street car parking is already at capacity.
- Development will set a precedent for the Bentleigh East commercial area
- Loss of residential amenity
- Noise emissions particularly during construction
- Impacts to infrastructure
- The development fails to provide diversity of housing

Referrals

Transport Planning

- The increase from 64 to 66 dwellings triggers a requirement for 1 additional visitor space.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

N/A

POLICY AND LEGISLATIVE IMPLICATIONSZoning and policy context

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

The subject site at 670-672 Centre Road is located within the Commercial 1 Zone while the site at 51 Browns Road is located in a General Residential Zone. Both sites are located in the Bentleigh East Neighbourhood Centre.

The Commercial 1 Zone applies to commercial centres and also allows residential uses (such as shop top housing and apartment style developments) at first floor level and above. Retail uses are promoted at ground floor. No height limit applies within this zone. The General Residential Zone has a 10.5 metre height limit (3 storeys).

The additional storey proposed is well separated from sensitive interfaces which minimise its adverse impacts by way of building bulk, overlooking and overshadowing. Its modest footprint and setbacks from the corresponding floors below ensures that the stepping and transition in height and scale is achieved to residential properties in Browns Road.

Height, scale and massing

Policy seeks to ensure that building heights are compatible in their site context. Given the policy context, it is considered that a modest six storey building is acceptable in this location. The proposed floor is centralised relative to the floors below and well setback from all boundaries. The additional level is setback 13.85m from Centre Road and 8.76m from Browns Road.

It is considered that the six storey form will not dominate or visually intrude on the streetscape and takes account of views from the wider area. The additional floor will have limited visibility from the footpath on the opposite side of Centre Road. Similarly its visibility from the units at 49 Browns Road will be obscured by the floors below.

Amenity impacts

The modest footprint of the proposed additional floor along with generous boundary setbacks assist in minimising visual impacts both at street level and when viewed at a wider distance. The closest residential property at 20 Becket Avenue is separated from the proposed floor by approximately 27 metres. This is a significant distance which assists with alleviating any visual bulk which may be caused by the six storey form.

The submitted shadow diagrams show that the additional floor will not result in any additional overshadowing to adjoining properties. As such, the overshadowing from the proposed development complies with the State Government guidelines.

Due to the substantial separation distance between the proposed fifth floor and adjoining properties and orientation of the dwellings towards the north (Centre Road), the proposed balconies and habitable windows do not require any form of screening under State Government Guidelines.

Car Parking and Traffic

The current planning permit requires a Car Parking Management Plan be prepared with the following allocation of spaces:

- 67 resident spaces (61 x one and two bedroom, 3 x three bedroom)

- 9 parking spaces for staff of the commercial shops and convenience restaurant
- 10 at grade commercial spaces (including 1 accessible disabled space).
- A pool of 14 visitor spaces.

This equates to a total of 100 spaces. The development currently provides a total of 104 car spaces. It is not proposed to increase the number of car spaces.

As the amendment seeks to increase the dwelling yield by one two bedroom dwelling and one three bedroom dwelling, the associated car parking requirement is for three additional car spaces. The application seeks to evenly distribute the four surplus spaces between the two additional dwellings (two cars spaces per dwelling). The approved car parking for the shops and other dwellings is to remain as originally approved.

Where an existing use is increased the car parking requirement only applies to the increase, provided that the existing number of car spaces currently being provided in connection with the existing use is not reduced. Therefore the proposal does not generate a requirement for additional shop or visitor car parking. As only two dwellings are proposed Council's assessment is confined to that change only.

Condition 17 of the existing planning permit requires approval of a Car Park Management Plan (CPMP) providing for the following (amongst other requirements):

- (a) *Not less than one (1) car space per one or two bedroom dwelling;*
- (b) *Not less than two (2) car spaces per three or more bedroom dwelling;*

The applicant has not sought to modify this condition. Therefore there is an ongoing obligation to provide car parking for each dwelling (including the two additional dwellings for the additional floor) in accordance with State Government car parking guidelines.

COMMUNICATION AND ENGAGEMENT

1. Public Notice (Statutory)

- 33 properties notified
- 145 notices sent (owners and occupiers)
- 8 signs erected on site
- 4 objections received

2. Planning Conference (Non Statutory)

The Conference, chaired by Cr Magee, 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:

- A six storey building will create an undesirable precedent for the area.
- The height and scale proposed by the amendment is excessive for this location.
- Increased traffic congestion, particularly during peak periods.
- On-street car parking is already limited.
- Basement excavation will impact the water table.
- Visual impacts of the additional storey.
- Bentleigh East is not well serviced by public transport.

Undertakings by the Applicant

N/A

LINK TO COUNCIL 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.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

That a Notice of Decision to Grant an Amended Planning Permit be issued.

Moved: Cr Hyams**Seconded: Cr Magee**

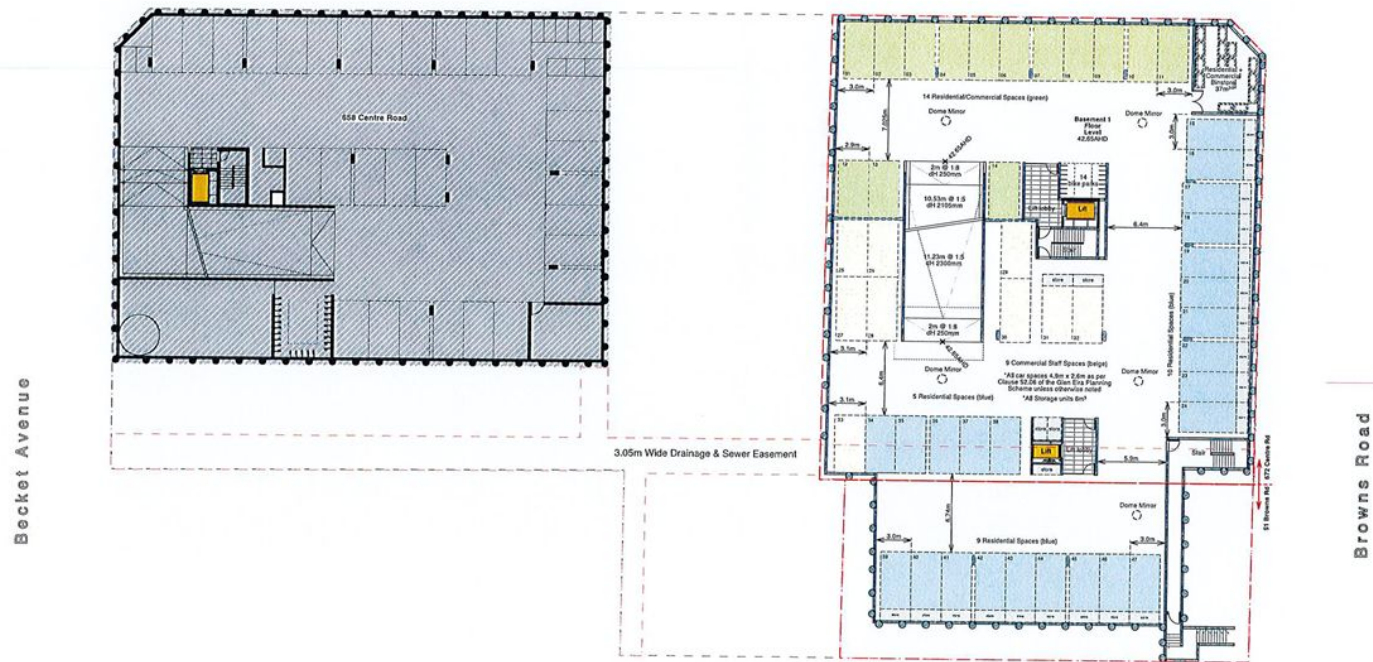
That Council issues a Notice of ~~Decision~~ Refusal to Grant an Amended Planning Permit for Application No. GE/PP-28181/2015/A at 51 Browns Road & 670-672 Centre Road, Bentleigh East ~~in accordance with~~ subject to the following ~~conditions~~ grounds:

1. The proposed development is inconsistent with the Local Planning Policy for Housing and Residential Development as stated in Clause 21.04 of the Glen Eira Planning Scheme as it would not adequately respond to its context and would not respect the existing neighbourhood character.
2. The proposed development is inconsistent with the intent and objectives of Clause 22.07 of the Glen Eira Planning Scheme (Housing Diversity Area Policy) in relation to:
 - Excessive height and unreasonable visual bulk impacts; and
 - Visual dominance of the proposed development
3. The proposal fails to meet a number of objectives of Clause 55 of the Glen Eira Planning Scheme including:
 - Clause 55.02-1 – Neighbourhood Character; and
 - Clause 55.02-2 - Residential Policy

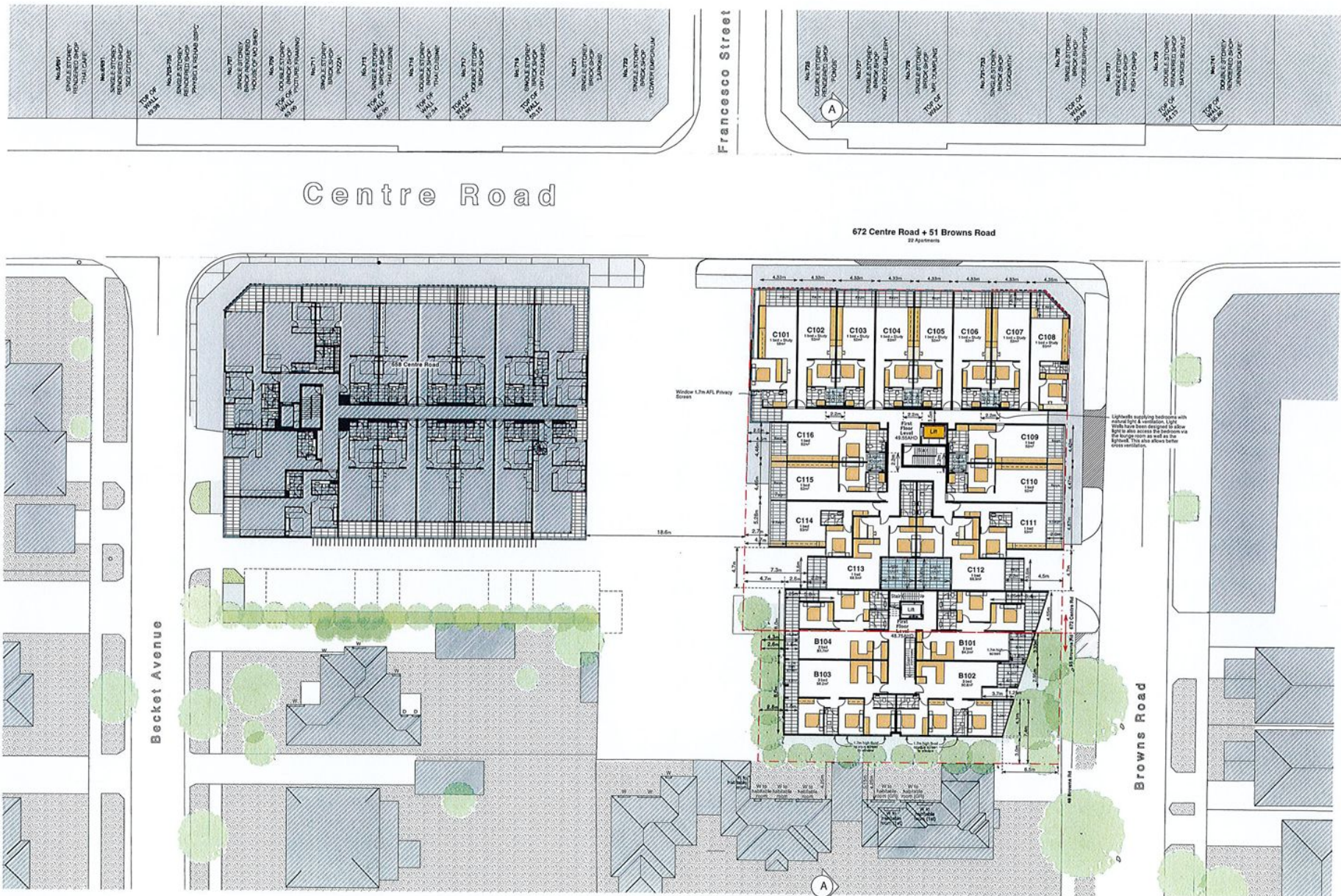
CARRIED UNANIMOUSLY



Centre Road







BCentral Development Group 672 Centre Road + 51 Browns Road, East Bentleigh

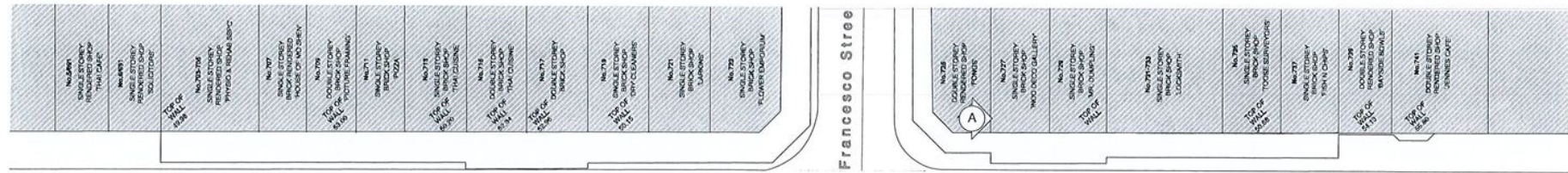
PerkinsArchitects 153 High Street Prahran 3181 P9510 9697 F9510 8858 Einfo@perkinsarchitects.com.au

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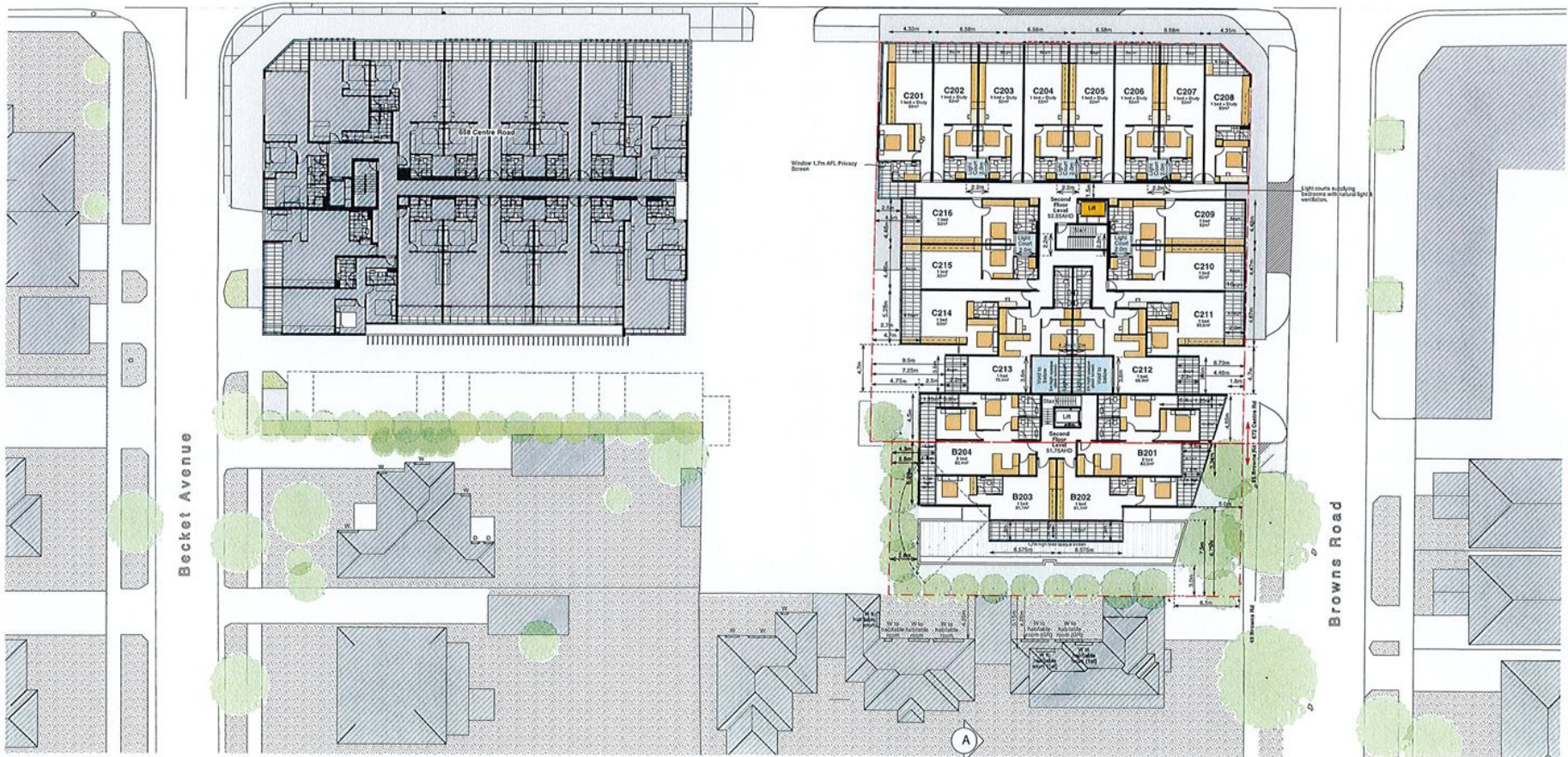


First Floor Plan 1:200 @ A1
Date: 16 Sep. 2016

TP07
Amend: A - TP Application



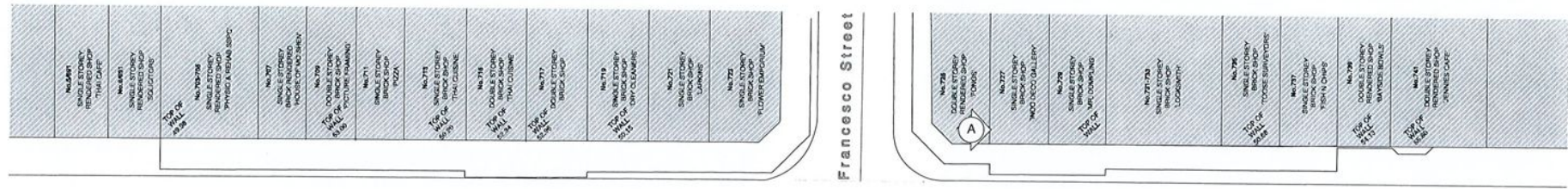
Centre Road



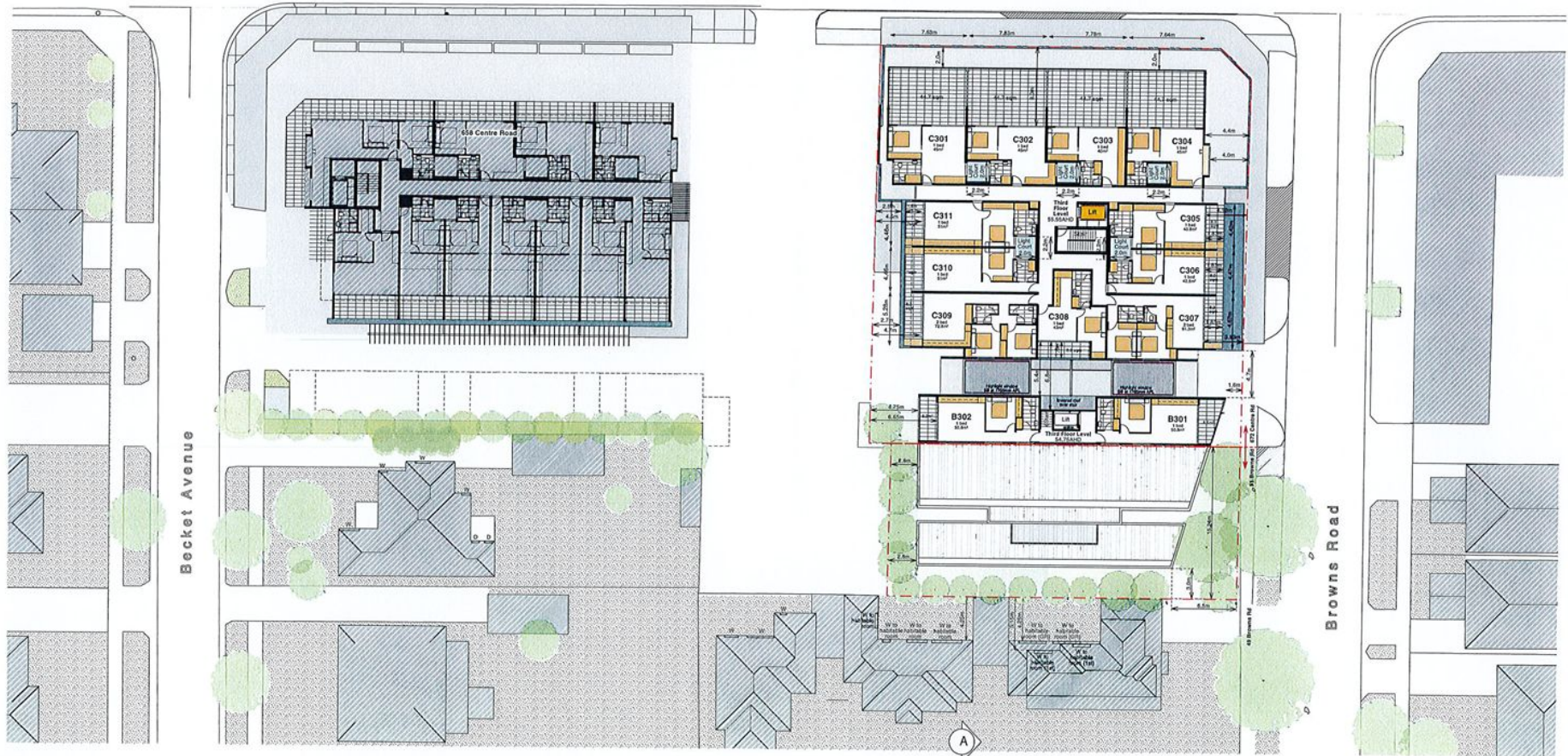
BCentral Development Group 672 Centre Road + 51 Browns Road, East Bentleigh
 Perkins/Architects 153 High Street Prahran 3181 P9510 9697 F9510 8858 Einfo@perkinsarchitects.com.au

Second Floor Plan 1:200 @ A1
 Date: 16 Sep. 2016

TP08
 Amend: A -TP Application



Centre Road

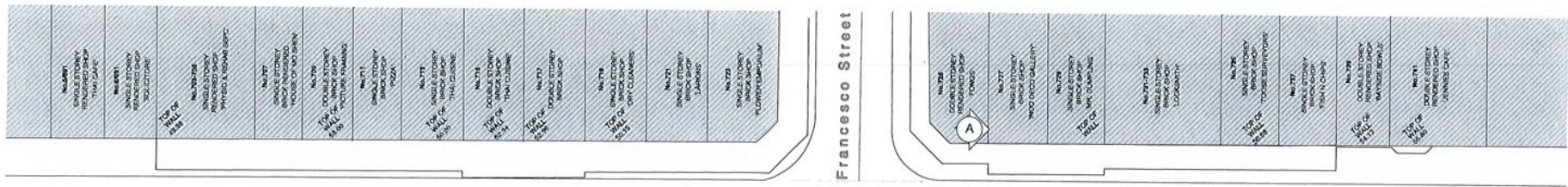


BCentral Development Group 672 Centre Road + 51 Browns Road, East Bentleigh
 PerkinsArchitects 153 High Street Prahran 3181 P9510 9697 F9510 8858 Einfo@perkinsarchitects.com.au



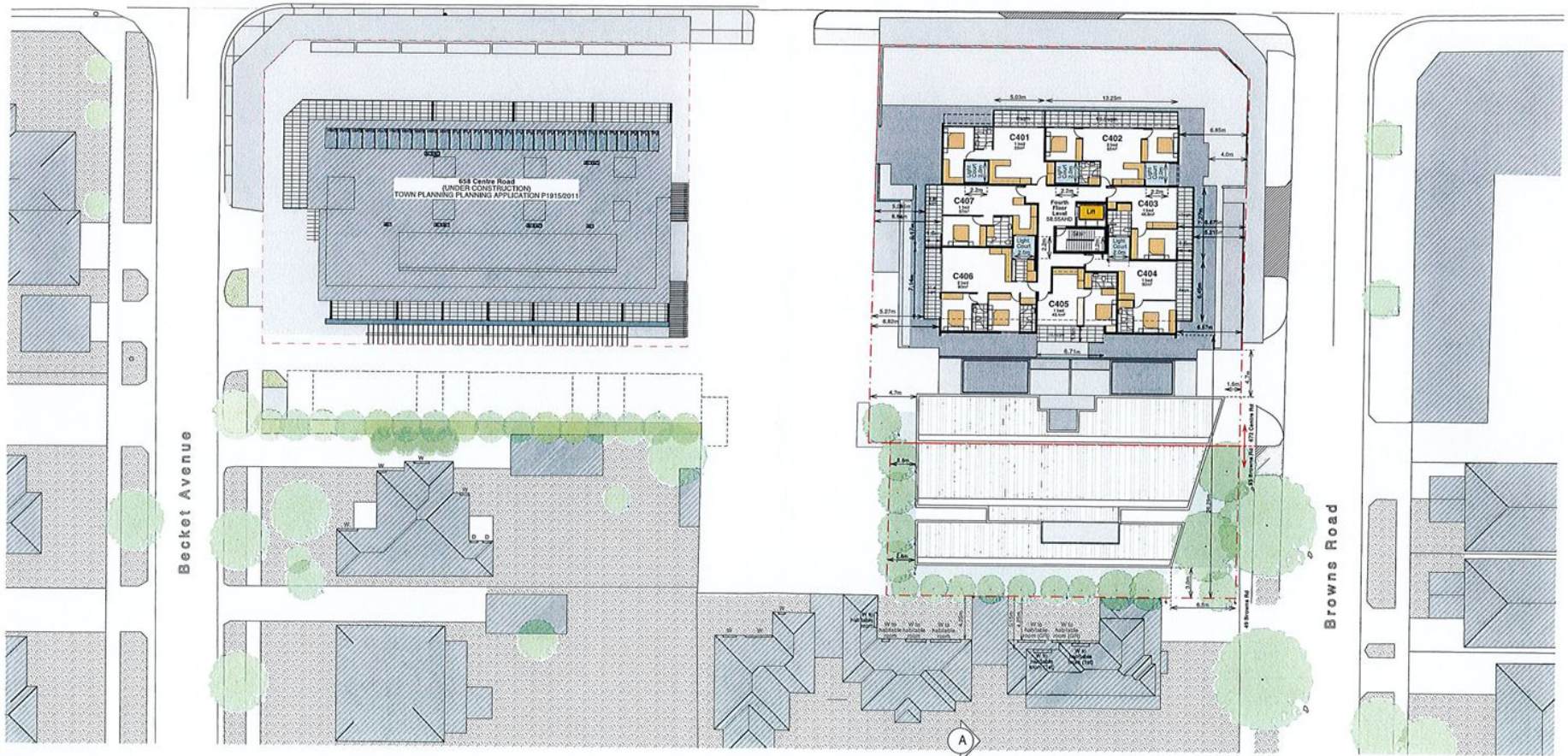
Third Floor Plan 1:200 @ A1
 Date: 16 Sep. 2018

TP09
 Amend: A - TP Application



Centre Road

672 Centre Road + 51 Browns Road
7 pages



BCentral Development Group 672 Centre Road + 51 Browns Road, East Bentleigh

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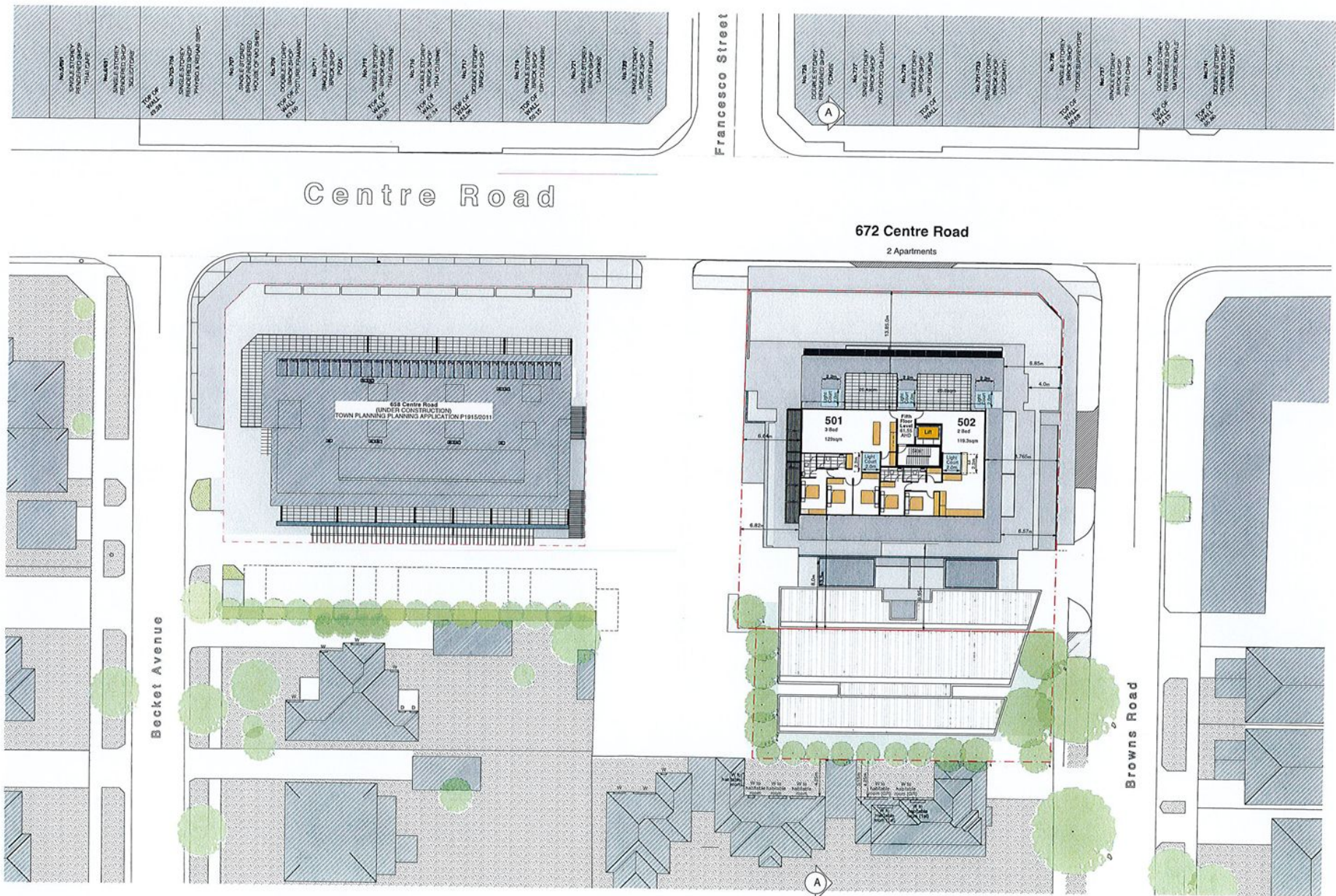


Fourth Floor Plan 1:200 @ A1

Date: 16 Sep, 2016

TP10

Amend: A - TP Application



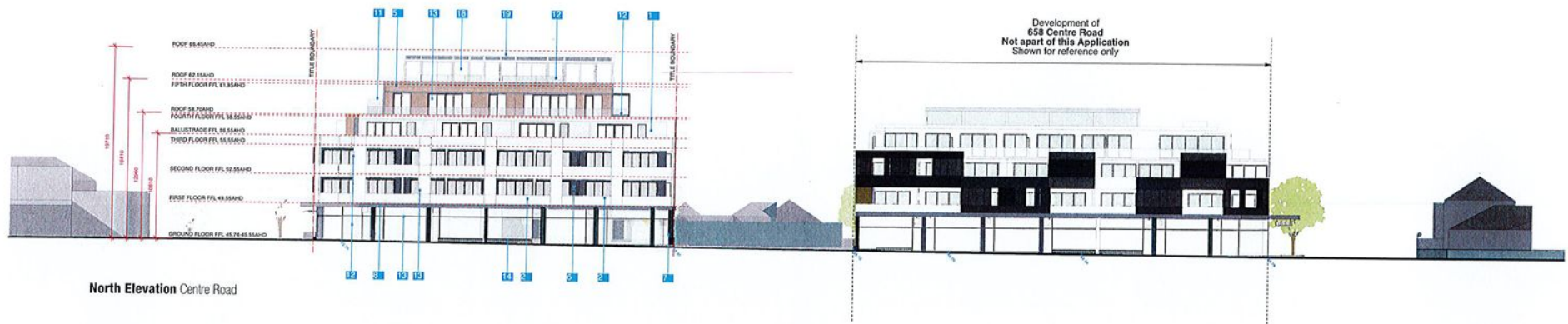
BCentral Development Group 672 Centre Road + 51 Browns Road, East Bentleigh
 PerkinsArchitects 153 High Street Prahran 3181 P9510 9697 F9510 8858 Email@perkinsarchitects.com.au

File name: G:\CP881-15397\15397_001.dwg



Fifth Floor Plan 1:200 @ A1
 Date: 16 Sep. 2016

TP11
 Amend: A - TP Application



North Elevation Centre Road

Material / Colour Schedule

Sketch	Description	Colour
1	Rendered concrete finish 1.	Colour: White
2	Coloured precast concrete	Colour: Light Grey
3	Stained off form concrete	Natural Concrete
4	Standing seam metal cladding	Colour: Charcoal
5	Vertical timber cladding	Colour: Mid-tone natural timber stain
6	Exposed Natural Pine Cement Particle Panel	Colour: Light Charcoal
7	Rendered concrete	Colour: Charcoal
8	Aluminium fascia panels to street awning	Colour: Dark Grey Metallic
9	Aluminium fascia panels to street awning	Colour: Pure White
10	Painted steel	Colour: Dulux Domino
11	Translucent glass balustrade (in aluminium frame)	Colour: White frosted glass in Monopole Bronze Paint Frame
12	Clear glass	Clear
13	Aluminium window frames, Dulux powdercoat finish	Colour: Monopole Bronze Paint
14	Monopole shutters	Colour: Black
15	Glass with painted colour backing	Colour: Light Green
16	Coloured stained off form concrete	Colour: Charcoal
17	Aluminium window frames, Dulux powdercoat finish	Colour: Charcoal
18	Aluminium window frames, Dulux powdercoat finish	Colour: White
19	Aluminium cladding to upper level	Colour: Pure White



View from corner of Centre Road and Browns Road



View from corner of Centre Road and Council carpark

BCentral Development Group 672 Centre Road + 51 Browns Road, East Bentleigh

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Elevations / 3D Views approx 1:200 @ A1

Date: 16 Dec 2016

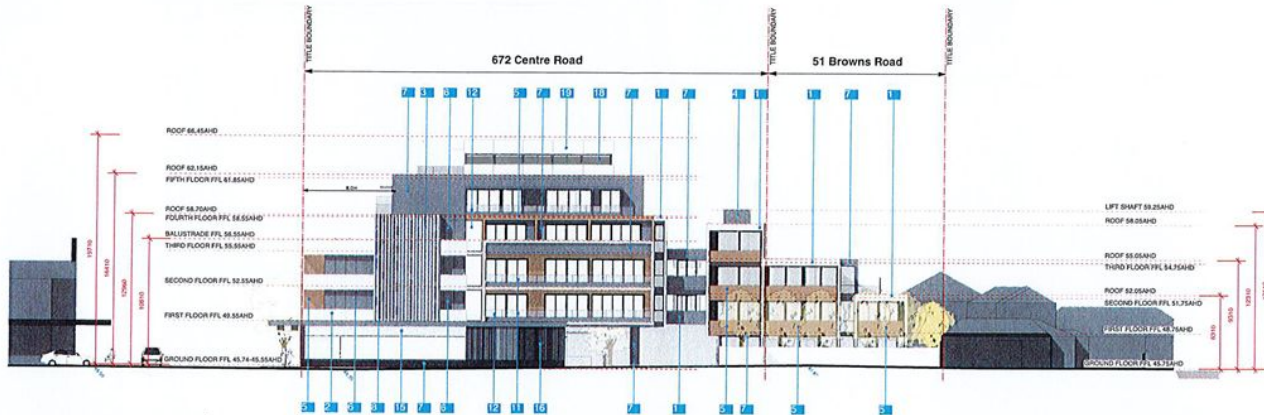
TP13

Amend: A-TP Application



East Elevation Browns Road

Switch	Description	Colour
1	Rendered concrete finish 1.	Colour: White
2	Coloured precast concrete	Colour: Light Grey
3	Etched off form concrete	Natural Concrete
4	Blending seam metal cladding	Colour: Charcoal
5	Vertical timber cladding	Colour: Mid-tone natural timber stain
6	Extruded Natural Fibre Cement Panels Panel	Colour: Light Charcoal
7	Rendered concrete	Colour: Charcoal
8	Aluminium fascia panels to street awning	Colour: Dark Grey Metallic
9	Aluminium fascia panels to street awning	Colour: Pure White
10	Painted steel	Colour: Oxide/Emboss
11	Translucent glass balustrade (in aluminium frame)	Colour: White bonded glass in Monopole Source Panel Frame
12	Clear glass	Clear
13	Aluminium window frames, Oxide powdercoat finish	Colour: Monopole Source Panel
14	Mosaic tiled roof	Colour: Black
15	Glass with painted colour backing	Colour: Light Green
16	Coloured etched off form concrete	Colour: Charcoal
17	Aluminium window frames, Oxide powdercoat finish	Colour: Charcoal
18	Aluminium window frames, Oxide powdercoat finish	Colour: White
19	Aluminium cladding to upper level	Colour: Pure White



West Elevation Carpark



View from Browns Road



View from Browns Road



View from Council carpark

BCentral Development Group 672 Centre Road + 51 Browns Road, East Bentleigh

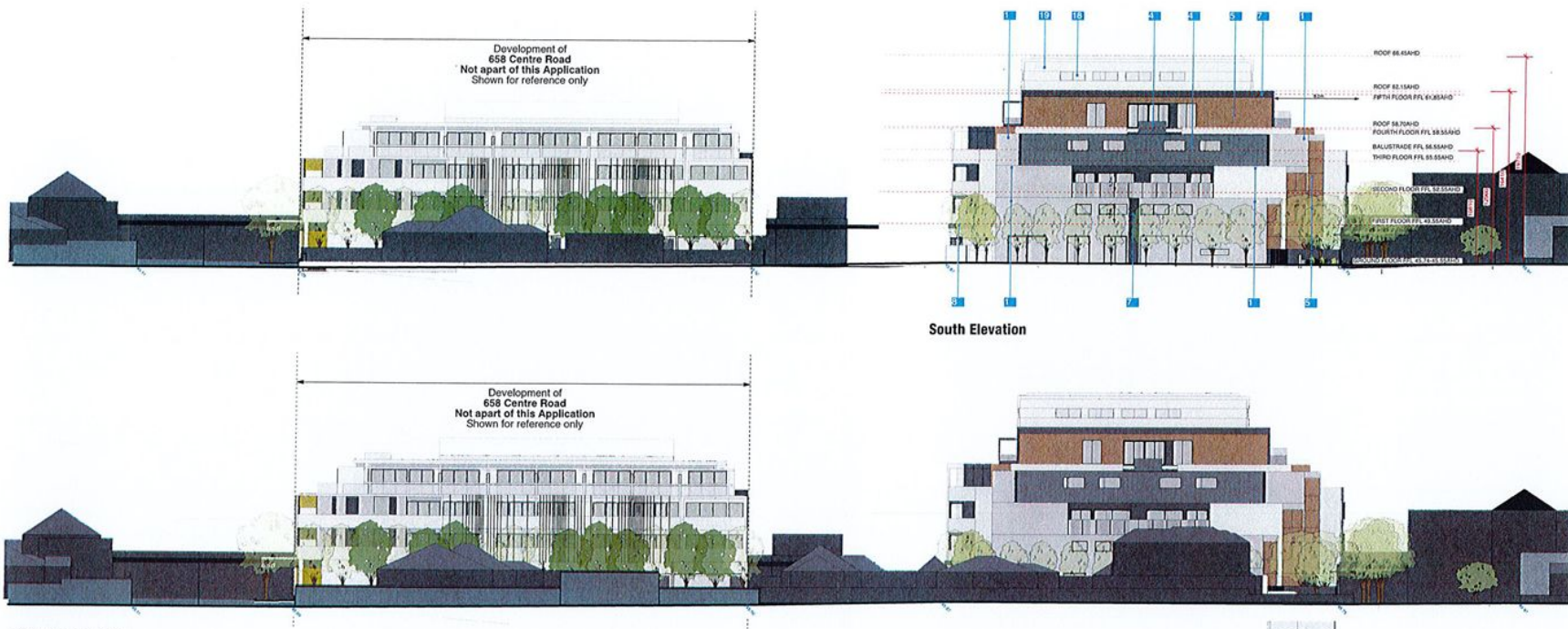
PerkinsArchitects 153 High Street Prahran 3181 P9510 9697 F9510 8858 Einfo@perkinsarchitects.com.au

File name: Go CRPR-tp-6th floor Elevations.van

Elevations / 3D Views approx 1:200 @ A1
Date: 16 Sep, 2016

TP14

Amend: A-TP Application



Material / Colour Schedule

Sketch	Description	Colour
1	Rendered concrete finish 1.	Colour: White
2	Coloured precast concrete	Colour: Light Grey
3	Striated off form concrete	Natural Concrete
4	Standing seam metal cladding	Colour: Charcoal
5	Vertical timber cladding	Colour: Mid-tone natural timber slash
6	Coloured Natural Fibre Cement Facade Panel	Colour: Light Charcoal
7	Rendered concrete	Colour: Charcoal
8	Alucobond fascia panels to street awning.	Colour: Dark Grey Metallic
9	Alucobond fascia panels to street awning.	Colour: Pure White.
10	Painted steel	Colour: Dulux 'Domineer'
11	Translucent glass balustrade (in aluminium framing)	Colour: White frosted glass in Monopodia Bronze Paint Frame
12	Clear glass.	Clear
13	Aluminium window frames, Dulux powdercoat finish.	Colour: Monopodia Bronze Paint.
14	Woods filled hole.	Colour: Black.
15	Glass with painted colour backing	Colour: Light Green
16	Coloured striated off form concrete	Colour: Charcoal
17	Aluminium window frames, Dulux powdercoat finish.	Colour: Charcoal
18	Aluminium window frames, Dulux powdercoat finish.	Colour: White
19	Alucobond cladding to upper level	Colour: Pure White.

BCentral Development Group 672 Centre Road + 51 Browns Road, East Bentleigh

PerkinsArchitects 153 High Street Prahran 3181 P9510 9697 F9510 8858 Einfo@perkinsarchitects.com.au

File name: Go CRBR-tp-6th floor Elevations.vrx

Elevations / 3D Views approx 1:200 @ A1

Date: 16 Sep, 2016

TP15

Amend: A-TP Application

9.3 813-815 GLEN HUNTLY ROAD, CAULFIELD**Author:** Rocky Camera, Manager Town Planning**File No:** GE/PP-29778/2016**Attachments:** Advertised plans**PURPOSE AND SUMMARY**

To consider a Planning Permit application.



PROPOSAL	Five storey building comprising a shop and nine (9) dwellings
MUNICIPAL STRATEGIC STATEMENT	Housing Diversity Area Policy (Caulfield South Neighbourhood Centre)
APPLICANT	Metropol Planning Solutions Pty Ltd
PLANNING SCHEME CONTROLS	Commercial 1 Zone
OBJECTIONS	2

RECOMMENDATION

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-29778/2016 at 813-815 Glen Huntly Road, Caulfield for construction of a four storey building comprising a shop and up to nine (9) dwellings, reduction in car parking requirements for visitors and the shop and waiver of loading bay requirements in accordance with the following 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 TP05 - TP11 dated 4/11/2016 prepared by D'ORIO Architects Group) but modified to show:
 - (a) Deletion of the fourth floor.
 - (b) North facing balconies at first and second floor to have fixed obscure glazing 1.7 metres above finished floor level or another method to prevent downward views to the satisfaction of the Responsible Authority.
 - (c) The proposed car stackers provided with a minimum clear useable platform width of 2.6 metres.
 - (d) The area between the rear boundary and car stackers designed with a flat (0%) grade for the cross-fall.
 - (e) The 'shared area' adjacent to the disabled car space clearly nominated. This area is to be clear at all times with suitable line marking included to identify that this area is to not be used for car parking.
 - (f) Provision of a minimum of one bicycle parking space accessible horizontally.
 - (g) The lift increased in length to a minimum of 1.7m to accommodate a bicycle. Alternatively, bicycle parking is to be provided at ground floor.

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

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. Note: This does not obviate the need for a permit where one is required.
3. The car parking allocation for the approved development must be:
 - One (1) car space be allocated to each one / two-bedroom dwellings;
 - Two (2) car spaces be allocated to each three-bedroom dwellings;
 - A minimum of two (2) car spaces be provided for the retail shop.
4. 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.

5. 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.
6. 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 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.

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.

7. 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; and
 - (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.

8. 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 be generally in accordance with the plan prepared by Sustainable Development Consultants dated October 2016 and 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. 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.
9. 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.
10. During the construction of the buildings and works allowed by this permit, the laneway(s) adjacent to the subject land must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment etc. so as to maintain free vehicular passage to abutting benefiting properties at all times, unless with the written consent of the Responsible Authority.
11. The walls on the boundary of adjoining properties must be cleaned and finished in a manner to the satisfaction of the Responsible Authority.
12. 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.

13. 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.
14. 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.
15. 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.
16. 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).
17. 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.

Conditions End

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

- 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 proposed development abuts a Right of Way that was constructed for commercial purposes. Commercial uses still utilise the Right of Way therefore residents of the development should not expect the same access opportunities as a typical local street.
- G. The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit.

Asset Engineering Advice:

- H. A grated trench should be provided at the entrance to the driveway off the Right of Way to prevent stormwater entering the car stackers. The grated trench should connect to a Council nominated point of connection.
- I. The rear laneway is not to be lit by council. Any/all lighting (private/public) must be provided by the development.
- J. Any cracked and or sunken concrete slabs within the Right of Way during or after the construction is to be reinstated by the developer at the developer's cost.
- K. No net increase in peak stormwater runoff in Council drainage network. Post development peak storm water discharge to Council drainage network must be maintained to the predevelopment level for 10 year ARI. Detailed plans and computations prepared by a registered consulting Civil Engineer should be submitted to Council for approval prior to any construction works.
- L. Drainage associated with basement construction (seepage and agricultural waters are to be filtered to rain water clarity) must be discharged to the nearest underground Council Drain /Pit and not be discharged to the kerb and channel.
- M. All stormwater runoff must be connected to Council underground drainage network. No uncontrolled stormwater discharge to adjoining properties and footpaths.
- N. Engineering Services encourage using of rainwater tanks for storage and reuse for toilet and irrigation purpose and or storm water detention system.
- O. Access to the development must be compliant with the Disability Discrimination Act (DDA). No alteration to footpath and/or Right of Way is permitted.

- P. Asset Protection Permit must be obtained from Council Engineering Services Department prior to commencement of any building works.
- Q. All relevant Engineering Permits must be obtained prior to any works within the Road Reserve and or stormwater connection to Council drainage network.
- R. 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.

BACKGROUND

A planning permit was issued for the subject land in December 2011. This permit approved a three storey building comprising shops and up to eight (8) dwellings. This planning permit was not acted on and has now expired.

ISSUES AND DISCUSSION

- Zoning and policy context
- Height, scale and massing
- Amenity impacts
- Internal amenity
- Car parking and traffic
- Objectors' concerns

Proposal

- Construction of a five storey building comprising nine dwellings.
- Ground floor shop tenancy with a floor area of 90m²
- Each dwelling provided with secluded private open space in the form of a balcony.
- Car parking is provided within stacker systems (11 spaces proposed) accessed via the rear laneway.
- Each dwelling is provided with one car space with two spaces allocated for the shop (one of which is a shared disabled space).
- Pedestrian access to the building is provided from Glen Huntly Road.

Objectors' concerns

- A 5 storey building would detract from the character of the area.
- Reduction of car parking and loading bay requirements should not be allowed.
- Traffic congestion within narrow rear laneway.
- Lack of refuse disposal area.
- Parking in the area is already at capacity
- Placing bins on Glen Huntly Road creates a hazard for vehicles and pedestrians.

Referrals

Transport Planning

- Car parking requirement under the Planning Scheme for residents has been met.
- Reduction of one visitor space and provision for two spaces for the shop (including one shared disabled space) is acceptable given low demand generated by development (i.e. one visitor space), availability of on street parking in the surrounding area and public transport options.
- Residents of the development would be ineligible for on street parking permits.
- The disabled space should incorporate appropriate clearances.

Asset Engineering

- All relevant Engineering Permits must be obtained prior to commencement of works.

Waste Services

- Bins to be transferred from bin storage to collection point by either contractor or building manager and returned after collection.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

N/A

POLICY AND LEGISLATIVE IMPLICATIONSZoning and policy context

State and Local planning policy broadly supports development in this location, which increases housing supply in an existing urban area with good access to public transport and services. The subject site is located within the Commercial 1 Zone with interfaces to the General Residential Zone to the north. There is no height limit under the Commercial 1 Zone.

The purpose of the zone is to create vibrant mixed use commercial centres combined with residential uses at densities complementary to the role and scale of the commercial centre. The proposal is for a mixed use building that will complement the centre and provide for diversity of dwelling layouts. The ground floor shop is of reasonable size (relative to the site area) and will ensure the continued vibrancy of the Caulfield South Neighbourhood Centre.

The Housing Diversity Area Policy encourages residential uses (such as shop top housing and apartment style developments) at first floor (and above) in conjunction with commercial uses which is achieved by the development. The development provides for an active retail function at ground floor whilst providing a recognisable and accessible pedestrian access point.

Height, scale and massing

Local Policy seeks to ensure that the density, mass and scale of development is appropriate to the scale and character of the neighbourhood centre. The site is located in a commercial centre characterised by uniform two storey height buildings. The building would be substantially greater in height and scale than any existing buildings in this section of the Caulfield South Neighbourhood Centre.

The two storey podium at the street edge is respectful of the height of neighbouring buildings and the wider shopping precinct and is considered an appropriate response in a commercial setting. The greater setbacks applied to the upper floors shows regard for views of the development from the wider neighbourhood and at a distance. However the proposal is trying to achieve too much on this site, particularly in terms of its height relative to surrounding buildings. It is considered that a 5 storey building in this location will unreasonably dominate and visually intrude on the streetscape. A condition will require deletion of the top floor to address these concerns.

Amenity impacts

Policy encourages buildings to step down at the rear to achieve a graduated transition to adjoining buildings and residential areas. The building steps back from the rear boundary at each floor (varying from 2 metres to 5.1 metres) which achieves policy objectives and protects the residential neighbours at the rear from unreasonable visual bulk and mass. The recommended deletion of the top floor will further achieve this.

Due to the north / south orientation of the site the shadows cast by the development do not impact residential properties to the north. The adjoining properties to the east and west are used for commercial purposes and as such are not afforded the same amenity protection under the Planning Scheme.

The proposed north facing dwellings and associated balconies at first and second floor have potential to overlook the neighbouring private open space of 10 Pyne Street. It is unclear whether these balconies incorporate screening to prevent downward views in order to protect the amenity of this dwelling. This matter is addressed by a recommended condition.

Internal amenity

Each dwelling is provided with a balcony with minimum area of 8m². All habitable rooms have direct access to natural light by virtue of the suitably proportioned "light courts" on the east and west sides of the building.

Car Parking and Traffic

The State Government parking guidelines require 9 on site resident car spaces based on 1 car space for each two bedroom dwelling. The required 9 car spaces are provided within the car stacker systems accessed via the rear laneway. Two spaces are allocated for the shop (one of which is a shared disabled space) which is considered acceptable subject to the design meeting relevant standards.

The State Government car parking guidelines also require one on site visitor car space based on 1 car space for every 5 dwellings. Transport Planning considers that the proposed provision of on-site parking to be adequate.

Reduction of one visitor space and provision for two spaces for the shop (including one shared disabled space) is considered acceptable given the low demand generated by the development (i.e. one visitor space), availability of on street parking in the surrounding area and public transport options. A note is recommended within the approval which will make future residents ineligible to obtain resident and visitor parking permits.

Some minor design changes are required to the width of car stacker platforms to improve ease of access and manoeuvrability and the layout of bicycle storage. The proposed shop generates a requirement for loading facilities. Given the small size of the shop it is considered acceptable for any loading to occur on the street.

Waste Management

The submitted Waste Management Plan states that waste collection will be undertaken by a private collector. The building manager or waste contractor will be responsible for moving the bins from the bin rooms to the collection point at the time of collection. The collection vehicle will be positioned adjacent to the development on Glen Huntly Road and bins will be wheeled from the bin room (using the lift) directly to the truck. The bins will not be left on the kerb for collection. The proposed waste collection arrangement is supported by Council's Waste Services Department.

COMMUNICATION AND ENGAGEMENT

1. Public Notice (Statutory)

- 13 properties notified
- 20 notices sent (owners and occupiers)
- 1 sign erected on site
- 2 objections received

2. Planning Conference (Non Statutory)

The Conference, chaired by Cr Silver, 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 development is out of character with the Caulfield South commercial area.
- The site is narrow which places constraints on the development.
- Excessive height and scale relative to surrounding buildings
- Visual bulk and massing of the five storey building
- Reduction of car parking should not be supported
- Waste collection and bins being placed on Glen Huntly Road
- Congestion within the rear laneway

Undertakings by the Applicant

N/A

LINK TO COUNCIL 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.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

That a Notice of Decision to Grant a Planning Permit be issued subject to conditions.

Moved: Cr Silver

Seconded: Cr Esakoff

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-29778/2016 at 813-815 Glen Huntly Road, Caulfield for construction of a four storey building comprising a shop and up to ~~nine (9)~~ **six (6)** dwellings, reduction in car parking requirements for ~~visitors and~~ the shop and waiver of loading bay requirements in accordance with the following 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 TP05 - TP11 dated 4/11/2016 prepared by D'ORIO Architects Group) but modified to show:
 - (a) Deletion of the ~~fourth~~ **second** floor.
 - (b) North facing balconies at first and second floor to have fixed obscure glazing 1.7 metres above finished floor level or another method to prevent downward views to the satisfaction of the Responsible Authority.
 - (c) The proposed car stackers provided with a minimum clear useable platform width of 2.6 metres.
 - (d) The area between the rear boundary and car stackers designed with a flat (0%) grade for the cross-fall.

- (e) The 'shared area' adjacent to the disabled car space clearly nominated. This area is to be clear at all times with suitable line marking included to identify that this area is to not be used for car parking.
- (f) Provision of a minimum of one bicycle parking space accessible horizontally.
- (g) The lift increased in length to a minimum of 1.7m to accommodate a bicycle. Alternatively, bicycle parking is to be provided at ground floor.
- (h) The provision of one on-site visitor car parking space for the dwellings to the satisfaction of the Responsible Authority.

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

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. Note: This does not obviate the need for a permit where one is required.
3. The car parking allocation for the approved development must be:
 - One (1) car space be allocated to each one / two-bedroom dwellings;
 - Two (2) car spaces be allocated to each three-bedroom dwellings;
 - A minimum of two (2) car spaces be provided for the retail shop.
 - One (1) visitor car parking space to be provided for the dwellings.
4. 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.

5. 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.
6. 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 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.

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.

7. 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; and
 - (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.

8. 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 be generally in accordance with the plan prepared by Sustainable Development Consultants dated October 2016 and 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. 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.

9. 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.
10. During the construction of the buildings and works allowed by this permit, the laneway(s) adjacent to the subject land must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment etc. so as to maintain free vehicular passage to abutting benefiting properties at all times, unless with the written consent of the Responsible Authority.
11. The walls on the boundary of adjoining properties must be cleaned and finished in a manner to the satisfaction of the Responsible Authority.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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).
17. 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.

Conditions End

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

- 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.

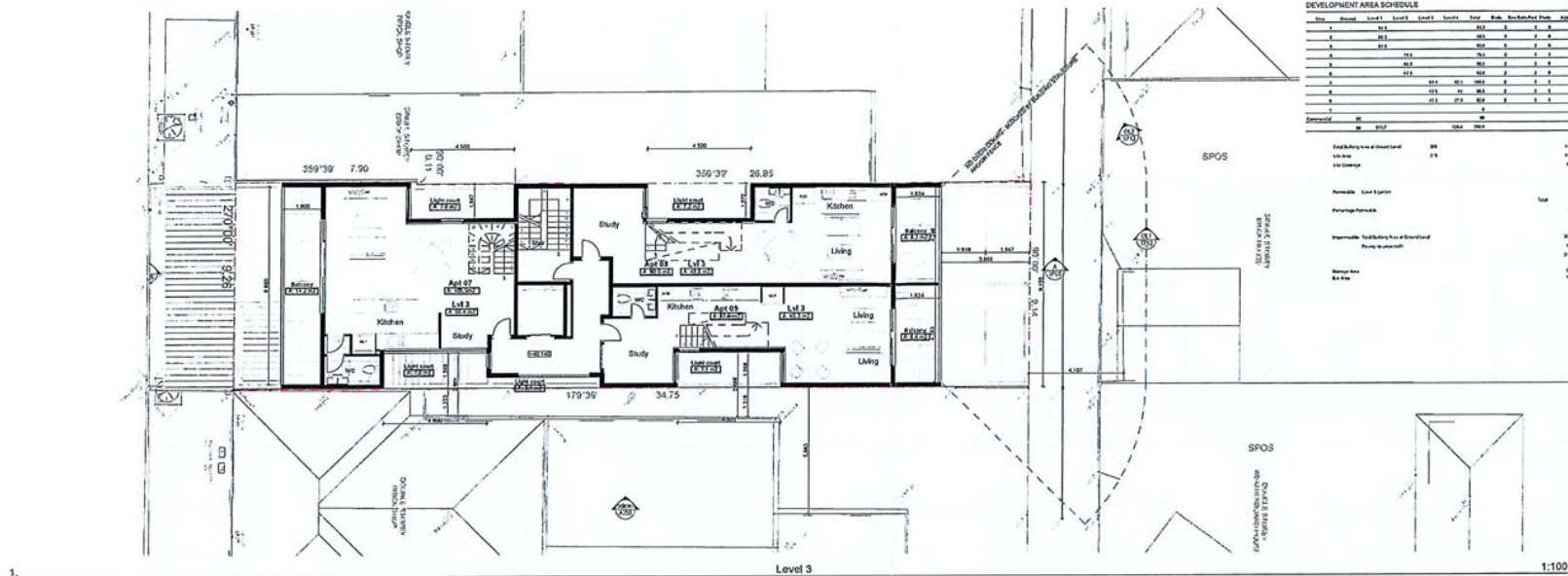
- B. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria 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 proposed development abuts a Right of Way that was constructed for commercial purposes. Commercial uses still utilise the Right of Way therefore residents of the development should not expect the same access opportunities as a typical local street.
- G. The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit.

Asset Engineering Advice:

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- J. Any cracked and or sunken concrete slabs within the Right of Way during or after the construction is to be reinstated by the developer at the developers cost.

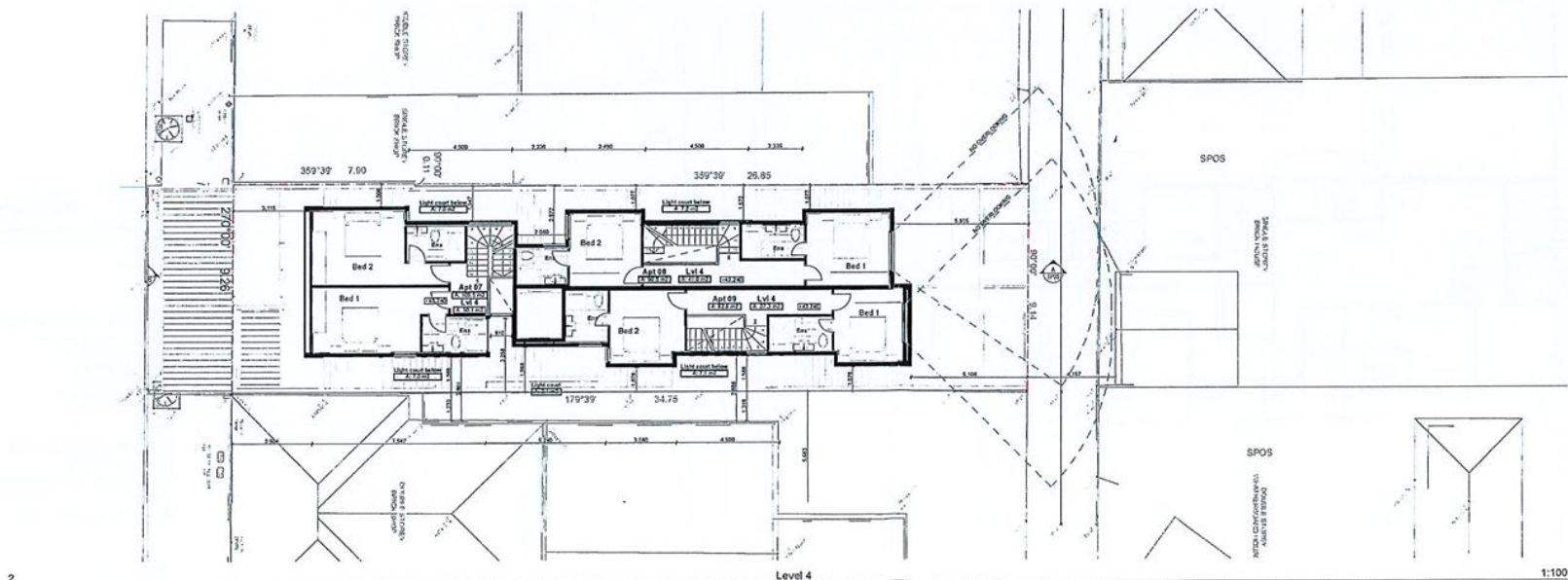
- K. No net increase in peak stormwater runoff in Council drainage network. Post development peak storm water discharge to Council drainage network must be maintained to the predevelopment level for 10 year ARI. Detailed plans and computations prepared by a registered consulting Civil Engineer should be submitted to Council for approval prior any construction works.
- L. Drainage associated with basement construction (seepage and agricultural waters are to be filtered to rain water clarity) must be discharged to the nearest underground Council Drain /Pit and not be discharged to the kerb and channel.
- M. All stormwater runoff must be connected to Council underground drainage network. No uncontrolled stormwater discharge to adjoining properties and footpaths.
- N. Engineering Services encourage using of rainwater tanks for storage and reuse for toilet and irrigation purpose and or storm water detention system.
- O. Access to the development must be compliant with the Disability Discrimination Act (DDA). No alteration to footpath and/or Right of Way is permitted.
- P. Asset Protection Permit must be obtained from Council Engineering Services Department prior to commencement of any building works.
- Q. All relevant Engineering Permits must be obtained prior to any works within the Road Reserve and or stormwater connection to Council drainage network.
- R. 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

CARRIED UNANIMOUSLY



DEVELOPMENT AREA SCHEDULE

Item	Ground	Level 1	Level 2	Level 3	Level 4	Total	Bed	Bath	Kitchen	Living	Study	Other
1	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
2	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
3	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
4	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
5	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
6	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
7	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
8	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
9	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
10	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
11	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
12	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
13	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
14	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
15	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
16	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
17	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
18	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
19	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
20	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
21	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
22	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
23	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
24	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
25	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
26	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
27	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
28	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
29	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
30	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
31	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
32	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
33	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
34	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
35	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
36	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
37	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
38	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
39	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
40	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
41	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
42	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
43	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
44	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
45	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
46	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
47	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
48	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
49	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
50	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
51	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
52	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
53	10.0	10.0	10.0	10.0	10.0	50.0	0	0	0	0	0	0
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Revisions
Rev Description Date Drawn

1:100

East and West property boundaries are drawn orthogonal to page

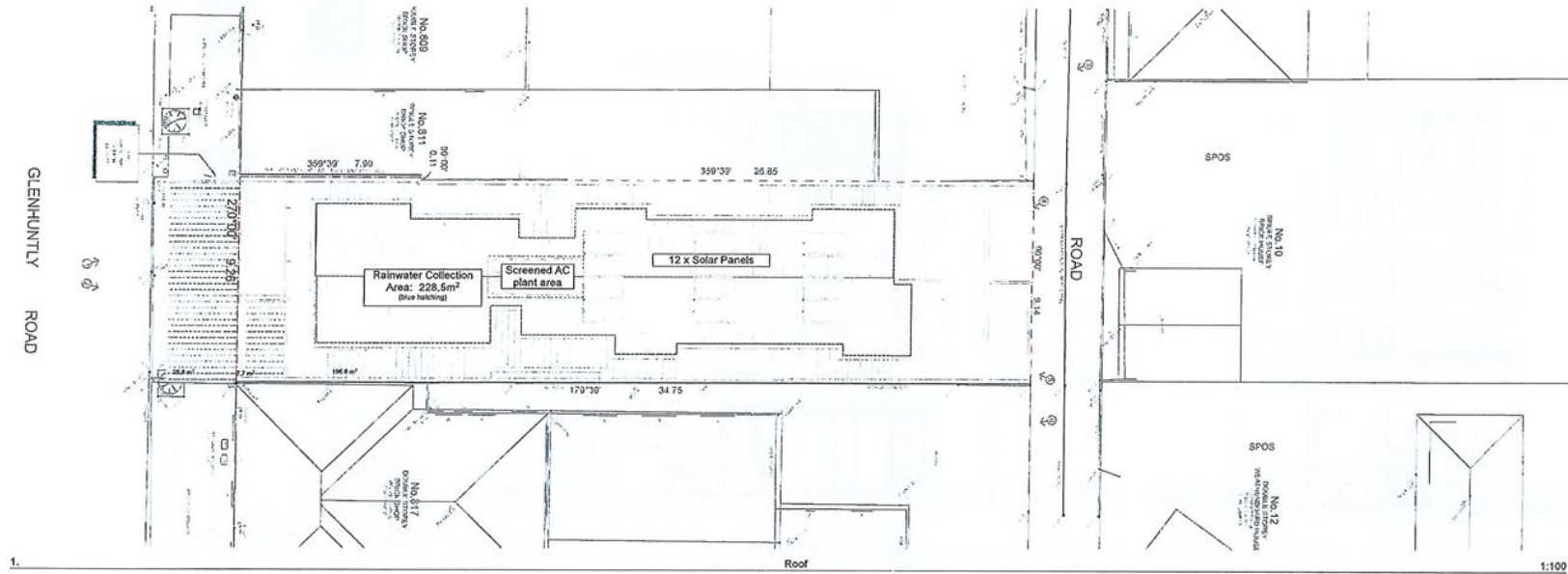
Client
TZEH Pty. Ltd.

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Project
PROPOSED MIXED USE
DEVELOPMENT
815-815 GLENHUNTLY RD, CAULFIELD

Drawing title
THIRD AND FOURTH LEVEL

Drawn SD
Approved SD
Create date 03/11/2015
Issue date 04/11/2015
Scale



Revisions	Date	Drawn
Rev	Description	



East and West property boundaries are shown orthogonal to page

Client
TZEN Pty. Ltd.

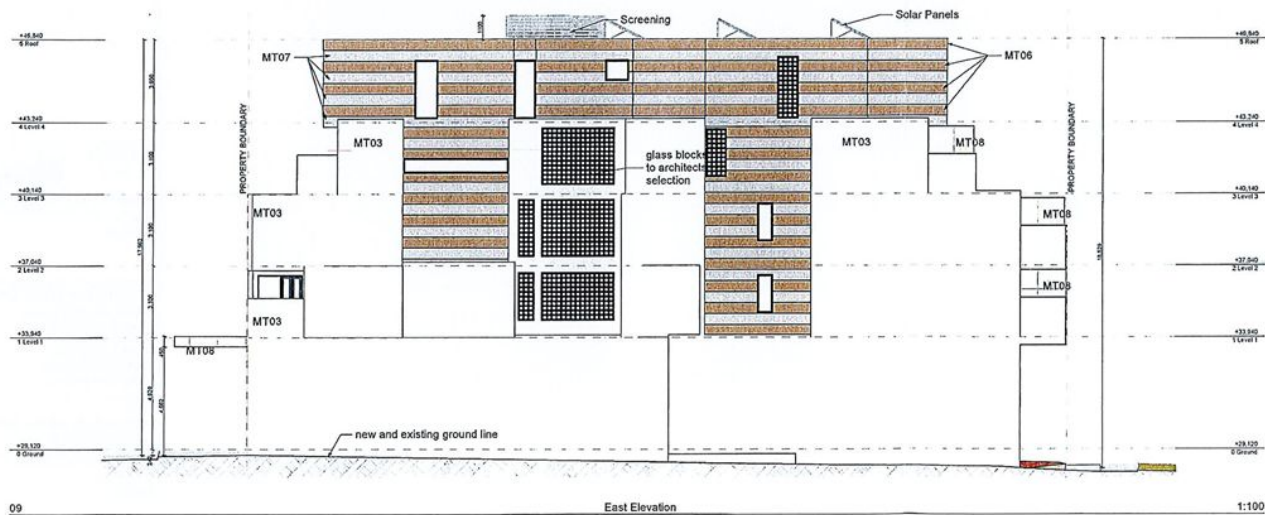
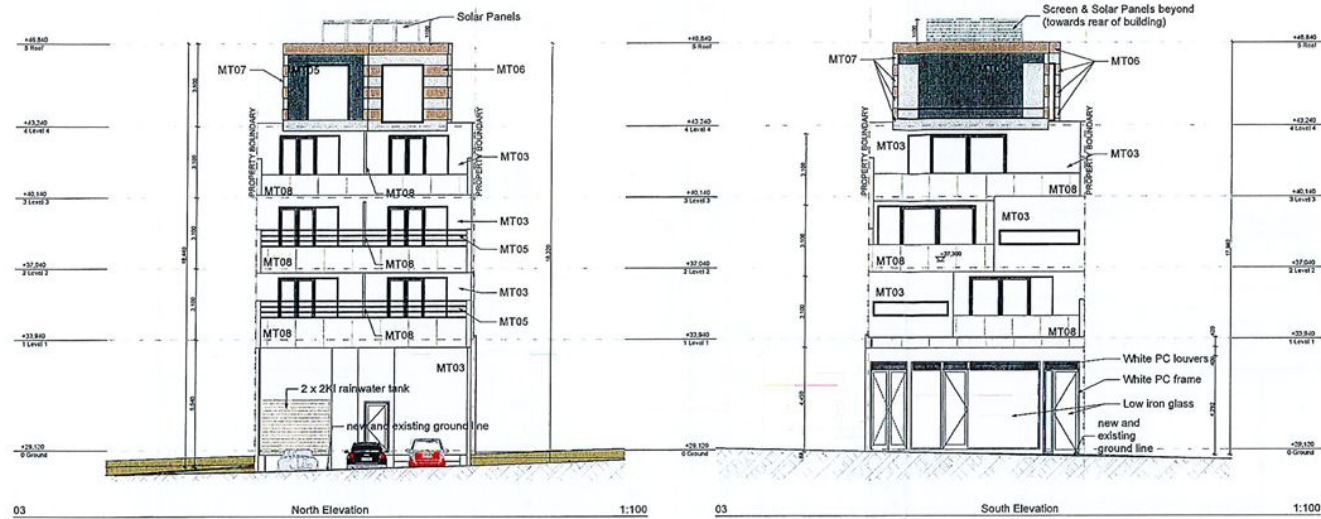
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Project
**PROPOSED MIXED USE
DEVELOPMENT**
813-815 GLENHUNTLY RD, CAULFIELD

Drawing title
ROOF

Drawn	SD	
Approved	SD	
Creation date	03/11/2015	
Issue date	04/11/2016	
Scale		
Project	Drawing	Rev
G060	TP09	

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Revisions		Rev	Description	Date	Drawn
MT01	Obscure Grey Glass				
MT02	Grey Glass				
MT03	White off-form concrete				
MT04	Clear Sealed FC - Exposed Joints				
MT05	'Double Furnace' Painted FC - Exp. Joints Powdercoated Steel/Alu.				
MT06	Alpolic M7817				
MT07	Alpolic Silver M9170				
MT08	Tectiva White TE90				

Client
YZEN Pty. Ltd.

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Project
PROPOSED MIXED USE DEVELOPMENT
813-815 GLENHUNTLY RD, CAULFIELD
Drawing Title
ELEVATIONS 01














Drawn: SD
Approved: SD
Creation date: 03/11/2015
Issue date: 04/11/2015
Scale:
Project: Drawing: Rev:
G060 TP10

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West Elevation

1:100

MT01			Obscure Grey Glass
MT02			Grey Glass
MT03			White off-form concrete
MT04			Clear Sealed FC - Expressed Joints
MT05			'Double Furnace' Painted FC - Exp. Joints Powdercoated Steel Balustrade Frame
MT06			Alpicolic M9170
MT07			Alpicolic Silver M9170
MT08			Tectiva White TE90

[illegible]

9.4 27 - 29 BENT STREET, BENTLEIGH**Author:** Rocky Camera, Manager Town Planning**File No:** GE/PP-29899/2016**Attachments:** Advertised plans**PURPOSE AND SUMMARY**

To consider a Planning Permit application.



PROPOSAL	Four storey building containing 31 dwellings above a basement car park
MUNICIPAL STRATEGIC STATEMENT	Urban Villages Policy
APPLICANT	Carnegie Group Pty Ltd
PLANNING SCHEME CONTROLS	Residential Growth Zone
OBJECTIONS	2

RECOMMENDATION

That Council issues a Notice of Refusal to Grant a Planning Permit for Application No. GE/PP-29899/2016 at 27-29 Bent Street, Bentleigh for the construction of a four storey building with basement car parking comprising up to 31 dwellings and a reduction in the standard visitor car parking requirement in accordance with the following grounds of refusal:

1. The proposal fails to meet the requirements and design standards of Clause 52.06 of the Glen Eira Planning Scheme with respect to visitor car parking, the height, siting and design of the accessway ramp, and accessibility to parking spaces and the bin/services area within the basement.
2. The proposed development fails to meet the following objectives of Clause 55 (ResCode) of the Glen Eira Planning Scheme:
 - Clause 55.02-1 – Neighbourhood Character
 - Clause 55.03-1 – Street Setback
 - Clause 55.03-3 – Site Coverage
 - Clause 55.04-1 – Side and Rear Setbacks
 - Clause 55.05-4 – Site services
3. The proposal fails to meet the decision guidelines of Clause 65.01 of the Glen Eira Planning Scheme with respect to minimising potential flooding of the development.

ISSUES AND DISCUSSION

- Zoning and policy context
- Neighbourhood character
- Height, scale and massing
- Amenity impacts
- Landscaping
- Internal amenity
- Car parking and traffic
- Objectors' concerns

Proposal

- The application proposes construction of a four storey building comprising 31 dwellings. Of the dwellings, 1 will have one bedroom, 26 will have two bedrooms and 4 will have three bedrooms.
- Car parking is proposed within a basement with 38 car spaces provided (35 car spaces for residents and 3 visitor car spaces). 31 of the resident car spaces will be provided in car stackers.

Objectors' concerns

- Cumulative impact of developments in Bent Street
- Traffic and car parking
- Reduction in visitor car parking

Referrals

Transport Planning

- The proposal meets the State Government car parking guidelines for resident parking (35 spaces proposed as required).
- The proposal does not meet the guidelines for visitor parking.
- The design and layout of the vehicle access ramp and the basement car park does not comply with State Government guidelines.

Landscape Officer

- There are no trees of high value on site.
- There are neighbouring trees to the north which would require protection measures during construction.

Parks Services

- Two street trees would be required to be protected throughout construction.

Asset Engineering

- The northern parcel of land is subject to flooding from Council's drainage network. Minimum finished ground/floor level heights are recommended for the vehicle access ramp and the ground floor of the development. The plans do not comply with the recommended minimum requirements.

Waste Management

- Council is unable to service this development.
- Private collection is recommended.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

N/A

POLICY AND LEGISLATIVE IMPLICATIONSZoning and policy context

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

The site is located in the Bentleigh Urban Village, towards the outer edge of the Residential Growth Zone, with lower intensity zones to the north and east. While this scale of development is envisaged by local policy, the policy also seeks to ensure that future development is appropriate to the constraints of infrastructure and vehicular traffic movement (including parking).

Neighbourhood character

Bent Street contains a mixture of single dwellings, unit developments and apartment buildings, some of which are under construction. To the south of the site, beyond the adjoining property, a planning permit has been issued at 23 Bent Street for a four storey apartment building (construction is yet to commence). This proposal is not dissimilar to other approved developments in Bent Street. The site abuts a railway line directly to the west.

The architectural style of the proposal is generally 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 neighbourhood.

However the location of the proposed substation within the south-east corner of the front setback is inappropriate as it will have an unsightly appearance to the streetscape. The location of the substation is not characteristic of the neighbourhood.

Height, scale and massing

The Residential Growth Zone allows for the consideration of a building up to a height of 14.5 metres for sloping sites, which applies in this instance. The proposed four-storey development complies with the mandatory maximum height limit.

The building proposes a street setback of 6 metres at ground floor, gradually increasing to 8.7 metres at the uppermost floor, with balconies encroaching into these setbacks. This does not comply with State Government guidelines and it is considered that insufficient transition has been provided between the proposed building and the directly abutting dwellings to the north and south which are single dwellings with substantial setbacks. For this reason the development will not successfully integrate with Bent Street.

Proposed site coverage at 66% does not comply with State Government requirements of a maximum of 60%.

Amenity impacts

Policy seeks to ensure development respects the amenity of the surrounding area and provides a transition to surrounding residential uses in terms of height, scale and setbacks. The site has a sensitive interface with areas of secluded private open space to the north and south associated with single dwellings.

The rear setbacks of the development and the north and south side setbacks to the second floor do not comply with State Government guidelines.

The Asset Engineering Department holds flood information for the site and recommends raised finished floor levels for the ground floor and the basement ramp in order to ensure that the development does not flood in a 1 in 100 year storm. The development does not incorporate these finished floor levels, therefore there is the chance the building and /or basement could flood in the event of a major storm.

Landscaping

There are adequate opportunities for appropriate landscaping to be provided around the site to soften the appearance of the development. The easement at the rear restricts the planting of canopy trees in this area. Thus the existing trees to the rear are proposed to be retained as part of the development.

Internal amenity

The internal layout and amenity of dwellings within the development is generally appropriate to meet the living needs of future occupants. The dwellings are provided with balconies or ground floor courtyards which are adequately sized. The number of apartments with south facing balconies has been minimised to the extent reasonable based on the orientation and constraints of the site.

Given the site is located next to a railway line, acoustic attenuation measures are required to reduce noise levels within the apartments. Laminated glass is proposed to all west facing windows within the development to address this issue.

Car Parking and Traffic

The fundamental issue with this development relates to car parking. The State Government car parking guidelines require that the development provides for 41 parking spaces (35 resident spaces and 6 visitor spaces). Whilst the residential car parking requirements are met in car stackers, only 3 visitor car spaces are proposed which results in a shortfall of 3 spaces. Council's Transport Planning department advises that a reduction in the visitor car parking requirement has not been sufficiently justified. This reduction is considered too great for this residential street and is not supported.

The proposed car park layout does not comply with the State Government car parking guidelines. There are several shortfalls and a significant number of changes would be required to the basements and the access ramps to address these issues. The issues include provision of pedestrian 'sight triangles'. This would require that the accessway be relocated approximately 0.5 metres to the south. The ground floor unit (G06) would likely need to be altered or removed entirely in order to accommodate this required change. This change would also result in the accessway coming closer to the street tree which may compromise its health.

In addition there are inconsistencies in the nominated grades and levels of the ramp. This information is critical in undertaking a proper assessment of the proposed ramp design to ensure that safe and convenient vehicle access can be provided to the development.

The above matters cannot be addressed by conditions as they would likely result in a development that would be different to what is proposed.

COMMUNICATION AND ENGAGEMENT1. Public Notice (Statutory)

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

2. Planning Conference (Non Statutory)

The Conference, chaired by Cr Taylor, 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 issue arising from the discussions was:

- The impact of increased traffic and parking demand due to the number of developments in Bent Street.

Undertakings by the Applicant

- The applicant will explore the potential for additional visitor car parking to be provided within an amended basement layout.

LINK TO COUNCIL 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.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

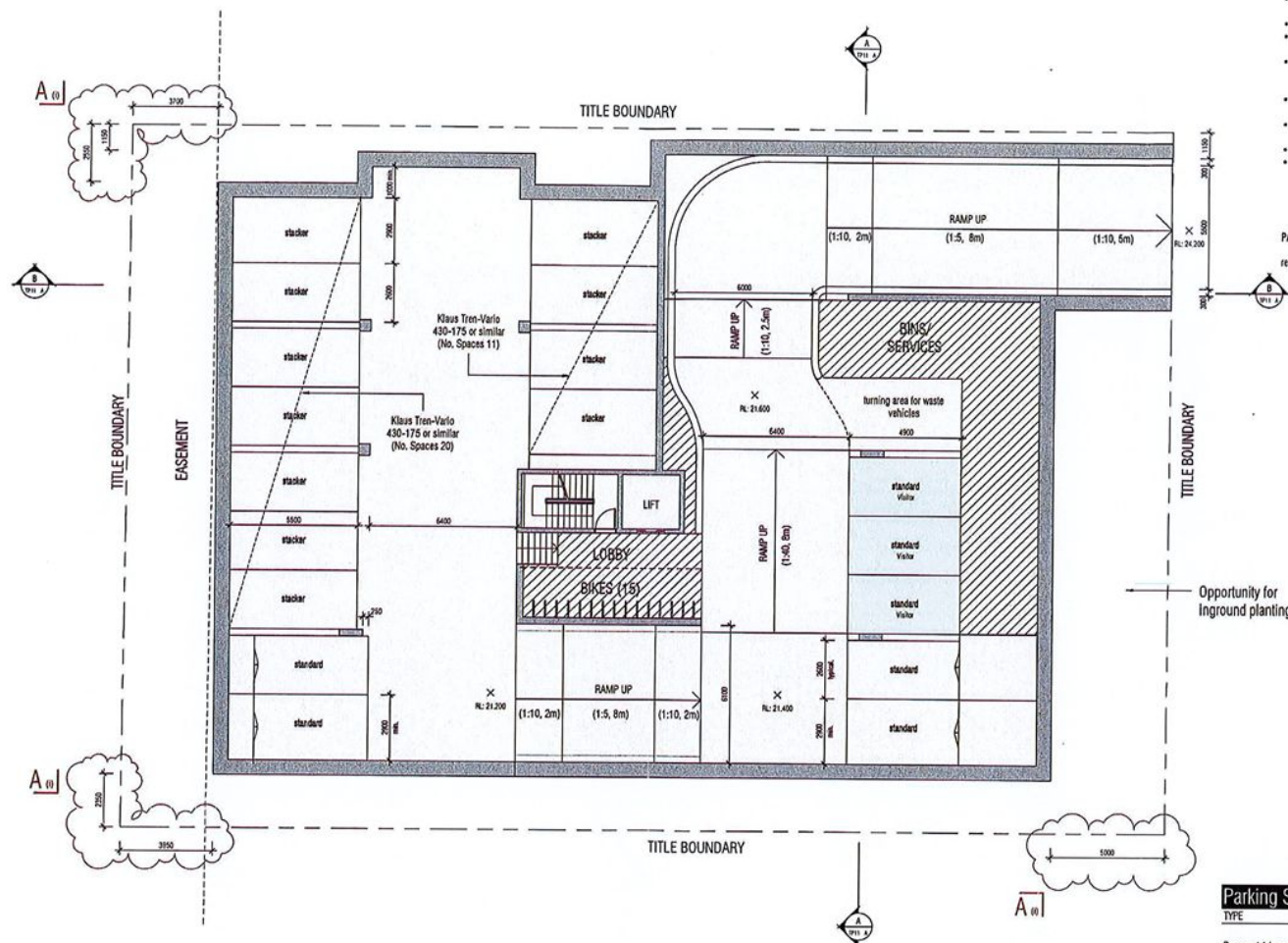
That a Notice of Refusal to Grant a Planning Permit be issued.

Moved Cr Taylor**Seconded Cr Hyams**

That Council issues a Notice of Refusal to Grant a Planning Permit for Application No. GE/PP-29899/2016 at 27-29 Bent Street, Bentleigh for the construction of a four storey building with basement car parking comprising up to 31 dwellings and a reduction in the standard visitor car parking requirement in accordance with the following grounds of refusal:

1. The proposal fails to meet the requirements and design standards of Clause 52.06 of the Glen Eira Planning Scheme with respect to visitor car parking, the height, siting and design of the accessway ramp, and accessibility to parking spaces and the bin/services area within the basement.
2. The proposed development fails to meet the following objectives of Clause 55 (ResCode) of the Glen Eira Planning Scheme:
 - Clause 55.02-1 – Neighbourhood Character
 - Clause 55.03-1 – Street Setback
 - Clause 55.03-3 – Site Coverage
 - Clause 55.04-1 – Side and Rear Setbacks
 - Clause 55.05-4 – Site services
3. The proposal fails to meet the decision guidelines of Clause 65.01 of the Glen Eira Planning Scheme with respect to minimising potential flooding of the development.

CARRIED UNANIMOUSLY



PARKING NOTES

- The basement design, including all levels, ramp grades, transitions, headroom clearances, and dimensions of carpark to be in accordance to AS/NZ 2990.1-2004, and to the satisfaction of the responsible authority. Refer to traffic report prepared by for further details.
- All mechanical venting of basement required to occur internally within site
- Allow for numbering and line marking to all carpark
- Car spaces to be typically 2600 x 4900 unless otherwise specified
- Columns to be located within a distance of 250 to 1250mm from a side end of parking space unless specified otherwise
- Allow for minimum head clearance of 2.2m to all areas of carpark, and 2.5m above disabled carpark
- Fixed Kelly wall mounted bike storage (or similar) @ 500mm centres
- Allow for storage cage to all units
- CO2 sensors will be installed throughout the two basement carparking areas and connected to mechanical exhaust equipment to lower operational time while maintaining good air quality

PARKING ALLOCATION

refer to parking schedule for parking information

Parking Schedule - Cars

TYPE	RESIDENTIAL	VISITOR	TOTAL
Basement 1 Lower			
Stacker Space	31	0	31
Standard Space	2	0	2
Basement 1			
Standard Space	2	3	5
Grand Totals	33	3	36

DATE	REV	DESCRIPTION
21.11.2016	A	Amendments following council RFP dated 28.11.16 (i) basement width dimensions added

ISSUED FOR FEEDBACK - 21.11.2016
BASEMENT

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TOWN PLANNING RESIDENTIAL DEVELOPMENT



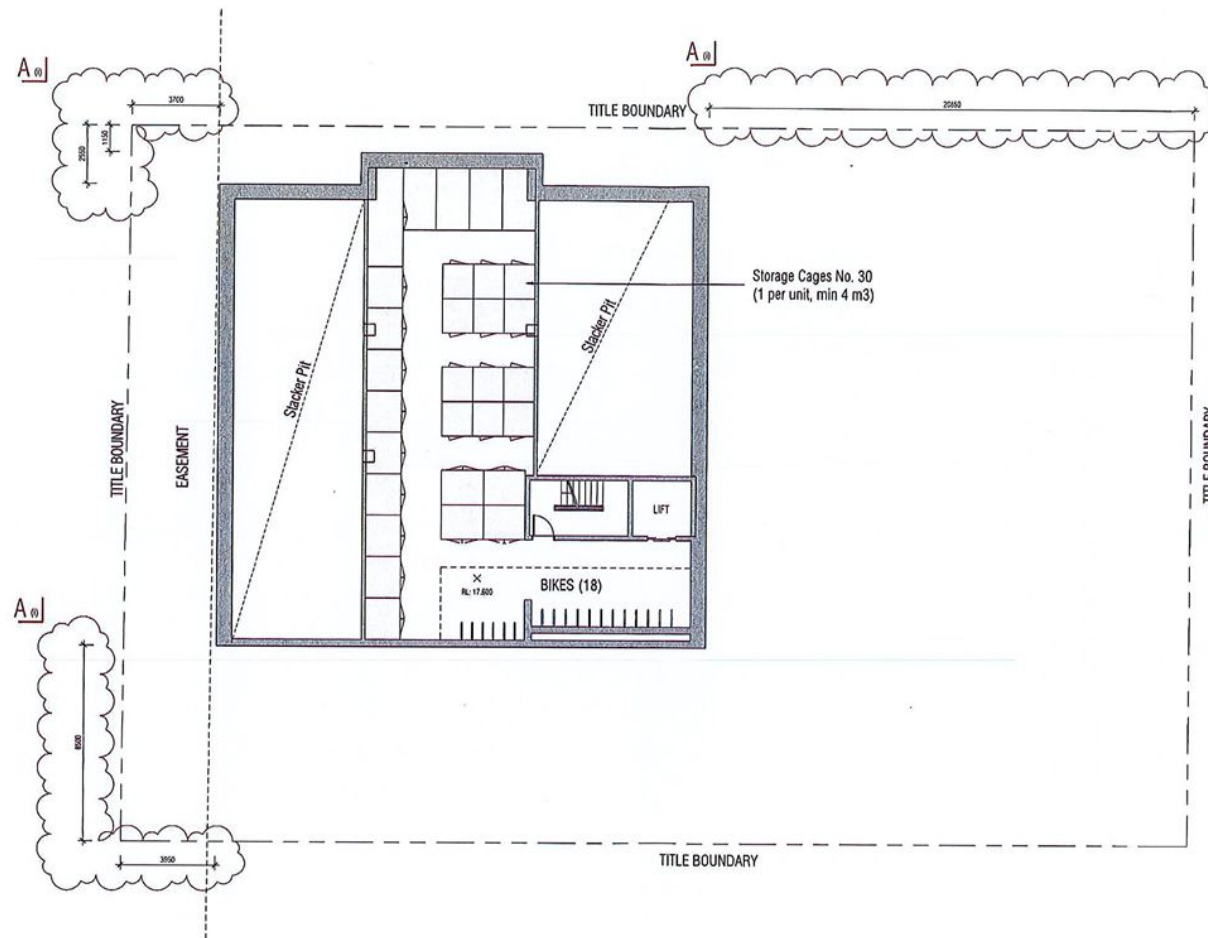
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27-29 BENT ST
BENTLEIGH, VIC
1608 / TP03 A

ARCHITECTS

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Studio 3/167 Fitzroy St.
St. Kilda, VIC. 3182
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PARKING NOTES

The basement design, including all levels, ramp grades, transitions, headroom clearances, and dimensions of car parks to be in accordance to AS/NZ 2980.1-2004, and to the satisfaction of the responsible authority. Refer to traffic report prepared by for further details.

- All mechanical venting of basement required to occur internally within site
- Allow for numbering and line marking to all car parks
- Car spaces to be typically 2600 x 4900 unless otherwise specified
- Columns to be located within a distance of 250 to 1250mm from aisle end of parking space unless specified otherwise
- Allow for minimum head clearance of 2.2m to all areas of carpark, and 2.5m above disabled carparks
- 'Red Kelly' wall mounted bike storage (or similar) @ 500mm centres
- Allow for storage cage to all units
- CO2 sensors will be installed throughout the two basement carparking areas and connected to mechanical exhaust equipment to lower operational time while maintaining good air quality

PARKING ALLOCATION

refer to parking schedule for parking information

DATE	REV	DESCRIPTION
21.11.2016	A	Amendments following council RFPs dated 28.11.16 (i) basement vehicle dimensions added

ISSUED FOR FEEDBACK - 21.11.2016
BASEMENT 2

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TOWN PLANNING
RESIDENTIAL DEVELOPMENT



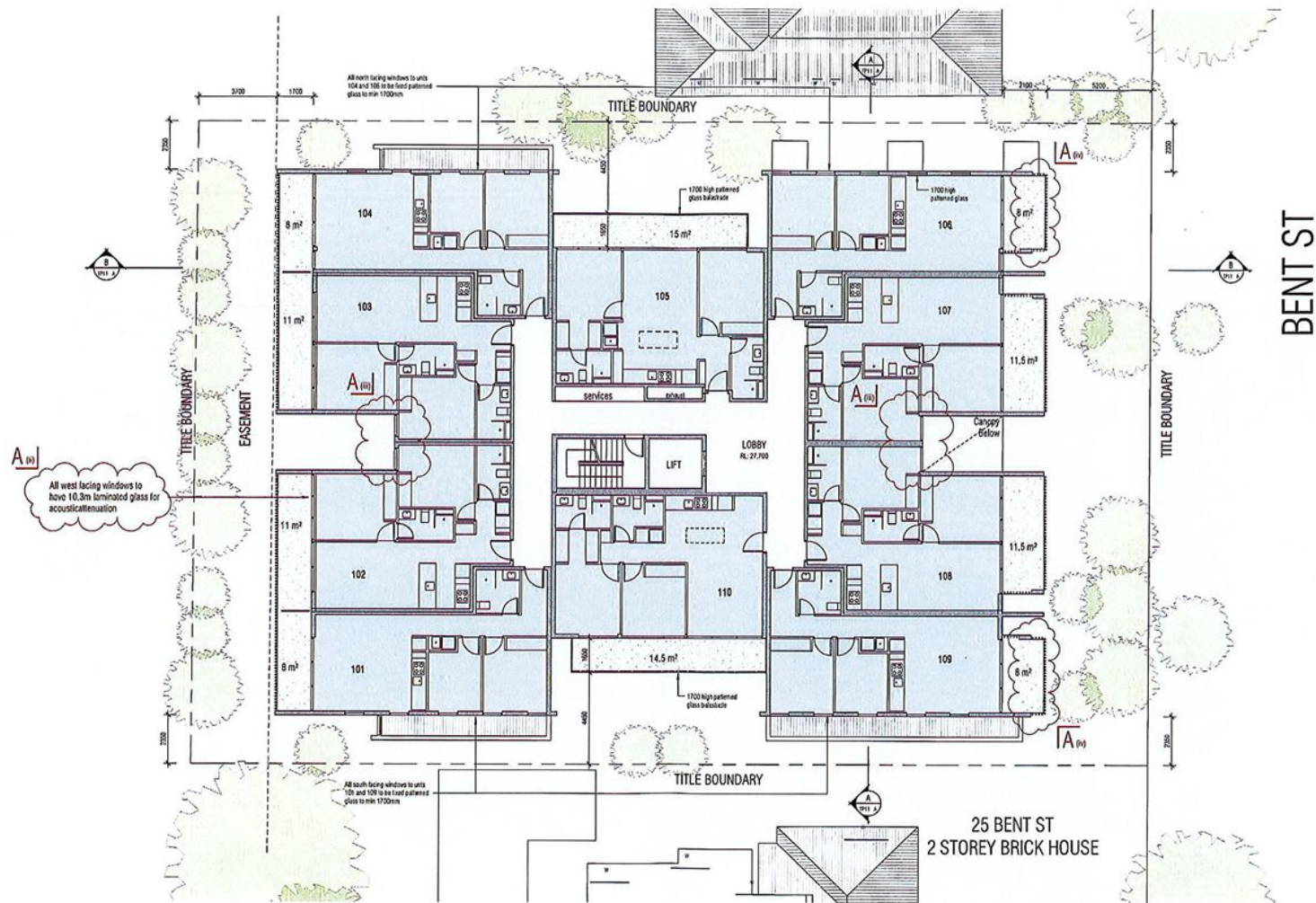
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27-29 BENT ST
BENTLEIGH, VIC
1608 / TP04 A

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CBG
interior design



BENT ST

25 BENT ST
2 STOREY BRICK HOUSE

DATE	REV	DESCRIPTION
21.11.2016	A	Amendments following council 62th dated 28.11.16
		(a) 1. Windows of adjoining buildings noted on floor plans
		(b) 8. West facing glazing acoustic treatment note added
		(c) reduction in window depth to apartments 102, 103, 107, 108
		(d) added setback to east facing corner apartments 106, 109

ISSUED FOR FEEDBACK - 21.11.2016
FIRST FLOOR

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TOWN PLANNING
RESIDENTIAL DEVELOPMENT



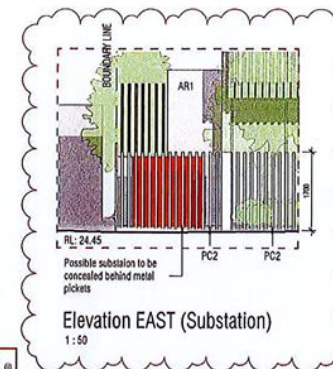
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27-29 BENT ST
BENTLEIGH, VIC
1608 / TP06 A

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interior designers



Elevation EAST



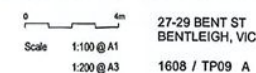
Elevation SOUTH

[illegible]

ISSUED FOR FEEDBACK - 21.11.2016
PROPOSED ELEVATION - EAST, SOUTH

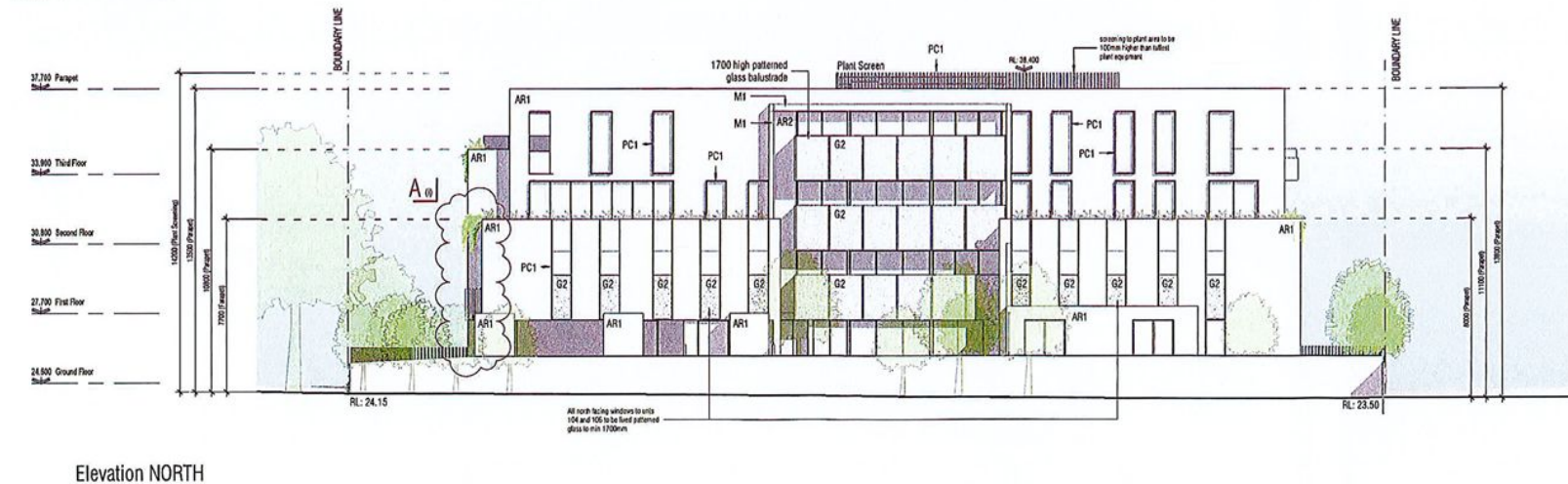
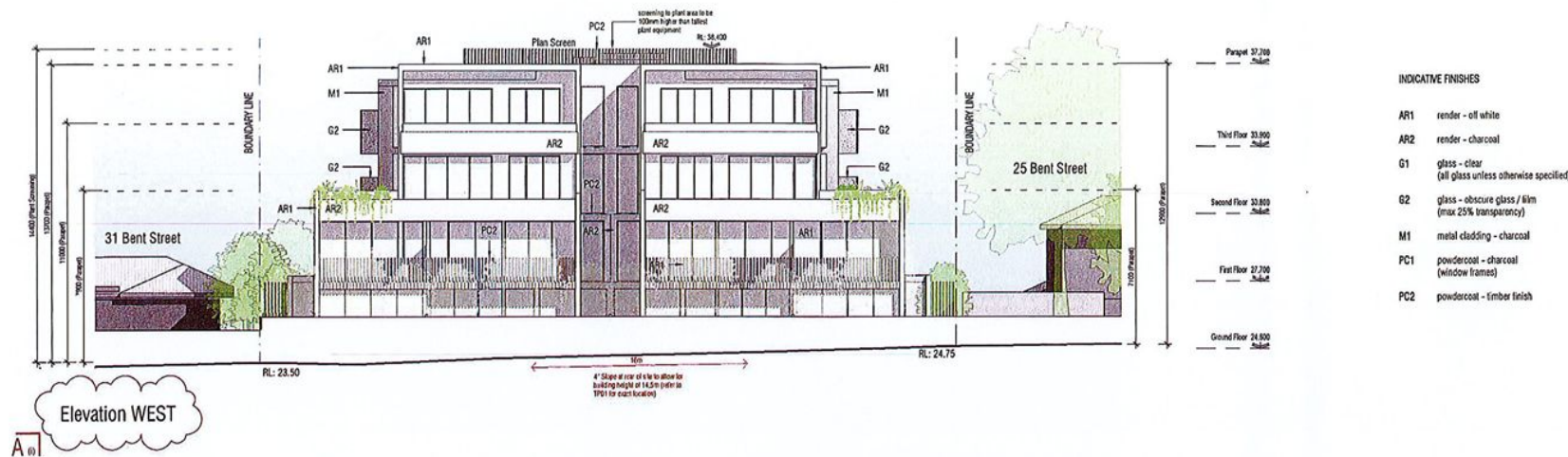
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TOWN PLANNING
RESIDENTIAL DEVELOPMENT

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CBG



DATE	REV	DESCRIPTION
21.11.2016	A	Amendments following council RfH dated 28.11.16 (i) updated elevations to reflect amended plans

ISSUED FOR FEEDBACK - 21.11.2016
PROPOSED ELEVATION - NORTH, WEST

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TOWN PLANNING
RESIDENTIAL DEVELOPMENT

Scale
1:100 @ A1
1:200 @ A3

27-29 BENT ST
BENTLEIGH, VIC
1608 / TP10 A

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CBG
interior designers

9.5 360 NEERIM ROAD, CARNEGIE**Author:** Rocky Camera, Manager Town Planning**File No:** GE/PP-29838/2016**Attachments:** Advertised plans**PURPOSE AND SUMMARY**

To consider a Planning Permit application.



PROPOSAL	Four storey building comprising ground floor shop and 16 dwellings
MUNICIPAL STRATEGIC STATEMENT	Housing Diversity Area Policy (Murrumbeena Neighbourhood Centre)
APPLICANT	Bandlas Pty Ltd
PLANNING SCHEME CONTROLS	Commercial 1 Zone
OBJECTIONS	6

RECOMMENDATION

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-29838/2016 for construction of a four storey building, comprising ground floor shop and 16 dwellings, reduction in car parking requirements for the shop and visitors and waiver of loading requirements on land adjacent to a Road Zone Category 1 at 360 Neerim Road, Carnegie in accordance with the following 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 TP2101 – TP2106, TP3101, TP3102 & TP4101 Rev. A dated 11/11/2016 prepared by Orbit Architecture) but modified to show:
 - (a) Deletion of the pitched roofing and replacement with a flat roof or an alternate design solution to the satisfaction of the Responsible Authority.
 - (b) The second floor (inclusive of balconies) setback a minimum of 1.0 metre from the north boundary.
 - (c) The shop entry relocated to the western boundary and the area at the corner of Neerim Road and Hewitts Road replaced with glazing or an alternate arrangement to the satisfaction of the Responsible Authority.
 - (d) The building and all associated structures and planters wholly contained within the title boundaries.
 - (e) The canopy along Neerim Road setback at least 750mm behind the kerb and channel (*condition required by Vic Roads*).
 - (f) Corner of the canopy at Neerim Road/Hewitts Road splayed (*condition required by Vic Roads*).
 - (g) A minimum 1.0m clearance must be maintained from the existing power pole unless the written consent from the relevant authority is provided.
 - (h) A minimum of one of the bicycle parking devices provided at ground floor to be horizontal in accordance with AS 2890.3:2015.
 - (i) The wall adjacent to the exit lane replaced with a transparent material for a minimum distance of 2m along the frontage to Hewitts Road.
 - (j) Car parking spaces and accessways to have the minimum dimensions as outlined in Table 2 of Clause 52.06-8 of the Glen Eira Planning Scheme or an alternate arrangement to the satisfaction of the Responsible Authority.
 - (k) The Klaus Stacker model annotated on the plans amended to match the model specified in the report prepared by Traffix Group dated November 2016. The pit depth of 2.2m must also be amended to suit the model used by the traffic report.
 - (l) A swept analysis (that includes the relevant stacker model including their gates) demonstrating vehicles parked in the car stacker spaces (in particular the last space at the end of the accessway) can exit in a forward direction with one manoeuvre. Vehicle wheels must not be turned from a stop position when travelling in a forwards direction. The vehicle envelope must have dimensions that match the “overall longitudinal dimensions” specified in Figure B2 of AS/NZS 2890.1:2004. Swept path clearance lines must be kept clear of obstructions higher than 150mm.

- (m) The at grade parking space adjacent to the laneway set aside as a visitor car parking space and marked as such on the plans.

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

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. Note: This does not obviate the need for a permit where one is required.
3. Before the commencement of buildings and works, a detailed Landscape Plan generally in accordance with TP1014, TP1015 & TP1016 Rev. A dated August 2016 prepared by John Patrick Landscape Architects 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.
4. The landscaping as shown on the endorsed Landscape Plan must be carried out, completed and maintained to the satisfaction of the Responsible Authority.
5. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.
6. The car parking allocation for the approved development must be:
 - One (1) car space be allocated to each one / two-bedroom dwellings;
 - Two (2) car spaces be allocated to each three-bedroom dwellings;
 - A minimum of two (2) car spaces be provided for the retail shop; and
 - A minimum of one (1) at grade space provided for visitors.
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; and
 - (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 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.

9. 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 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.

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.

10. 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.

11. 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 be generally in accordance with the plan prepared by Sustainable Development Consultants dated November 2016 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. 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.

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. During the construction of the buildings and works allowed by this permit, the laneway(s) adjacent to the subject land must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment etc. so as to maintain free vehicular passage to abutting benefiting properties at all times, unless with the written consent of the Responsible Authority.
14. The walls on the boundary of adjoining properties must be cleaned and finished in a manner to the satisfaction of the Responsible Authority.
15. 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.
16. 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.
17. The building and all associated structures wholly contained within the title boundaries.
18. 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.
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

Conditions End

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

- 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 proposed development abuts a Right of Way that was constructed for commercial purposes. Commercial uses still utilise the Right of Way therefore residents of the development should not expect the same access opportunities as a typical local street.
- G. The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit

Asset Engineering Advice:

- H. Vehicle crossing should be constructed as commercial type vehicle crossing with splayed to Council standards.
- I. The redundant vehicle crossing must be removed and footpath, nature strip and kerb and channel of the road reinstated matching the conditions of those abutting.
- J. Connect storm water runoff from the development via an outfall drain to Council storm water pit/pipe located in front of 369 Neerim Road. The design and construction of the outfall drain must be approved by Engineering Assets and all costs associated with the outfall drain design and construction must be borne by the developer.
- K. Engineering Services encourage using of rainwater tanks for storage and reuse for toilet and irrigation purpose and or stormwater detention system.
- L. Drainage associated with basement construction (seepage and agricultural waters are to be filtered to rain water clarity) must be discharged to the nearest Council Drain /Pit and not be discharged to the kerb and channel.
- M. All stormwater runoff must be connected to Council underground drainage network. No uncontrolled stormwater discharge to adjoining properties and footpaths.
- N. Any firefighting equipment for the building shall be accommodated within title boundary. Submitted plans are not showing location of any hydrant / booster. Council will not allow private fire equipment in the Road Reserve.
- O. Asset Protection Permit must be obtained from Council Engineering Services Department prior commencement of any building works.
- P. All relevant Engineering Permits must be obtained prior any works within the Road Reserve and or stormwater connection to Council drainage network.
- Q. Any modifications, amendments or changes that could impact Council's infrastructure assets are to be discussed with the Engineering Services prior to issuing a planning permit

BACKGROUND

N/A

ISSUES AND DISCUSSION

- Zoning and policy context
- Height, scale and massing
- Amenity impacts
- Internal amenity
- Car parking and traffic
- Objectors' concerns

Proposal

- Construction of a four storey building comprising 16 dwellings.
- Ground floor shop of 216m².
- Residential entry located centrally from Hewitts Road frontage
- Vehicle access from Hewitts Road to a ground floor car park providing 20 spaces in car stacker systems.
- Small basement level providing secure storage for the dwellings.

Objectors' concerns

- Reduction of car parking for visitors and the shop should not be allowed.
- Traffic congestion is already an issue.
- Loss of on-street car spaces due to new vehicle crossover.
- Visual bulk of the development is not in keeping with the neighbourhood.
- Setbacks at the upper floors should be increased.
- The area of the proposed shop is inconsistent with the intent of the zone.
- Scale of the development is much greater than existing buildings in the area.
- The design will impede the amenity to other residents by obstructing a wide view from existing dwellings.
- The development will detract from the streetscape.

Referrals

Transport Planning

- Reduction of car parking for the shop tenancy and visitors (to the extent proposed) is not supported. Some level of parking for visitors should be provided on-site.
- Design changes are required to the width of car stacker platforms to improve ease of access and manoeuvrability.
- Waiver of loading facilities is acceptable given the relatively small size of the ground floor shop use.
- Future residents ineligible to obtain resident and visitor parking permits.

Landscape Officer

- Proposed landscaping is supported.

Asset Engineering

- A minimum 1.0m clearance must be maintained from the existing power pole unless consent/conditions from United Energy are sought.

Waste Services

- Private contractor proposed
- Waste management plan approved.

VicRoads

- No objection to the granting of a planning permit subject to conditions.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

N/A

POLICY AND LEGISLATIVE IMPLICATIONSZoning and policy context

The subject site is part of small commercial strip described as the “Murrumbeena Neighbourhood Centre”. State and Local planning policy broadly supports development in this location, which increases housing supply in an existing urban area with good access to public transport and services. While the shopping strip is surrounded by residential properties, the site is within 500m of the Murrumbeena Activity Centre to the east and Carnegie Major Activity Centre to the west.

The subject site is located within the Commercial 1 Zone with interfaces to the General Residential Zone (GRZ) to the north. The GRZ has a mandatory maximum height limit of 10.5m (or 3 storeys) whereas no height limit applies within the Commercial 1 Zone.

The purpose of the Commercial 1 zone is to create vibrant mixed use commercial centres combined with residential uses at densities complementary to the role and scale of the commercial centre. It is considered that the development will enhance this small commercial strip and provide diversity of dwelling layouts to complement existing housing stock.

The Housing Diversity Area Policy encourages shop top housing (at first floor and above) in conjunction with commercial uses at ground floor. The proposed development achieves this by providing for a shop use at ground floor and dwellings above.

The proposed location for the shop entry (whilst providing disabled access) reduces the activation at the corner of the site. It is considered that the shop entry could be relocated to be adjacent to the west boundary (off Neerim Road) which would allow the ground floor frontage to be more cohesive and wrap around the corner.

Height, scale and massing

Policy seeks to ensure that the density, mass and scale of development is appropriate to the scale and character of the neighbourhood centre. The immediate area is generally characterised by two storey buildings. While the development adopts a three storey podium height to Neerim Road, this is considered to be a balanced response to the height of the two storey shops and height of the existing 3 storey building at 352 Neerim Road.

In the immediate area along Neerim Road there are a number of 4 storey apartment buildings recently constructed in the Residential Growth Zone. These include 16-18 Tranmere Avenue (21 dwellings) and 332-334 Neerim Road (26 dwellings).

Given the commercial zoning of the subject site a 4 storey height building is considered acceptable.

The site is currently occupied by a two storey building with blank brick walls wrapping around the corner and extending along the Hewitts Road frontage. Whilst the 3 storey podium will be higher than what currently exists, the development will enhance Hewitts Road through the use of varied materials, windows and balconies to create articulation within the façade.

The development incorporates a pitched roof over the top floor as a reference to the residential architecture in the surrounding area. Given the commercial zoning of the site, it is considered that there should be some distinction in the built form and design detail compared with the residential areas to the north and east. The introduction of a hipped roof also adds unnecessary height and bulk to the development. A condition of approval recommends deletion of the pitched roof.

Amenity impacts

Policy encourages buildings to step down at the rear to achieve a graduated transition to adjoining buildings and residential areas. It is noted that the development proposes a four storey building adjacent to the General Residential Zone (commencing from 3 Hewitts Road) which allows for buildings up to 3 storeys in height.

The third floor is setback from the boundaries and the elevations presenting to Neerim Road and Hewitts Road are well articulated. In order for the development to achieve the stepping of built form and transition between commercial and residential area (encouraged by policy) it is recommended that the second floor be setback from the laneway by an additional metre.

This will result in the building being setback 3.1 metres at ground and first floor, 4.1 metres at second floor and 5.5 metres at third floor (measured to the closest wall to the boundary of 3 Hewitts Road). This will ensure the building will not appear unreasonably bulky or dominant within the streetscape.

Due to the north / south orientation of the site the shadows cast by the development do not impact residential properties to the north. The adjoining properties to the west are used for commercial purposes and as such are not afforded the same amenity protection under the Planning Scheme.

Any potential overlooking is within acceptable limits. The proposed planter boxes and screening treatments to the north facing balconies at first and second floor will prevent downward views of the dwelling at 3 Hewitts Road in accordance with the State Government requirements.

Car Parking and Traffic

The State Government car parking guidelines require the development to provide a total of 27 car spaces, comprising 16 resident spaces, 3 residential visitor spaces and 8 spaces for the shop. The development has provision for 20 car spaces allocated to residents and staff of the shop. The car spaces are provided in two rows of stacker systems accessed via Hewitts Road. One at grade space is provided adjacent to the laneway accessed via a separate individual crossover.

The development allocates 18 car spaces in the stacker systems to residents (a surplus of 2 spaces for the 16 proposed dwellings) and 2 car spaces to staff of the shop tenancy (1 stacker space and 1 at grade space adjacent to the laneway). No car spaces are allocated to visitors.

It is considered that 20 overall car spaces provided could be better allocated so that 16 spaces are dedicated to residents (complying with the State Government guideline of one space per two bedroom dwelling). The remaining 3 car spaces within the stackers should be dedicated to the shop tenancy. This leaves the at grade space adjacent to the laneway available for use by visitors. Conditions on the permit will address this matter accordingly.

Council's Transport Planning Department suggest design changes to the width of car stacker platforms to improve ease of access and manoeuvrability. Additional swept paths should also be provided to demonstrate vehicles have ability to exit the site in a forward direction.

The proposed shop generates a requirement for loading facilities. The Transport Planning Department considers a waiver of loading facilities acceptable in this instance given the relatively small size of the ground floor shop use.

A note will be included on the permit making future residents ineligible to obtain resident and visitor parking permits.

Waste Management

The submitted Waste Management Plan states that waste collection will be undertaken by a private collector. The building manager or waste contractor will be responsible for moving the bins from the bin store to the collection truck at the time of collection. The bins will not be left on the kerb for collection. The proposed waste collection arrangement is supported by Council's Waste Services Department.

COMMUNICATION AND ENGAGEMENT

1. Public Notice (Statutory)

- 12 properties notified
- 32 notices sent (owners and occupiers)
- 2 signs erected on site
- 6 objections received

2. Planning Conference (Non Statutory)

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 height is significantly greater than surrounding buildings
- Visual bulk of 4 storey form in a low scale environment
- The proposed pitched roof exacerbates height and bulk (should be flat roof)
- The area of the commercial space is inadequate
- Waste collection and storage of bins
- Reductions in visitor and shop parking should not be allowed
- Loss of on street car parking
- Traffic congestion in surrounding residential streets

Undertakings by the Applicant

- The at-grade space adjacent to the laneway could be dedicated as a visitor parking space.

LINK TO COUNCIL 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.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

That a Notice of Decision to Grant a Planning Permit be issued subject to conditions.

Moved: Cr Esakoff

Seconded: Cr Athanasopoulos

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-29838/2016 for construction of a four storey building, comprising ground floor shop and **up to** 16 dwellings, reduction in car parking requirements for the shop ~~and visitors~~ and waiver of loading requirements on land adjacent to a Road Zone Category 1 at 360 Neerim Road, Carnegie in accordance with the following 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 TP2101 – TP2106, TP3101, TP3102 & TP4101 Rev. A dated 11/11/2016 prepared by Orbit Architecture) but modified to show:
 - (a) Deletion of the pitched roofing and replacement with a flat roof or an alternate design solution to the satisfaction of the Responsible Authority.
 - (b) The **first floor setback a minimum of 3.1 metres, the second floor setback a minimum of 4.2 metres and the third floor setback a minimum of 5.5 metres** (inclusive of balconies) ~~setback 1.0 metre~~ from the northern boundary.
These changes must be absorbed within the remainder of the building envelope to the satisfaction of the Responsible Authority.
 - (c) The shop entry relocated to the western boundary and the area at the corner of Neerim Road and Hewitts Road replaced with glazing or an alternate arrangement to the satisfaction of the Responsible Authority.
 - (d) The building and all associated structures and planters wholly contained within the title boundaries.
 - (e) The canopy along Neerim Road setback at least 750mm behind the kerb and channel (condition required by Vic Roads).
 - (f) Corner of the canopy at Neerim Road/Hewitts Road splayed (condition required by Vic Roads).
 - (g) A minimum 1.0m clearance must be maintained from the existing power pole unless the written consent from the relevant authority is provided.

- (h) A minimum of one of the bicycle parking devices provided at ground floor to be horizontal in accordance with AS 2890.3:2015.
- (i) The wall adjacent to the exit lane replaced with a transparent material for a minimum distance of 2m along the frontage to Hewitts Road.
- (j) Car parking spaces and accessways to have the minimum dimensions as outlined in Table 2 of Clause 52.06-8 of the Glen Eira Planning Scheme or an alternate arrangement to the satisfaction of the Responsible Authority.
- (k) The Klaus Stacker model annotated on the plans amended to match the model specified the report prepared by Traffix Group dated November 2016. The pit depth of 2.2m must also be amended to suit the model used by the traffic report.
- (l) A swept analysis (that includes the relevant stacker model including their gates) demonstrating vehicles parked in the car stacker spaces (in particular the last space at the end of the accessway) can exit in a forward direction with one manoeuvre. Vehicle wheels must not be turned from a stop position when travelling in a forwards direction. The vehicle envelope must have dimensions that match the "overall longitudinal dimensions" specified in Figure B2 of AS/NZS 2890.1:2004. Swept path clearance lines must be kept clear of obstructions higher than 150mm.
- (m) The at grade parking space adjacent to the laneway set aside as a visitor car parking space and marked as such on the plans.
- (n) The provision of three (3) on-site visitor car parking spaces for the dwellings (at grade) and three (3) on-site car parking spaces for the shop. Any subsequent changes to the building and car park layout must be to the satisfaction of the Responsible Authority.
- (o) All plant and equipment must be screened to the satisfaction of the Responsible Authority.

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

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. Note: This does not obviate the need for a permit where one is required.
3. Before the commencement of buildings and works, a detailed Landscape Plan generally in accordance with TP1014, TP1015 & TP1016 Rev. A dated August 2016 prepared by John Patrick Landscape Architects 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.
4. The landscaping as shown on the endorsed Landscape Plan must be carried out, completed and maintained to the satisfaction of the Responsible Authority.
5. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.
6. The car parking allocation for the approved development must be:
 - One (1) car space be allocated to each one / two-bedroom dwellings;
 - Two (2) car spaces be allocated to each three-bedroom dwellings;
 - A minimum of ~~two (2)~~ three (3) car spaces be provided for the retail shop; and
 - A minimum of ~~one (1)~~ three (3) at grade car parking spaces provided for visitors.

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; and
 - (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 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.
9. 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 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.

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.

10. 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.

11. 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 be generally in accordance with the plan prepared by Sustainable Development Consultants dated November 2016 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. 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.
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. During the construction of the buildings and works allowed by this permit, the laneway(s) adjacent to the subject land must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment etc. so as to maintain free vehicular passage to abutting benefiting properties at all times, unless with the written consent of the Responsible Authority.
14. The walls on the boundary of adjoining properties must be cleaned and finished in a manner to the satisfaction of the Responsible Authority.
15. 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.

16. 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.
17. The building and all associated structures wholly contained within the title boundaries.
18. 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.
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

Conditions End

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

- 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 proposed development abuts a Right of Way that was constructed for commercial purposes. Commercial uses still utilise the Right of Way therefore residents of the development should not expect the same access opportunities as a typical local street.
- G. The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit

Asset Engineering Advice:

- H. Vehicle crossing should be constructed as commercial type vehicle crossing with splayed to Council standards.
- I. The redundant vehicle crossing must be removed and footpath, nature strip and kerb and channel of the road reinstated matching the conditions of those abutting.
- J. Connect storm water runoff from the development via an outfall drain to Council storm water pit/pipe located in front of 369 Neerim Road. The design and construction of the outfall drain must be approved by Engineering Assets and all costs associated with the outfall drain design and construction must be borne by the developer.
- K. Engineering Services encourage using of rainwater tanks for storage and reuse for toilet and irrigation purpose and or stormwater detention system.
- L. Drainage associated with basement construction (seepage and agricultural waters are to be filtered to rain water clarity) must be discharged to the nearest Council Drain /Pit and not be discharged to the kerb and channel.
- M. All stormwater runoff must be connected to Council underground drainage network. No uncontrolled stormwater discharge to adjoining properties and footpaths.

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

CARRIED UNANIMOUSLY

16040_N2106_11_2016_00 - 3/11/16 - PENDING

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NEERIM ROAD

HEWITTS ROAD

KEY
HW HABITABLE ROOM WINDOW
W NON HABITABLE ROOM WINDOW

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A 10/10/16 AS PER REF LETTER 10/10/16

TOWN PLANNING
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ARCHITECT REGISTRATION NO. 31146

orbit
ARCHITECTURE
Pty Ltd
16040_N2106_11_2016_00
P.O. Box 10000, Melbourne, VIC 3000
P.O. Box 10000, Melbourne, VIC 3000

SKETCH DESIGN
NOT FOR CONSTRUCTION

Project:
340 APARTMENTS

At:
340 NEERIM ROAD
CARNEGIE VIC,
Australia

By:
ANU CORP. DEV.
PTY. LTD.

Drawing No:
A16002

Drawing Type:
PLAN - GENERAL

Date:
14/01/16

Author:
J.S.

Drawn:
J.S.

Scale:
A1

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

A16004_IP 2106 A

NEERIM ROAD

HEWITTS ROAD

KEY
HW L1 HABITABLE ROOM WINDOW
W NON HABITABLE ROOM WINDOW

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No. Date Amendment
A 151016 AS PER LETTER 13/10/16

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SKETCH DESIGN
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360 APARTMENTS
AT
360 NEERIM ROAD
CARNEGIE VIC.
Australia
Arch: ANS CORP. DEV.
PTT, LTD. 200 No. A16002
Drawing Name: GROUND
Drawing Code: PLAN - GENERAL
Date: 14/09/14 AS Drawn: Size: A1
Drawing No.: 151016 Issue:

SCALE
1:100 @ A1
1:200 @ A3
A16004_TP 2101 A

NEERIM ROAD

HEWITTS ROAD

KEY
HW HABITABLE ROOM WINDOW
W NON HABITABLE ROOM WINDOW

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 No. Date: Amendment
 A 15/01/14 AS PER LETTER 12/01/14

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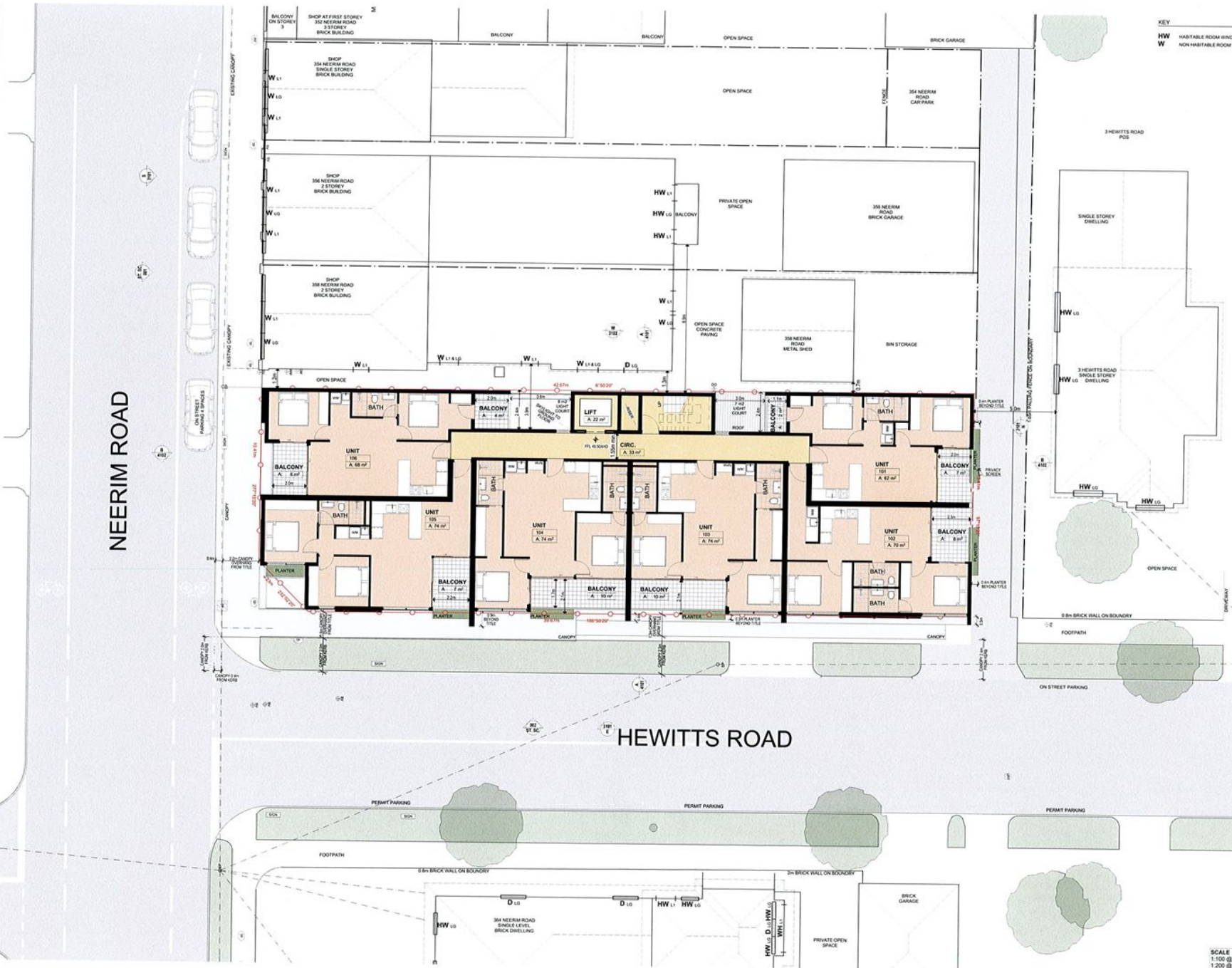
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**SWITCH DESIGN
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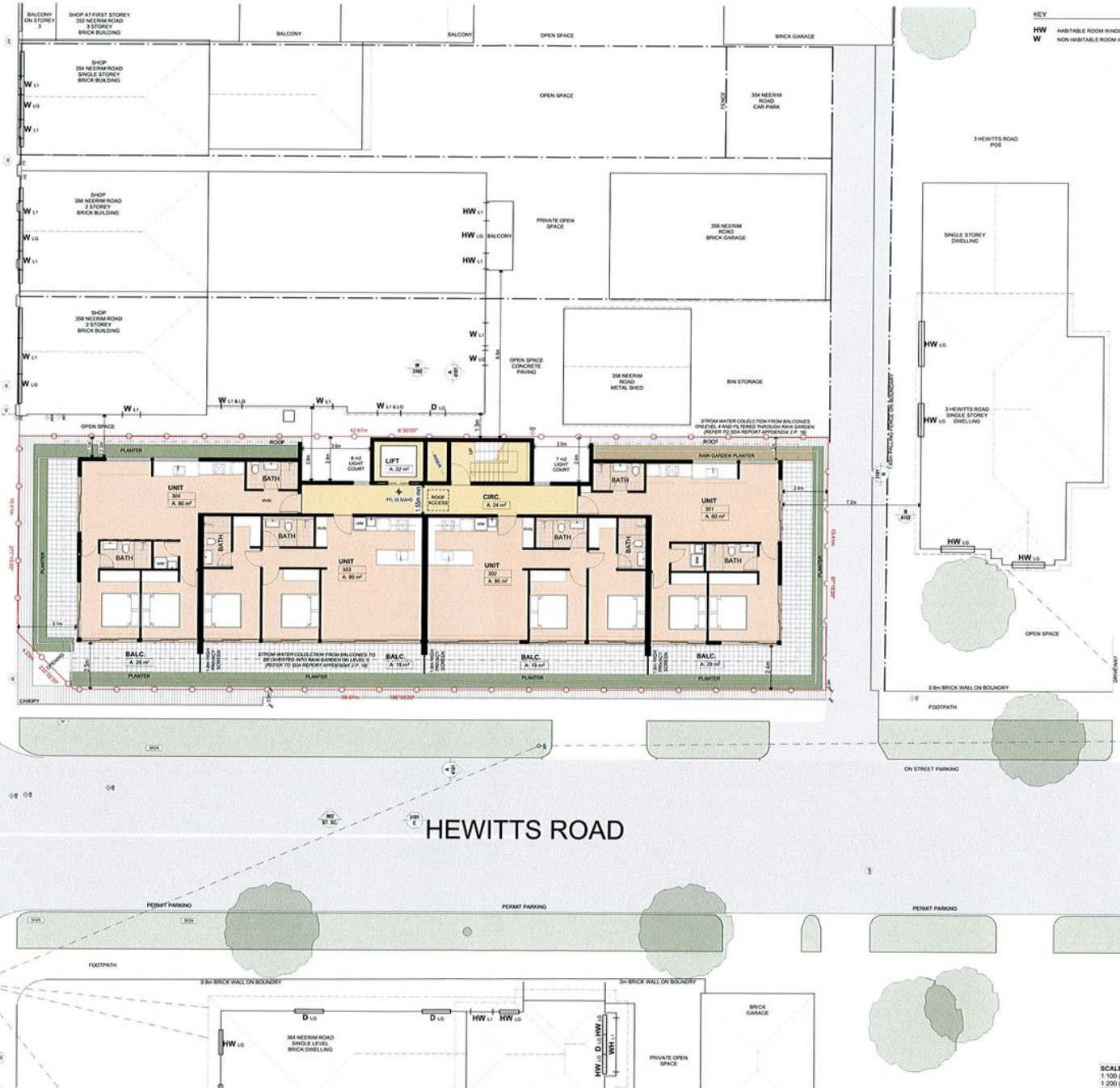
Project: **360 APARTMENTS**
 At: **360 NEERIM ROAD, CARNEGIE VIC, Australia**
 For: **ANU CORP. DEV. PTY. LTD.** ORB No: **A16002**
 Drawing Name: **LEVEL 1**
 Drawing Type: **PLAN - GENERAL**
 Date: 14/01/14 Architect: JS Drawn: JS
 Drawing No.: **A16004_TP 2102** Issue: **A**

SCALE
 1:100 @ A1
 1:200 @ A3





NEERIM ROAD



KEY
HW HABITABLE ROOM WINDOW
W NON HABITABLE ROOM WINDOW

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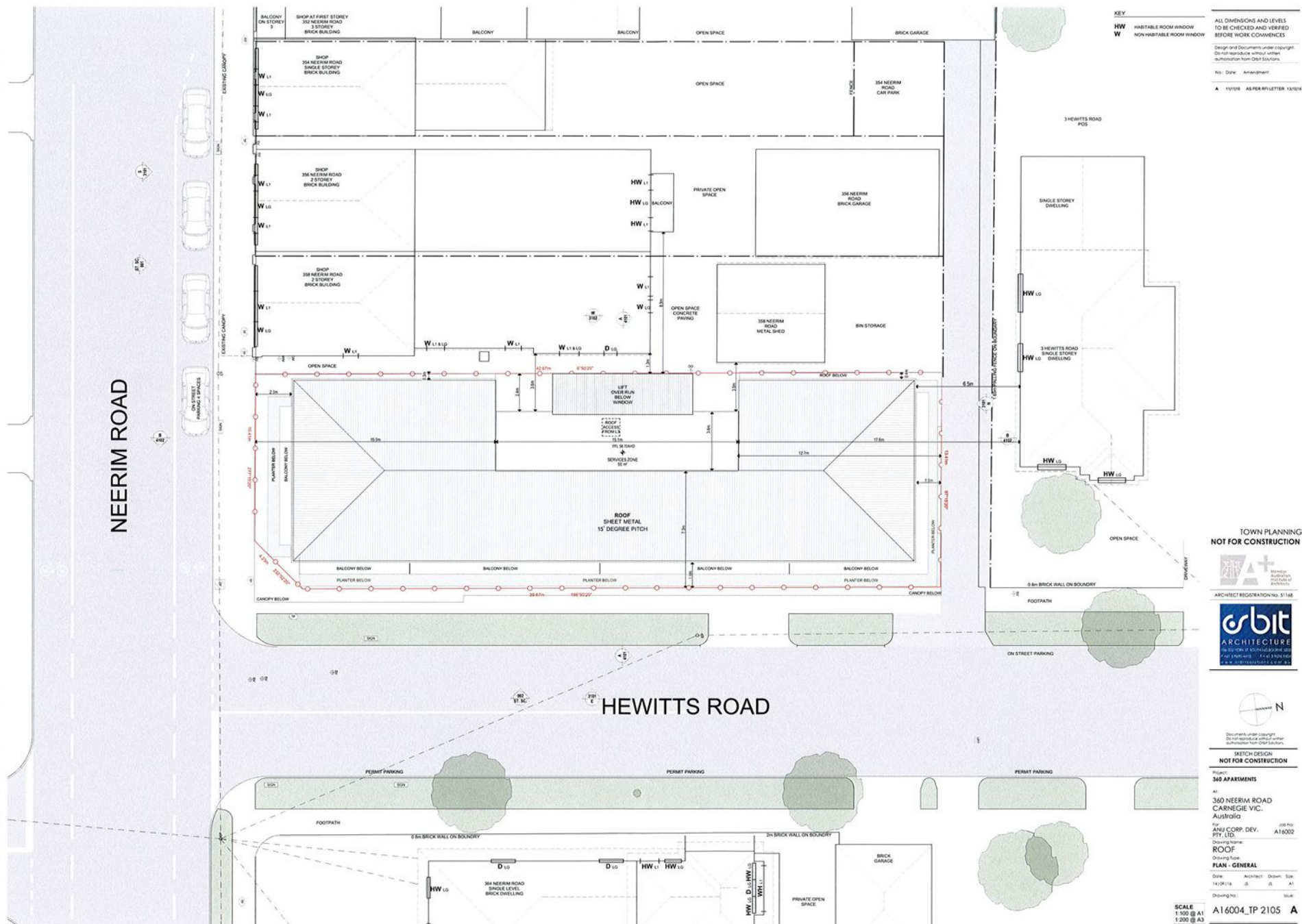


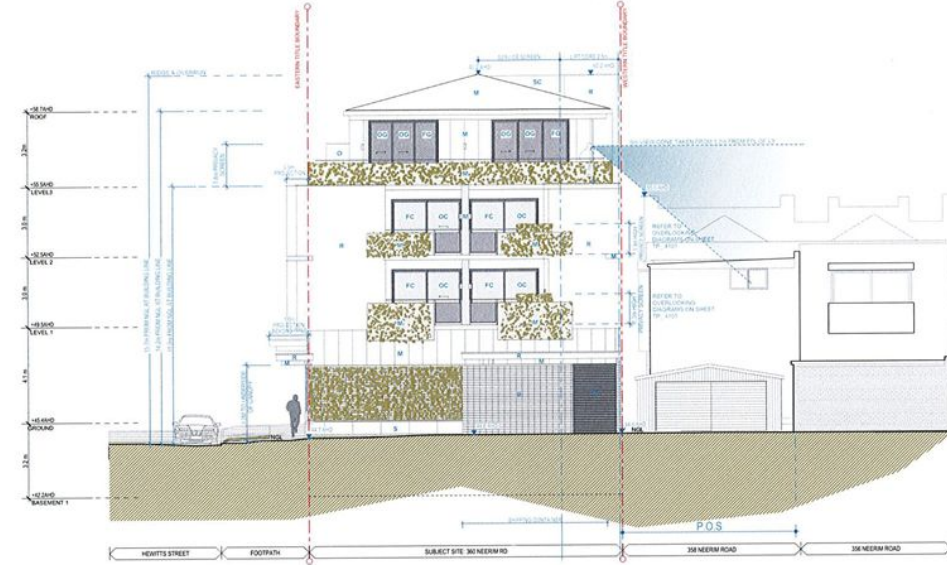
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360 APARTMENTS
 AT
 360 NEERIM ROAD
 CARNEGIE VIC.
 Australia
 ANU CORP. DEV.
 PTY. LTD.
 Drawing Name:
LEVEL 3
 Drawing Type:
PLAN - GENERAL
 Date: 14/09/24 Architect: J.S. Design: J.S. Scale: A1
 Drawing No.: 16002 Issue:

SCALE
 1:100 @ A1
 1:200 @ A3
 A16004_TP 2104 A





NORTH ELEVATION

1:100



EAST ELEVATION

1:100

MATERIAL LEGEND	
G	GLASS GREY
C	GLASS CLEAR
O	GLASS OPAQUE
B	BRICK "HAWTHORN BLACK"
M	METAL LOOK: C/B MONUMENT
R	RENDER: GREY
P	RENDER: WHITE
D	RENDER: C/B MONUMENT
S	STONE BASALT
T	TIMBER LOOK
SC	PERFORATED METAL SCREEN

MATERIAL TAGS WITH THE PREFIX:
F = DENOTES FIXED
O = DENOTES OPERABLE

NOTE:
WINDOW AND DOOR FRAMES SHALL BE
MONUMENT UNLESS OTHERWISE NOTED

POST BOX MATERIALS: METAL AND TIMBER

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SKETCH DESIGN
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Project:
360 APARTMENTS

At:
**360 NEERIM ROAD
CARNEGIE VIC,
Australia**

For:
**ANU CORP. DEV.
PTY. LTD.**

Job No:
A16002

Drawing Name:
NORTH + EAST
Drawing Size:

ELEVATION - GENERAL

Date:	Architect:	Drawn:	Size:
14/09/18	JS	JS	A1

Drawing No.: 1006

SCALE 1:100 @ A1 1:200 @ A3 A16004_TP 3101 A



SOUTH ELEVATION

1:100

- MATERIAL LEGEND**
- | | |
|----|--------------------------|
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| C | GLASS CLEAR |
| O | GLASS OPAQUE |
| B | BRICK "HAWTHORN BLACK" |
| M | METAL LOOK: C/B MONUMENT |
| R | RENDER: GREY |
| P | RENDER: WHITE |
| D | RENDER: C/B MONUMENT |
| S | STONE BASALT |
| T | TIMBER LOOK |
| SC | PERFORATED METAL SCREEN |

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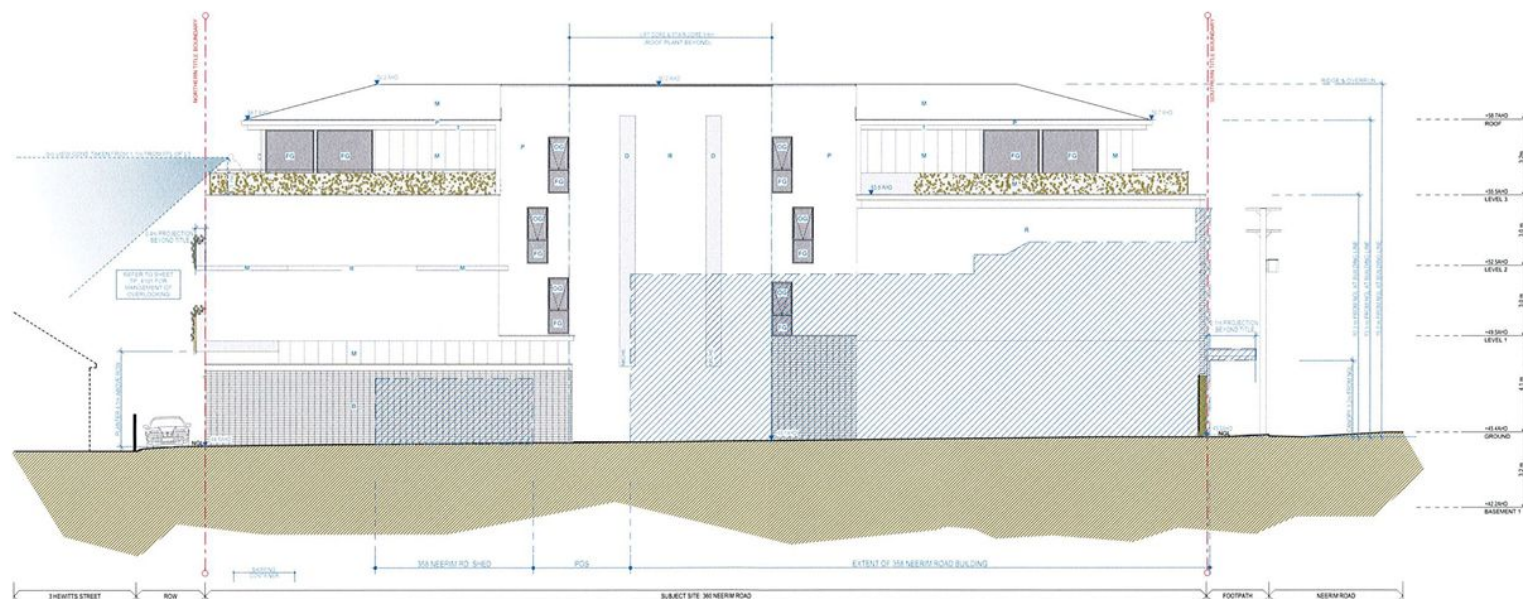
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100	1/1/19	1/1/19

A TESTS AS PER RFI

MATERIAL TAGS WITH THE PREFIX
F = DENOTES FIXED
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WEST ELEVATION

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Project
360 APARTMENTS

Figure 1

360 NEERIM ROAD
CARNEGIE VIC.

Australia
For: ANU CORP. DEV.
ATTN: LTD. JOB NO:
A16002

SOUTH + WEST

ELEVATION - GENERAL

14 (09/16)	JS	JS	AD
Drawing No.:			1664

A16004_TP 3102 A

9.6 VCAT WATCH**Author:** *Rocky Camera, Manager Town Planning***File No:** *N/A***Attachments:** *Table of new appeals lodged***PURPOSE AND SUMMARY**

To report to Council recent VCAT decisions.

RECOMMENDATION

That Council notes:

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

BACKGROUND

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.

ISSUES AND DISCUSSION

ADDRESS	315-317 NEERIM ROAD, CARNEGIE
PROPOSAL	CONSTRUCTION OF A SEVEN STOREY BUILDING COMPRISING 26 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"> • DELETION OF THE UPPERMOST FLOOR • INCREASED SIDE BOUNDARY SETBACKS • ALTERATION TO THE INTERNAL LAYOUT OF DWELLINGS THE CHANGES WERE CONSIDERED AN IMPROVEMENT HOWEVER DID NOT ADDRESS THE OFFICER'S ORIGINAL CONCERNS WITH THE PROPOSAL
VCAT DECISION	PERMIT
APPELLANT	DRK ASSETS PTY LTD



“There are examples of both constructed and approved five and six-storey developments in the urban village. Notably, the building under construction at 178 Koornang Road, to the south-west of the review site, is six storeys. Other examples exist to the west and north. The residential land extending to the south and east is within the Residential Growth Zone. A purpose of that zone is to provide housing at increased densities in buildings up to and including four storey buildings. The Commercial zoning of the review site represents a more robust environment. It is therefore reasonable to expect that developments exceeding four storeys can be contemplated in the C1Z. A height differential of two storeys between the buildings in the residential area and those in the commercial area is an acceptable graduation in height and is sufficient to distinguish the two areas and their envisaged outcomes. The proposed six-storey scale height will not be without peer in either the immediate vicinity or more broadly in the activity centre. It is a scale which is reflective of the location within the highest order of activity centre in the municipality. Whilst it will be visible from the surrounding area, and from some distance, this should not be unexpected within an urban village.” – VCAT Member Bill Sibonis

- The subject site is located within the Commercial 1 Zone and the Carnegie Urban Village. The site is located within the area included within Council's current Planning Scheme Amendment which seeks a mandatory maximum 4 storey building height.
- The application was refused on grounds relating to its excessive scale and bulk, poor presentation to the street and poor internal amenity. The application was also refused on grounds relating to the inadequate provision of residential visitor car spaces.
- In determining the application, the Tribunal held that due to the current absence in planning policy to guide building height and design and the prevalence of both five and six storey developments within the immediate vicinity, a six storey building on the subject site was appropriate.

- The Tribunal held that the internal amenity afforded to future residents was acceptable. Further, the Tribunal held that the reduction to the residential visitor car parking was acceptable.
- On that basis, the Tribunal directed Council to issue a Planning Permit.

ADDRESS	342-346 CENTRE ROAD, BENTLEIGH
PROPOSAL	CONSTRUCTION OF A SEVEN STOREY BUILDING COMPRISING 24 DWELLINGS
COUNCIL DECISION	PERMIT (RESOLUTION)
PROPOSAL CONSIDERED BY VCAT	THE PROPOSAL WAS NOT AMENDED PRIOR TO THE HEARING
VCAT DECISION	PERMIT
APPELLANT	SHUJIE INVESTMENTS COMPANY PTY LTD



“Apartment buildings with heights similar to the proposal before have been approved in Bentleigh (eight storeys), Elsternwick (eleven storeys) and Carnegie (six storeys).

Buildings with heights of four to six storeys are being approved in the Residential Growth Zone at the edges of Bentleigh and in lower order centres such as Bentleigh East.

I think a seven storey building comfortably fits into the range of building heights and expectations for an urban village at the top of the hierarchy of change areas. It appears to be not an overdevelopment or an underdevelopment.” – VCAT Member G Rundell

- The subject site is located within the Commercial 1 Zone and the Bentleigh Urban Village. The site is located within the area included within Council's current Planning Scheme Amendment which seeks a mandatory maximum 4 storey building height.
- The application sought the construction of a seven storey building comprising 24 dwellings. Council resolved to support the application, subject to deletion of the two uppermost floors (thereby resulting in a five storey building) and the provision four residential visitor car spaces.
- An appeal against these conditions of permit was lodged.
- The Tribunal held that a seven storey building was acceptable due to:
 - The number of large scale development approvals in the area;
 - Broad Council Policy support;
 - Lack of height controls that currently exist within Council Policy
 - Lack of weight that can be given to the current Planning Scheme Amendment; and
 - Absence of unreasonable off-site amenity impacts
- The Tribunal also determined that a reduction to the residential visitor car parking requirements was acceptable having regard to the ability of the development to provide for two residential visitor car spaces (on-site) and the overall limited demand created by the proposed development.
- On that basis, the Tribunal directed Council to modify its conditions of permit.

ADDRESS	16-18 GLEN ORME AVENUE, MCKINNON
PROPOSAL	CONSTRUCTION OF NINE THREE STOREY DWELLINGS
COUNCIL DECISION	PERMIT (DELEGATED PLANNING FORUM)
PROPOSAL CONSIDERED BY VCAT	THE PROPOSAL WAS NOT AMENDED PRIOR TO THE HEARING
VCAT DECISION	PERMIT
APPELLANT	SAN CHUAN (AUSTRALIA) PTY LTD



“... the 10.5 metre height limit should not be regarded as an entitlement in the GRZ1, it should be given weight as a quantitative and precise expression of the change that is to be expected in this area. I think there need to be good reasons to limit development in one of the change areas to the height that is allowable in the most restrictive NRZ.” VCAT Member – G Rundell

- The subject site is located within the General Residential Zone and the McKinnon Neighbourhood Centre.
- The application was approved by Council's Delegated Planning Forum, subject to conditions which included the deletion of the uppermost floor of four dwellings which presented to the street (dwellings 1-4), screening of upper level balconies and increased street setbacks.
- The Tribunal held that the height of three storey built form to face Glen Orme Avenue would not be unduly prominent based on the changing built form character along Glen Orme Avenue, the height fits comfortably within the wider character (where four storey built form has been approved within the commercial area) and the limited adverse amenity impacts associated with the uppermost floor. On that basis, the Tribunal deleted the condition.
- The Tribunal held that the screening of the upper level balconies was an acceptable outcome, however the Tribunal determined that screening was only required to prevent overlooking of adjoining properties (not overlooking within the subject site). On that basis, the Tribunal varied the requirements of the condition to be more prescriptive as to which balconies required screening.
- Council's decision included conditions to require the street setbacks comply with State Government Guidelines and to ensure that the dwellings do not dominate the streetscape. The Tribunal held that a contextual approach was required having regard to the varied setbacks along Glen Orme Avenue and the large frontage of the subject site. On that basis, the Tribunal held that the proposed setbacks for dwellings 1 and 2 were appropriate, however greater setbacks were required for dwellings 3 and 4 (where the adjoining interface had a large open front setback).

On that basis, the Tribunal varied Council's condition to require increased street setbacks for part of the development.

- On that basis, the Tribunal varied Council's conditions.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

N/A

POLICY AND LEGISLATIVE IMPLICATIONS

N/A

COMMUNICATION AND ENGAGEMENT

N/A

LINK TO COUNCIL 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.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

N/A

Moved: Cr Hyams

Seconded: Cr Magee

That Council notes:

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

CARRIED UNANIMOUSLY

Moved: Cr Hyams

Seconded: Cr Magee

That the meeting be extended to finish at 11pm.

CARRIED UNANIMOUSLY

ATTACHMENT: TABLE OF NEW APPEALS LODGED

COMPULSORY CONFERENCE (MEDIATION)	FULL HEARING	PROPERTY	PROPOSAL	ZONE	COUNCIL DECISION	APPEAL AGAINST
	9 March 2017	1-9 Adelaide Street, McKinnon	Construction of 34 three storey dwellings	General Residential Zone	Notice of Decision (Council)	Conditions (Applicant)
	9 March 2017	5 Sherlowe Court, Bentleigh East	Construction of two double storey dwellings	Neighbourhood Residential Zone	Planning Permit (Manager)	Conditions (Applicant)
	3 May 2017	14 Downshire Road, Elsternwick	Construction of two double storey dwellings	Neighbourhood Residential Zone	Refusal (Manager)	Refusal (Applicant)
	12 May 2017	10 Blamey Street, Bentleigh East	Construction of two dwellings within a double storey building	Neighbourhood Residential Zone	Refusal (Manager)	Refusal (Applicant)
	19 May 2017	29 Beauville Avenue, Murrumbeena	Partial demolition, alterations and additions to existing dwelling on land affected by the Heritage Overlay	Neighbourhood Residential Zone	Planning Permit (Officer)	Conditions (Applicant)
	11 April 2017	7 Gilmour Road, Bentleigh	Construction of three double storey dwellings	General Residential Zone	Planning Permit (Manager)	Conditions (Applicant)
	11 April 2017	25 Stanley Street, Elsternwick	Construction of front fence on land affected by a Neighbourhood Character Overlay and a Design and Development Overlay	Residential Growth Zone	Planning Permit (Officer)	Conditions (Applicant)
	12 April 2017	4 Scotts Street, Bentleigh	Construction of two double storey attached dwellings	Neighbourhood Residential Zone	Planning Permit (Manager)	Conditions (Applicant)

	21 April 2017	17 Steele Street, Caulfield South	Construction of two double storey dwellings	Neighbourhood Residential Zone	Planning Permit (Manager)	Conditions (Applicant)
	4 May 2017	48 Lahona Avenue, Bentleigh East	Construction of two double storey dwellings	Neighbourhood Residential Zone	Notice of Refusal (Manager)	Refusal (Applicant)
	5 May 2017	21 Waratah Street, Bentleigh East	Construction of two double storey dwellings	Neighbourhood Residential Zone	Notice of Refusal (Manager)	Refusal (Applicant)
	25 July 2017	23A Goodrich Street, Bentleigh East	Construction of two single storey dwellings	Neighbourhood Residential Zone	Notice of Refusal (DPF)	Refusal (Applicant)
	31 July 2017	Unit 3 40 Queens Avenue, Caulfield East	Construction of alterations and additions (including a first floor addition)	Neighbourhood Residential Zone	Notice of Decision (DPF)	NOD (Objector)
	3 August 2017	Unit 3 6 Wilson Street, Murrumbeena	Construction of buildings and works to the existing double- storey dwelling (Unit 3)	Neighbourhood Residential Zone	Notice of Refusal (Officer)	Refusal (Applicant)

9.8 EE GUNN RESERVE MASTERPLAN DEVELOPMENT AND CONSULTATION

Author: *Mark Collins, Group Manager Recreation and Leisure*

File No:

Attachments: *EE Gunn Reserve Concept Masterplan*

PURPOSE AND SUMMARY

To provide an overview to Council of the EE Gunn Reserve Concept Masterplan development, including future scenarios and opportunities, and seek endorsement to commence the community engagement process.

RECOMMENDATION

That Council:

- a) Authorises officers to commence public consultation on the EE Gunn Reserve Concept Masterplan as outlined in this report; and
- b) At the conclusion of the consultation period, receives a report outlining community feedback received, recommended changes and seek adoption of the EE Gunn Reserve Masterplan.

BACKGROUND

As part of the Victorian Government's level crossing removal project, EE Gunn Reserve was leased by the Level Crossing Removal Authority (LXRA) to stockpile soil, house site shed compounds, store equipment and provide construction site car parking. Grade separation works are now complete and the redevelopment of the outer ovals is currently underway.

Collectively the LXRA possession and subsequent oval redevelopment works have altered the character and amenity of the reserve. It is timely to develop a renewed vision to inform future improvements following the oval redevelopment.

Development of a masterplan at EE Gunn Reserve directly addresses recommendations made in the Open Space Strategy (Very High priority – 6.13C-1):

Prepare and implement a Landscape Masterplan to guide future improvements to this open space including:

- *Provide a safe east-west shared trail link through the northern end of the reserve outside of the car park footprint, and resolve a dedicated and clearly signed shared trail entry at Dorothy Avenue.*
- *Investigate the feasibility to provide a circuit fitness trail in the reserve and/or other facilities to provide additional unstructured recreational activities in the reserve and connections between different areas and features, and*
- *Redesign the picnic area to improve its natural setting and character in the reserve.*

ISSUES AND DISCUSSION

Concept Masterplan Overview

The Concept Masterplan (Attachment 1) responds to the Open Space Strategy recommendations and outlines a number of opportunities across the reserve, considering the following:

- incorporating all universal design principles throughout the reserve;
- traffic characteristics around the park;
- potential future structural and building opportunities;
- addressing recommendations made in Council's Open Space Strategy;
- addressing pedestrian traffic entering and exiting the park;
- security and safety through design; and
- assessment of the pathways in and around the park.

The key issues for community consultation include:

- **Future shared use pavilion location**

A centrally located shared use pavilion to better service both sporting fields and provide opportunity to consolidate the two pavilions (baseball and main pavilion), into one multi-use pavilion. The area occupied by the baseball pavilion could be used to provide unstructured recreational opportunities, playspace or fitness stations.

- **Reconfigured car parking**

A future centrally located shared use pavilion would enable the carpark to be reconfigured. The priority is towards enhancing the pedestrian pathway circuit and shared user pathway; this would remove the conflict point that currently exists in front of the existing main pavilion. Opportunity to provide an entrance from Beatty Crescent has been included in the concept.

It is proposed to formalise the southern carpark (Foch Street).

- **The location of cricket nets**

The existing three-pitch cricket net facility was removed to enable the outer oval redevelopment works to be undertaken (currently underway) and need to be replaced.

To support both the current use and future demand a four-pitch cricket net facility is proposed adjacent to the existing tennis courts. This location would require a number of significant trees to be removed and community feedback is sought on the proposed location.

- **Enhancing the pathway circuit and unstructured recreation**

Additional links and enhancements to the existing pathways will complete a circuit around the reserve and support improvements to fitness stations. Additional unstructured recreation is also proposed, this could include a basketball/netball ring, hit up wall or soccer goals, pending feedback from the community consultation.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

Implementation of an adopted Masterplan will be subject to future budget allocations and/or external funding.

The LXRA has already provided significant funds for EE Gunn Reserve, including the reconstruction of the ovals. The LXRA also constructed at their cost the east – west shared trail link along the northern end of the Reserve.

POLICY AND LEGISLATIVE IMPLICATIONS

This project will address actions outlined in Council's Open Space Strategy.

COMMUNICATION AND ENGAGEMENT

Consultation Process

A four week consultation period is proposed from the 1 March to 2 April 2017. The consultation will be promoted in the following ways:

Advertising

- Distribution of information flyer to nearby residents;
- Advertising in Caulfield and Moorabbin Leader Newspapers;
- Article in Council's March Glen Eira News;
- Signage boards at key entrances.

Online

- Plans, interactive mapping and feedback sections on Council's 'Have Your Say' online forum;
- Promoted on Council's homepage and Open Space page with a link to the plans and further information;
- Emails to registered users of 'Have Your Say' and subscribers of Council's Consultation E-Newsletter.

Reserve User Groups

- Direct correspondence with EE Gunn Reserve Advisory Committee members;
- Email to EE Gunn Reserve tenants – these include the Ormond Football Club, Ormond Junior Football Club, Ormond Cricket Club, Ormond Glenhantly Baseball Club, Ormond Scouts, Ormond Tennis Club and Kilvington Grammar.

On-site

- On-site walk through at EE Gunn Reserve on Tuesday 21 March from 6pm with Council staff and the landscape architect. This will include a presentation of the plans and a site walk through of the key initiatives at their actual location with proposed images, to enable the community to envisage the proposed changes.

Comments and feedback can be submitted by email, the online forum, direct mail, feedback forms or in person at the on-site walk through.

LINK TO COUNCIL PLAN

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

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

Development of an EE Gunn Reserve Concept Masterplan is appropriate given the recent changes to the amenity and character of the reserve following use by the LXRA during the level crossing removal project works. Redevelopment of the ovals is currently underway and nearing completion.

The Concept Masterplan will provide a clear and pragmatic vision to guide future investment decisions by Council and enable advocacy for external funding.

This next phase is to engage with the community and seek feedback on the proposed Concept Masterplan.

Moved: Cr Magee

Seconded: Cr Esakoff

That Council:

- a) authorises officers to commence public consultation on the EE Gunn Reserve Concept Masterplan as outlined in this report; and
- b) at the conclusion of the consultation period, receives a report outlining community feedback received, recommended changes and seek adoption of the EE Gunn Reserve Masterplan.

CARRIED UNANIMOUSLY

Attachment 1 - Concept Masterplan EE Gunn Reserve



9.9 VICTORIA'S 30-YEAR INFRASTRUCTURE STRATEGY

Author: Samantha Krull, Director Infrastructure, Environment and Leisure

File No: N/A

Attachments: Nil

PURPOSE AND SUMMARY

To inform Council on the Infrastructure Victoria report *Victoria's 30-year Infrastructure Strategy*.

At its Ordinary Meeting on 20 December 2016, Council resolved:

That Council receives a report on the Infrastructure Victoria report 'Victoria's 30-year Infrastructure Strategy, December 2016' addressing the following:

1. Identify any changes from the draft report;
2. Identify any changes that relate to Council's submission; and
3. Identify what steps Council can take to advocate to the Victorian Government on areas of concern.

RECOMMENDATION

That Council:

1. notes the report.
2. writes to the Victorian Government urging it to further consult with Councils as part of its process, within the following 12 months, of assessing the recommendations and developing a 5 year plan.
3. writes to the Victorian Government requesting it to consider the following:
 - a) recognises the need to review public access to specific significant areas of State Government or Crown land, such as the Caulfield Racecourse, within a shorter timeframe of 0-5 years, and aligned with other State Government initiatives currently underway, such as the Minister for Suburban Development announcements on the Caulfield Racecourse management.
 - b) considers the inclusion in its 5 year plan of a clear statement on strategic planning underway by local governments, such as Glen Eira Council's adopted Planning Scheme Workplan, which includes Structure Planning at key activity centres, that this work will inform any future whole-of-government infrastructure planning.
 - c) in reviewing the Police Complexes recommendation, recognises that local policing issues specific to different areas, other than just the number of stations, need to be considered in reviewing policy.

BACKGROUND

Infrastructure Victoria is an independent statutory authority established to provide expert advice and guide decision making on Victoria's infrastructure needs and priorities.

Infrastructure Victoria has prepared a 30-year strategy for Victoria's infrastructure needs in the short, medium and long term and has proposed options and recommendations for comment at various stages.

Their approach takes a cross-sectoral, state-wide view of infrastructure planning and focuses on improving social, environmental and economic outcomes.

Council has engaged with this initiative twice at different stages in the process when feedback was sought by Infrastructure Victoria. Council resolved at its Ordinary Meeting on 28 June 2016 to endorse a submission and provide feedback to Infrastructure Victoria on its initial *Infrastructure Victoria All Things Considered* paper. Council later resolved at its Ordinary Meeting on 15 November 2016 to endorse a submission with feedback to Infrastructure Victoria on the *Victoria's Draft 30-year Infrastructure Strategy*.

At that meeting, Council resolved in part to request that Infrastructure Victoria recognises that local Councils have had a limited opportunity to engage with the Draft Strategy due to consultation unhelpfully occurring during the local government election period; and that Council seeks Infrastructure Victoria's commitment to a further round of public consultation on the Final Strategy and Recommendations before submission to the Victorian Government. In addition, Council requested that Infrastructure Victoria urges the Victorian Government to further consult with Councils as part of its process, within the following 12 months, of assessing the recommendations and developing a 5 year plan.

The final strategy was presented to Parliament in December 2016. There was no further public consultation by Infrastructure Victoria on the final strategy and recommendations before submission to the Victorian Government. The Victorian Government has up to 12 months to respond to the final recommendations and develop its own 5-year plan.

Within 3–5 years, Infrastructure Victoria will review and update the 30-year strategy and seek feedback.

The final strategy and supporting documentation can be viewed at:

<http://www.infrastructurevictoria.com.au/30-year-strategy>

ISSUES AND DISCUSSION

The vision in the strategy is: "By 2046, we see a thriving, connected and sustainable Victoria where everyone can access good jobs, education and services".

The objectives of the strategy are to:

1. Prepare for population change
2. Foster healthy, safe and inclusive communities
3. Reduce disadvantage
4. Enable workforce participation
5. Lift productivity
6. Drive Victoria's changing, globally integrated economy
7. Promote sustainable production and consumption

8. Protect and enhance natural environments
9. Advance climate change mitigation and adaptation
10. Build resilience to shocks

Some of the assumptions about the future that underpin the final strategy are:

- overall population growth will continue at projected levels;
- cities will continue to experience higher levels of population growth than other parts of the state;
- climate change will result in higher temperatures overall and more severe weather patterns;
- driverless vehicles, and other advanced technologies, will impact on infrastructure use.

All the above remains unchanged from the draft strategy.

Changes between the Draft Strategy and Final Strategy

The top three most important actions identified for State Government to take in the short to medium term, are similar to the draft strategy recommendations but with changes highlighted in italics:

1. Increasing densities in established areas *and around employment centres* to make better use of existing infrastructure.
2. Introducing a comprehensive and fair transport network pricing regime to manage demands on the network.
3. Investing in social housing and *other forms of* affordable housing for vulnerable Victorians to significantly increase supply.

Previously, there were 134 recommendations in the draft strategy to be delivered over the short, medium and long term. Of these, around 35% are new projects and 45% were behavioral change or supply management initiatives. The remaining recommendations were about better planning, prioritisation and investigation.

The final strategy has 137 recommendations, with the following amendments to the Draft Strategy:

- Naming modified on some recommendations;
- "Future Prisons" recommendation added;
- "Inland Rail" recommendation added;
- "Web Dock Rail Access" recommendation added (separated from the Port Rail Shuttle recommendation).

The percentage split between types of actions was similar to the draft strategy.

The key messages across all the recommendations are similar to the draft strategy, with the one addition highlighted in italics:

- Changing the way existing infrastructure is operated can have a much greater impact than building new things;
- Land use planning decisions should factor in the capacity of existing infrastructure;

- Often, the amount of money spent on infrastructure does not need to increase, it just needs to be spent more wisely;
- Sometimes more investment in infrastructure is required;
- There is no point in providing new infrastructure if asset management and maintenance are not done properly.
- *Technology has the potential to transform the way infrastructure is used.*

Changes in the Final Strategy that relate to Glen Eira Council's submission on the Draft Strategy

1. Centralised Planning Scheme (CPS1)

1.1. Glen Eira Council submission on draft strategy:

Council objects to a Centralised Planning Scheme or Authority. Glen Eira Council's adopted Planning Scheme Workplan, which includes Structure Planning at key activity centres, must inform any future whole-of-government infrastructure planning process.

1.2. Final strategy:

There is no reference to a Centralised Planning Scheme recommendation in the final strategy. It was not included in the draft strategy, but had been included in the previous options paper.

No specific reference was made to considering any individual councils' strategic planning processes underway, such as Glen Eira's Planning Scheme Workplan.

2. Police Station Supersites (PSS)

2.1. Glen Eira Council submission on draft strategy:

The recommendations include generic statements; an example being there is an oversupply of police stations in Melbourne's southeast, which is not supported by Council. This approach does not address issues local to Glen Eira, and as a result does not adequately inform future infrastructure planning to meet local and community needs.

2.2. Final strategy:

This recommendation has been renamed Police Complexes and has been altered to remove the generic statement that there is an oversupply of police stations in Melbourne's southeast. Extract from the final strategy below with changes in italics:

"8.1.3: Deliver a network of police *complexes* across Melbourne's metropolitan regions and regional cities (without affecting stations in rural and remote areas) over 5-30 years. Priority should be given to *providing new complexes* in areas with high demand for additional police services (such as Wyndham), *replacing or consolidating stations that are coming to the end of their service life, and consolidating facilities in areas where there are more local stations than necessary to provide efficient and responsive policing services (such as southeast Melbourne).*"

The revised wording implies a more focused local area approach to consolidation, however does not recognise local policing issues, other than the number of stations, in reviewing policing needs that may be specific to different areas.

3. Open Space and Community sport / recreation facilities (SRF)

3.1. Glen Eira Council submission on draft strategy:

The planning for the development of the Caulfield racecourse to include public open space and associated community facilities is a high priority for Council and needs to be addressed in the short term (0-5 years). There also needs to be a focus in the short term (0-5 years) on open space sharing opportunities on State Government land and facilities.

3.2. Final strategy:

Amendments were made under the Green Infrastructure recommendation number 4.2.3. Extract from the final strategy below with changes in italics:

“4.2.3: Increase the amount and quality of green infrastructure in urban settings over 0-30 years to support a range of outcomes, including creating open space for planned and incidental exercise, improving biodiversity by increasing forested and planted areas and supporting water-sensitive design to mitigate flooding events. The *immediate* first step is to produce a *statewide* green infrastructure plan in partnership with local government, *leveraging opportunities to unlock restricted public land held by, for example, water or transport authorities.*”

Although recommending developing a statewide green infrastructure plan in partnership with local government, no specific reference was made to Caulfield Racecourse, even as an example, or considering open space sharing opportunities, including facilities, of State Government assets within a shorter timeframe of 0-5 years.

4. Sub-Regional Infrastructure Planning (SIP), Development in / around employment centres, Development in established areas (UDC).

4.1. Glen Eira Council submission on draft strategy:

Glen Eira can demonstrate that its current planning framework provides housing capacity that caters for the projected population growth for the next 100 years. With this in mind, as part of the Planning Scheme Workplan, Glen Eira has commenced a program of Structure Planning for its Urban Villages which aims to strike a balance between facilitating growth and achieving the community's vision for the activity centres. Council opposes any initiatives to promote further densification and intensification of activity centres, transport corridors and residential areas that are inconsistent with Council's strategic work in this area.

4.1. Final strategy:

Amendments were made in the 10.1.1 Development in Established areas recommendation. Extract from the final strategy below with changes in italics:

“10.1.1 Development in established areas: intensify *medium density* housing development in established areas of Melbourne and regional cities, such as Geelong, Ballarat and Bendigo, that are already well serviced with infrastructure

by amending planning schemes within 0-5 years. This should focus initially on Melbourne's inner and middle ring eastern and southern suburbs, in particular *within walkable catchments for train stations on the Lilydale, Belgrave, Glen Waverley, Alamein, Frankston, Sandringham, Pakenham and Cranbourne lines*, as these train lines are expected to experience fewer capacity constraints over the next 30 years. Investigations to better understand the capacity of the tram network should also commence, with a view to intensifying housing along tram corridors. *This reform will require greater state government leadership, working in partnership with local government, to identify opportunities for densification in established areas and any supporting infrastructure priorities.*"

The amended recommendation includes a reference to local government as partners in identifying opportunities, however does not specifically state that local government strategic planning on densification and growth in urban villages will be considered.

5. Community and public space utilisation deregulation (CSU)

5.1. Glen Eira Council submission on draft strategy:

Not just areas of high growth as a priority. In addition, significant areas of crown land in all LGA's should be considered part of the audit.

5.2. Final strategy:

Amendments to wording were included in the 5.2.1 Public Space Utilisation recommendation. The statement to initially focus on areas of high growth was deleted. Extract from the final strategy below with changes in italics:

"5.2.1 Activate and open up state government land and facilities for wider community use by undertaking an audit to identify underutilised assets, ~~initially in areas of high growth~~, and reviewing and removing regulatory barriers to their use within 0-5 years. *The initial focus should be on opportunities to utilise the estimated 2,400 hectares of school grounds across metropolitan Melbourne outside school hours, provide land for community use in areas where land is in high demand and increase green infrastructure.* The findings of the audit should be published to show where opportunities for better use of government assets exist currently and where they are likely to be in the future."

No specific reference was made to Caulfield Racecourse, even as an example, or considering open space sharing opportunities, including facilities, of State Government assets within a shorter timeframe of 0-5 years.

6. Lower carbon energy supply and use

6.1. Glen Eira Council submission on draft strategy:

The response demonstrates no thought leadership, funding initiatives or incentives to drive transformation, particularly where cross sector solutions may be beneficial. This is one of the most urgent issues facing society in the near future, and it needs further detail and more recommendations for the short term (0-5 years). Links to other State Government policies need to be identified. State Government should not be leaving it to the private sector to pursue and lead the technology changes required, to ensure sector changes have multiple benefits, not just economic.

6.2. Final strategy:

Amendments to wording were included in the 18.2.1 Brown Coal Transition and 18.1.1 Energy Pricing recommendations. Extract from the final strategy below with changes in italics:

“18.2.1 Brown coal transition. Develop policy mechanisms within 0-5 years for innovation or exit of brown coal energy generation to provide clearer signals and certainty to industry and the community and contribute to reduction targets for greenhouse gas emissions. This would consider impacts on energy prices, infrastructure associated with energy security (such as changes to the grid) and transition assistance. *Policy mechanisms that could be investigated include:*

- environmental standards on coal generation licences (ref. BCL)
- reverse auction process for coal generation, *noting that adopting this mechanism is likely to require Victoria to play an advocacy role to national agencies as its implementation requires participation of other jurisdictions (ref. BCA).*

18.1.1 Energy pricing. Mandate cost-reflective pricing for all energy customers within 0-5 years to fully realise the benefits of smart meters, increase customer engagement on energy consumption patterns and influence customer choices to reduce peak and potentially total energy demand. *The first step to achieving this would be to provide leadership in working with industry to increase customer awareness on the benefits of cost reflective tariffs, benefits that include fairer pricing and lower costs.”*

Recommendations for Council advocacy to the Victorian Government

The final strategy was presented to Parliament in December 2016. No further public consultation by Infrastructure Victoria on the final strategy and recommendations before making their submission to Parliament, as had been requested by Council.

It is proposed that Council considers advocating to the Victorian Government on the following points:

- Council requests that the Victorian Government consults with Councils as part of its process of assessing the recommendations and developing its 5 year plan.
- The Victorian Government recognises the need to review public access to specific significant areas of State Government or Crown public land, such as the Caulfield Racecourse, within a shorter timeframe of 0-5 years, and aligned with other State Government initiatives currently underway, such as the Minister for Suburban Development announcements on the Caulfield Racecourse management.
- The Victorian Government considers the inclusion in its 5 year plan of a clear statement on strategic planning underway by local governments, such as Glen Eira Council's adopted Planning Scheme Workplan, which includes Structure Planning at key activity centres, that this work will inform any future whole-of-government infrastructure planning.
- The Victorian Government, in reviewing the Police Complexes recommendation, recognises that local policing issues specific to different areas, other than just the number of stations, need to be considered in reviewing policy.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

Council's submission emphasised the importance of providing clarity on State and Federal Government funding opportunities for major projects. It also made clear the inappropriateness of relying on local governments' ability to receive a rate cap variation from the Essential Services Commission (ESC) in order to partner in the delivery of significant infrastructure.

Despite this, no changes were made to the proposed strategies for funding infrastructure in the final strategy. The final strategy continues to support the rate cap policy and the ability for local government to seek a cap variation. The final strategy states at this stage, there is insufficient evidence to demonstrate that the policy significantly constrains local government infrastructure investment. This remains a risk for local government and should be monitored.

POLICY AND LEGISLATIVE IMPLICATIONS

Not detailed at this stage.

COMMUNICATION AND ENGAGEMENT

The final strategy was presented to Parliament in December 2016. It is unclear what consultation the Victorian Government will undertake as part of preparing their 5 year infrastructure plan. No further consultation is planned to be undertaken by Infrastructure Victoria until the strategy is reviewed in 3-5 years.

LINK TO COUNCIL PLAN

Governance – to deliver strong local leadership and governance in an open and responsible manner in the best interest of the community.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

Infrastructure Victoria has prepared *Victoria's 30-year Infrastructure Strategy* which makes recommendations on infrastructure needs in the short, medium and longer term.

The final strategy was presented to Parliament in December 2016. No further public consultation by Infrastructure Victoria on the final strategy and recommendations before making their submission to Parliament, as had been requested by Council.

It is proposed that Council considers advocating to the Victorian Government on the key points identified in this report.

Moved: Cr Hyams**Seconded: Cr Davey**

That Council:

1. notes the report.
2. writes to the Victorian Government urging it to further consult with Councils as part of its process, within the following 12 months, of assessing the recommendations and developing a 5 year plan.
3. writes to the Victorian Government requesting it to consider the following:
 - a) recognises the need to review public access to specific significant areas of State Government or Crown land, such as the Caulfield Racecourse, within a shorter timeframe of 0-5 years, and aligned with other State Government initiatives currently underway, such as the Minister for Suburban Development announcements on the Caulfield Racecourse management.
 - b) considers the inclusion in its 5 year plan of a clear statement on strategic planning underway by local governments, such as Glen Eira Council's adopted Planning Scheme Workplan, which includes Structure Planning at key activity centres, that this work will inform any future whole-of-government infrastructure planning.
 - c) in reviewing the Police Complexes recommendation, recognises that local policing issues specific to different areas, other than just the number of stations, need to be considered in reviewing policy.

CARRIED UNANIMOUSLY

**9.10 FINANCIAL MANAGEMENT REPORT FOR THE PERIOD ENDING
31 JANUARY 2017**

Author: John Vastianos (*Chief Financial Officer*)

File No: 16/1744138

Attachments: Yes

PURPOSE AND SUMMARY

To report Council's finances in the Financial Management Report for the period ending 31 January 2017.

RECOMMENDATION

That Council notes the Financial Management Report for the period ending 31 January 2017.

BACKGROUND

The report includes a comparison of year-to-date (YTD) actual income and expenditure with budgeted (YTD and forecast end-of-year) and other information for the current financial year.

This report also provides a review of the 2016-17 Capital Works Program, cash flow reports and investment reports.

ISSUES AND DISCUSSION

Council's forecast cash balance has improved but is still expected to remain at relatively low levels, sufficient to cover current liabilities.

One of the items which has placed additional pressure on Council's Liquidity Ratio is classification of leave entitlements. Notwithstanding a majority of leave entitlements are not expected to be settled within 12 months, almost all leave entitlements are classified as current liability provisions in Council's balance sheet, placing greater pressure on the liquidity ratio.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

The key financial objectives for Council are:

- Manage finances appropriately within the constraints set by the State Government's Rate Capping regime.
- Generate funds to provide additional public open space and renew and upgrade our ageing assets and community facilities.
- Maintain essential services at not less than current levels.
- Set rates and fee increases that are manageable and sustainable.
- Focus on continuous improvement.
- Keep day-to-day costs and rates below our peers.

POLICY AND LEGISLATIVE IMPLICATIONS

Section 138 of the *Local Government Act* 1989 (the Act).

COMMUNICATION AND ENGAGEMENT

Council officers in preparing the Financial Management Report, take into account other plans and strategies in regard to services and initiatives which commit financial and non-financial resources for the current financial year.

LINK TO COUNCIL PLAN

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

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

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.

Moved: Cr Magee

Seconded: Cr Sztrajt

That Council notes the Financial Management Report for the period ending 31 January 2017.

CARRIED UNANIMOUSLY

ATTACHMENT:**Financial Management Report for the period ending 31 January 2017****1. Contents**

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Executive Summary***for the period ending 31 January 2017*****a) Current Month Budget Result**

At the end of January 2017, the performance against budget from ordinary activities showed a positive variance of \$7.77m due to higher than anticipated income of \$4.63m and favorable variance in operating expenditure of \$3.14m (refer to page 14 for details of the variances).

b) Current Month Forecast Result

The forecast result expected for the financial year is an operating surplus of \$24.35m compared with the original adopted 2016-17 Annual Budget of \$17.22m.

Any surplus from day-to-day operations is used to accelerate capital works projects. The current monthly forecast movement shows an increase in operating revenue of \$185k and an increase in operating expenditure of \$1.32m.

In preparation for the 2017-18 Draft Annual Budget, Council Officers have undertaken a comprehensive review of all business areas for adjustments to the January 2017 forecast. This has resulted in some material timing adjustments to a number of accounts reflected in the updated January forecast.

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. Over the last few years, Council has invested heavily in its capital works program by fully utilising cash reserves.

Council will continue to have a large investment in capital works projects. Council is required to hold sufficient cash to cover 'Restricted Assets' such as: Residential Aged Care Deposits, Public Open Space Reserve, Contract Deposits and *Fire Services Property Levy*.

d) Open Space Contributions**Contributions**

All multi-unit developers now need to pay a uniform 5.7 per cent of the value of the land (or give Council 5.7 per cent 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 per cent 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 per cent 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 January 2017 is as follows:

Description	2016-17 Current Month Actual	2016-17 Year-to-Date
Open Space Contributions Received	\$383,933	\$4,552,598
Open Space Capital Expenditure *	(\$540,563)	(\$6,819,354)
Net Movement	(\$156,630)	(\$2,266,756)
Opening Balance as at 1 July 2016		\$4,093,307
Closing Balance – Open Space Reserve		\$1,826,551

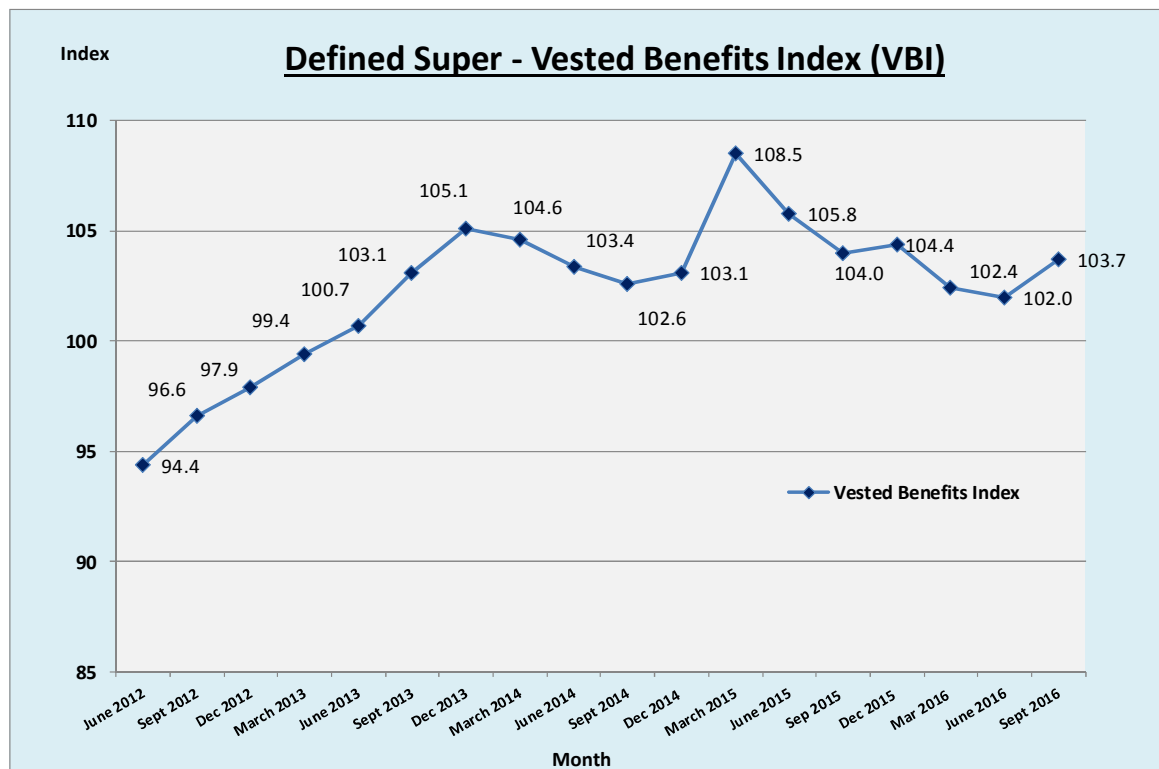
**Includes: Booran Reserve, 6 Aileen Ave, Caulfield South and 53 Magnolia Road, Gardenvale.*

e) Superannuation – Defined Benefits Scheme

Vested Benefits Index (VBI)

The VBI is the key index that the super fund regulator, APRA, considers when assessing the financial position of the Defined Benefit Plan. In simple terms, this measures whether there would be enough assets to meet the liabilities of the Defined Benefit Plan if it became necessary to pay all members their total entitlements on a particular day.

For the Plan to be in a satisfactory financial position requires a VBI of 100% or more. Below is the estimated VBI since 30 June 2012:



f) Forecast adjustments for January 2017***Income from ordinary activities increase of \$185k***

The favourable income forecast movement is mainly due to:

- **Statutory Fees and Fines** – relate mainly to fees and fines levied in accordance with legislation and include animal registrations, health act registrations and parking fines.

The increase of \$364k is mainly due to higher than forecast parking infringements income across the municipality. This increase is due to the emphasis on safety around schools and balancing trader and patron parking due to increased building activity and the grade separation works.

Expenditure from ordinary activities increase of \$1.32m

The unfavourable expenditure forecast movement is mainly due to:

- **Contractor payments** – relate mainly to the provision of Council services by external providers. The increase of \$564k is due to the timing for general contracting services including: computer licenses and tree and soil contractors.
- **Maintenance** – relate mainly to the servicing and maintaining of Council's assets. The increase of \$376k is due to the timing for general maintenance services including: handyman services and trees maintenance.
- **Other Expenses** – the increase of \$307k relates mainly to provision for parking infringement debtors offset by additional income, (refer to statutory fees and fines above).

g) Capital Works Expenditure Program

As at the end of January 2017, total capital works expenditure in 2016-17 is expected to be \$39.11m, represented by:

- New capital works projects as per the 2016-17 Annual Budget \$31.36m
- Capital works funding \$1.94m
- Carry forward expenditure from the 2015-16 financial year \$2.05m
- Forecast increase year to date \$3.76m.

There are no forecast adjustments for the month of January.

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. In 2015-16 the Auditor-General assessed the financial sustainability risk at an individual Council level. The following pages explain and present the Auditor-General's financial sustainability risks and criteria and page 10 provides indicators for Glen Eira City Council.

(a) Financial sustainability risk indicators

Indicator	Formula	Description
Net result (%)	Net result / Total revenue	A positive result indicates a surplus, and the larger the percentage, the stronger the result. A negative result indicates a deficit. Operating deficits cannot be sustained in the long term. Net result and total revenue is obtained from the comprehensive operating statement.
Liquidity (ratio)	Current assets / Current liabilities	This measures the ability to pay existing liabilities in the next 12 months. A ratio of one or more means there are more cash and liquid assets than short-term liabilities.
Internal financing (%)	Net operating cash flow / Net capital expenditure	This measures the ability of an entity to finance capital works from generated cash flow. The higher the percentage, the greater the ability for the entity to finance capital works from their own funds. Net operating cash flows and net capital expenditure are obtained from the cash flow statement.
Indebtedness (%)	Non-current liabilities/own-sourced revenue	Comparison of non-current liabilities (mainly comprised of borrowings) to own-sourced revenue. The higher the percentage, the less able to cover non-current liabilities from the revenues the entity generates itself. Own-sourced revenue is used—rather than total revenue—because it does not include grants or contributions.
Capital replacement (ratio)	Cash outflows for property, plant and equipment / Depreciation	Comparison of the rate of spending on infrastructure with its depreciation. Ratios higher than 1:1 indicate that spending is faster than the depreciating rate. This is a long-term indicator, as capital expenditure can be deferred in the short term if there are insufficient funds available from operations, and borrowing is not an option. Cash outflows for infrastructure are taken from the cash flow statement. Depreciation is taken from the comprehensive operating statement.
Renewal gap (ratio)	Renewal and upgrade expenditure/depreciation	Comparison of the rate of spending on existing assets through renewing, restoring, and replacing existing assets with depreciation. Ratios higher than 1:1 indicate that spending on existing assets is faster than the depreciating rate. Similar to the investment gap, this is a long-term indicator, as capital expenditure can be deferred in the short term if there are insufficient funds available from operations, and borrowing is not an option. Renewal and upgrade expenditure are taken from the statement of capital works. Depreciation is taken from the comprehensive operating statement.

Financial Strategy (continued)**(b) Financial sustainability risk assessment criteria**

The financial sustainability risk of each local council is assessed using the criteria outlined below:

Risk	Net result	Liquidity	Indebtedness	Internal financing	Capital replacement	Renewal gap
High	Less than negative 10% Insufficient revenue is being generated to fund operations and asset renewal.	Less than 0.75 Immediate sustainability issues with 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 75% Limited cash generated from operations to fund new assets and asset renewal.	Less than 1.0 Spending on capital works has not kept pace with consumption of assets.	Less than 0.5 Spending on existing assets has not kept pace with consumption of these assets.
Medium	Negative 10%–0% A risk of long-term run down to cash reserves and inability to fund asset renewals.	0.75–1.0 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.	75–100% 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 0% Generating surpluses consistently.	More than 1.0 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.	More than 100% Generating enough cash from operations to fund new 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)Monthly Report Relative to Financial Strategy

Financial Sustainability Risk Indicators	Objective	2015-2016 Actuals	2016-2017 Annual Budget as at 30 June 2017	2016-2017 Annual Forecast as at 30 June 2017	2016-2017 Risk based on Annual Forecast as at 30 June 2017	Comment
(1) Net Result	Generating surpluses consistently of greater than 0%.	7.73%	10.41%	14.30%	Low	Council is generating positive surpluses.
(2) Liquidity	To measure Council's ability to repay short-term liabilities as they fall due. The indicator is to be greater than 1.0.	0.99	1.04	1.02	Low	Council's forecast to 30 June 2017 indicates a Liquidity Ratio of around 1.0.
(3) Indebtedness	Lower than 40% relates to the ability to repay debt from own-source revenue.	19.48%	16.91%	15.91%	Low	Council is operating at a ratio of lower than 40%, therefore has the ability to repay debt from own-source revenue.
(4) Internal Financing	Generating enough cash from operations to fund new assets. The indicator is to be greater than 100%.	121.00%	116.94%	122.29%	Low	Council is generating enough cash from operations to fund new assets.
(5) Capital Replacement	To ascertain the level of risk of insufficient spending on asset renewal. The indicator is to be more than 1.5.	1.72	1.57	1.77	Low	Council operates at a low level of risk with respect to capital replacement.
(6) Renewal Gap	To ensure there is sufficient spending on Council's asset base. The indicator is to be greater than 1.0.	1.42	1.22	1.22	Low	Council spends sufficient funds on its asset base.
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.	Council aims to keep average rates and charges significantly below benchmark Councils and the pensioner rate rebate above the State Government's universal rebate.	\$1,532	\$1,594	\$1,595	Average rates and charges are well below the average of inner metropolitan Councils. In 2015-16 Glen Eira is the second lowest of the 21 Inner Melbourne Councils (2014-15: also second lowest) and is \$269 per assessment (\$17.02m) below the average outcome. This means that Council charges \$17.02m p.a. less than inner metropolitan municipalities and has \$17.02m p.a. less for upgrading or providing facilities and services.	
<ul style="list-style-type: none"> Average Rates and Charges Pensioner Rate Rebate 		\$270	\$270	\$270		
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.	\$1,996	\$2,340	\$2,300	In terms of operational expenditure (excluding depreciation), Glen Eira ranks as spending \$48 less per assessment (\$3.04m) than the average for the Inner Melbourne Councils grouping.	

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 and proposed IA activity 2016/17-2017/18-2018/19, and/or other independent reviews/checks
		Management Review / self-assessment	Insurance Coverage	LG Investigations / Compliance inspectorate	VAGO Performance Audits*	Independent Consultants / External party review	Internal Audit	
1. State Government decisions impacting our community	E							Food Safety (2011/12) Statutory Planning (2013/14)
2. Terrorist Attack – Lone Wolf	H							Security Protocol Review (2014) Disaster Recovery Planning and Business Continuity Planning (2017/18)
3. Vulnerability to cyber attack	H							Cyber Security Review including mobile devices website management and penetration testing (2016) Development of Information Management Strategy (2017/18)
4. Contracts – contracting process by Council	H							Tendering (2013/14) Contract Management (2013/14) Financial Compliance transaction analysis (ongoing)
5. Vulnerability to litigious action	H							Risk Management Framework(2015-16) Fraud Management Review (2016-17)
6. Failure to keep pace with emerging technologies and digital environment	H							IT Sensitive Information (2011/12) IT Security (2012/13, 2014/15) IT General Controls (2015/16) IT Strategy (management) (2013/14) Regular penetration testing on the internal and external network infrastructure and external websites Development of Information Management Strategy (2017/18)
7. Vulnerability to significant fraud	H							Fraud Review (2013/14) Financial Controls (2014/15) Financial Compliance transaction analysis (ongoing) Risk Management Framework(2015-16) Fraud Management Review (2016-17) Procurement and Contracts (2017/18)
8. Not sufficiently agile to respond to change	H							Change Management Framework Promapp
9. Failure to effectively plan for the changing demographic of our workforce	M							SafetyMAP recertification (2013/14) OH&S Review (2015/16) People and Culture Audit (2018/19)
10. Transformation program fails to deliver anticipated benefits for the organisation and community.	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.

Level of coverage: Entire Partial None

Please note that the External Audit process is designed to enable the AG 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 & processes.

Income Statement

for the period ending 31 January 2017

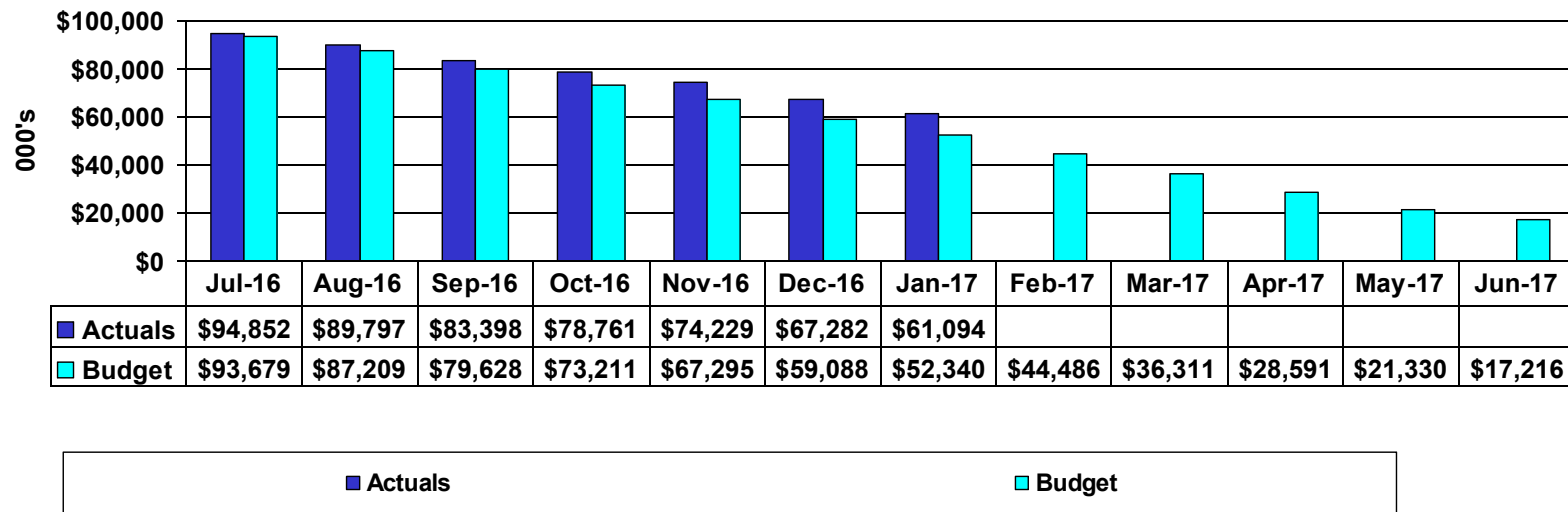
	2016-17 Year to Date Actual	2016-17 Year to Date Budget	2016-17 Year to Date Variance	2016-17 Year to Date Variance	2016-17 Last Month Forecast	2016-17 Current Month Forecast	2016-17 Current Month Forecast Movement	2016-17 Annual Budget	2016-17 Budget Forecast Variance	2016-17 Budget Forecast Variance
	\$ 000's	\$ 000's	\$ 000's	(%)	\$ 000's	\$ 000's	\$ 000's	\$ 000's	\$ 000's	(%)
Income										
Income from Ordinary Activities										
General Rates	85,184	85,051	133	0.2%	85,185	85,184	(1)	85,051	133	0.2%
Supplementary Rates	742	800	(58)	(7.3%)	846	792	(54)	800	(8)	(1.0%)
Waste and Recycling Charges	14,363	14,439	(76)	(0.5%)	14,841	14,745	(96)	14,821	(76)	(0.5%)
Grants (Operating and Capital)	15,155	14,461	694	4.8%	25,078	25,114	35	24,443	670	2.7%
Interest Received	760	525	235	44.7%	1,104	1,135	31	900	235	26.1%
User Fees	15,345	14,896	450	3.0%	26,200	26,036	(164)	25,500	536	2.1%
Statutory Fees and Fines	5,157	3,294	1,863	56.5%	7,108	7,473	364	5,610	1,863	33.2%
Contributions (Monetary)	4,553	3,477	1,075	30.9%	6,491	6,471	(21)	5,500	971	17.7%
Other Income	1,370	1,058	313	29.6%	2,501	2,592	91	2,321	271	11.7%
Total Income from Ordinary Activities	142,629	138,001	4,627	3.35%	169,355	169,541	185	164,947	4,593	2.8%
Expenses										
Expenses from Ordinary Activities										
Employee Costs	40,660	41,350	690	1.7%	70,149	69,953	196	70,660	707	1.0%
Materials and Consumables	2,934	3,473	539	15.5%	5,700	5,745	(46)	6,040	295	4.9%
Contractor Payments	15,482	16,454	972	5.9%	28,863	29,426	(564)	29,729	303	1.0%
Maintenance	3,152	3,694	542	14.7%	5,701	6,077	(376)	6,323	246	3.9%
Utility Services	2,314	2,557	243	9.5%	4,026	4,205	(179)	4,218	13	0.3%
Insurances	706	784	78	9.9%	965	1,036	(71)	1,075	39	3.6%
Other Expenses	2,562	2,535	(27)	(1.1%)	4,226	4,533	(307)	4,438	(95)	(2.1%)
Grants and Subsidies	548	657	109	16.7%	835	812	22	922	109	11.9%
Borrowing Costs	465	461	(4)	(0.8%)	765	765	(1)	762	(4)	(0.5%)
Total Expenses from Ordinary Activities	68,822	71,965	3,143	4.4%	121,229	122,553	(1,324)	124,166	1,613	1.3%
Surplus before non operational activities	73,807	66,036	7,770	11.8%	48,126	46,987	(1,139)	40,781	6,206	15.2%
Non-operational Activities										
Proceeds from Sale of Property, Infrastructure, Plant and Equipment	492	330	161	48.8%	721	692	(29)	481	211	44.0%
Written Down Value of Assets Sold/Disposed	562	893	331	37.1%	1,245	1,199	45	1,531	331	21.6%
Depreciation and Amortisation	12,643	13,133	491	3.7%	22,090	22,135	(44)	22,514	379	1.7%
Surplus for the period	61,094	52,340	8,753	16.7%	25,512	24,345	(1,167)	17,216	7,129	41.4%
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 January 2017*

	Actuals 2015-16	Annual Budget 2016-17	Annual Forecast 2016-17	Year to Date Actual 2016-17	Previous Month's Actuals
	\$ 000's	\$ 000's	\$ 000's	\$ 000's	\$ 000's
Assets					
Current Assets					
Cash and Cash Equivalents	45,930	45,582	46,442	54,101	58,059
Trade and Other Receivables	10,408	8,984	10,408	58,939	61,673
Other Assets	1,297	1,309	1,297	172	251
Total Current Assets	57,635	55,875	58,147	113,213	119,982
Non-Current Assets					
Property, Infrastructure, Plant and Equipment	2,047,138	1,727,370	2,063,611	2,050,785	2,050,855
Intangible Assets	1,042	750	1,042	828	849
Investments in Joint Operations	2,125	2,595	2,125	2,125	2,125
Other Financial Assets	5	5	5	5	5
Total Non-Current Assets	2,050,310	1,730,720	2,066,783	2,053,743	2,053,834
TOTAL ASSETS	2,107,945	1,786,595	2,124,930	2,166,956	2,173,816
Liabilities					
Current Liabilities					
Trade and Other Payables	16,494	11,832	14,994	7,312	7,240
Trust Funds and Deposits	25,501	24,670	25,501	34,476	34,706
Provisions	12,891	13,692	12,891	12,320	12,632
Interest-Bearing Liabilities	3,149	3,349	3,349	3,013	3,282
Total Current Liabilities	58,035	53,543	56,735	57,121	57,861
Non-Current Liabilities					
Provisions	1,186	1,187	1,186	1,393	1,393
Interest-Bearing Liabilities	21,734	18,113	18,113	20,108	20,108
Other Liabilities - Joint Operations	2,568	3,352	2,568	2,568	2,568
Total Non-Current Liabilities	25,488	22,652	21,867	24,069	24,069
Total Liabilities	83,523	76,195	78,602	81,190	81,930
Net Assets	2,024,422	1,710,400	2,046,328	2,085,765	2,091,886
Equity					
Accumulated Surplus	890,150	908,144	912,056	953,511	959,542
Asset Revaluation Reserve	1,130,179	797,983	1,130,179	1,130,428	1,130,361
Public Open Space Reserve	4,093	4,273	4,093	1,827	1,983
Total Equity	2,024,422	1,710,400	2,046,328	2,085,765	2,091,886

Performance Graphs

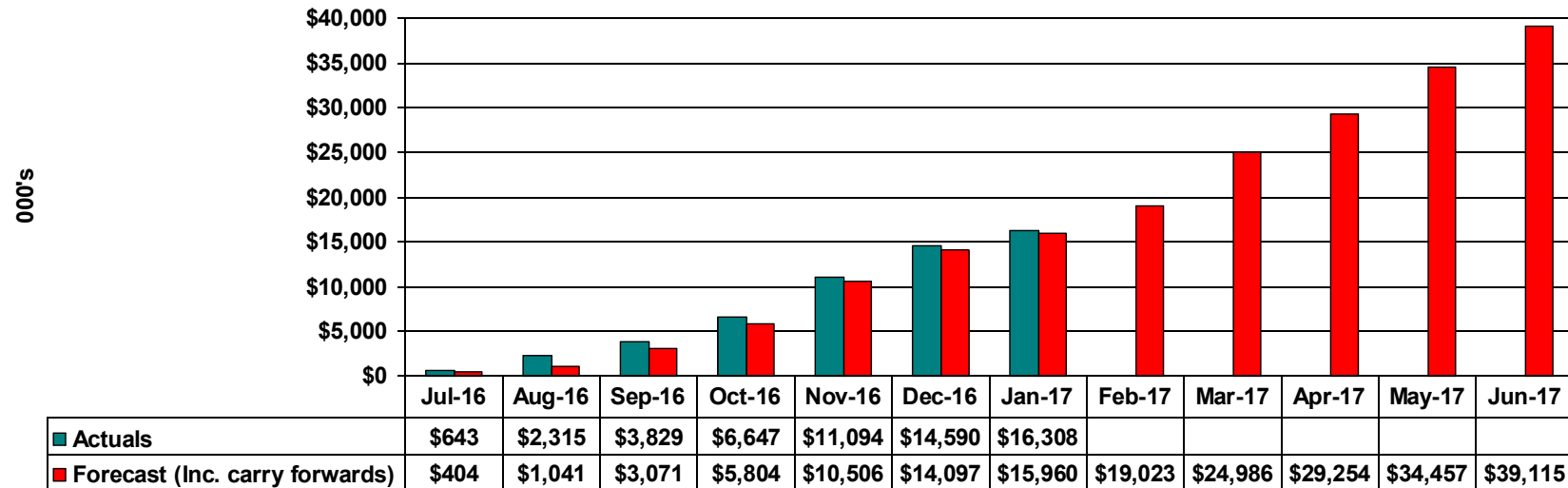
Financial Performance
for the period ending 31 January 2017



The January 2017 year to date financial performance was \$8.75m better than the year to date budget mainly due to:

- Better than anticipated income received for statutory fees and fines \$1.86m, open space contributions \$1.08m, government grants \$694k, user fees \$450k, other income \$313k, interest received \$235k and general rates and charges \$133k.
- Favourable variances in expenditure items including: contractors \$972k, employee costs \$690k, maintenance \$542k, materials and consumables \$539k, utility services \$243k, grants and subsidies \$109k and insurances \$78k.

Capital Works Expenditure
for the period ending 31 January 2017

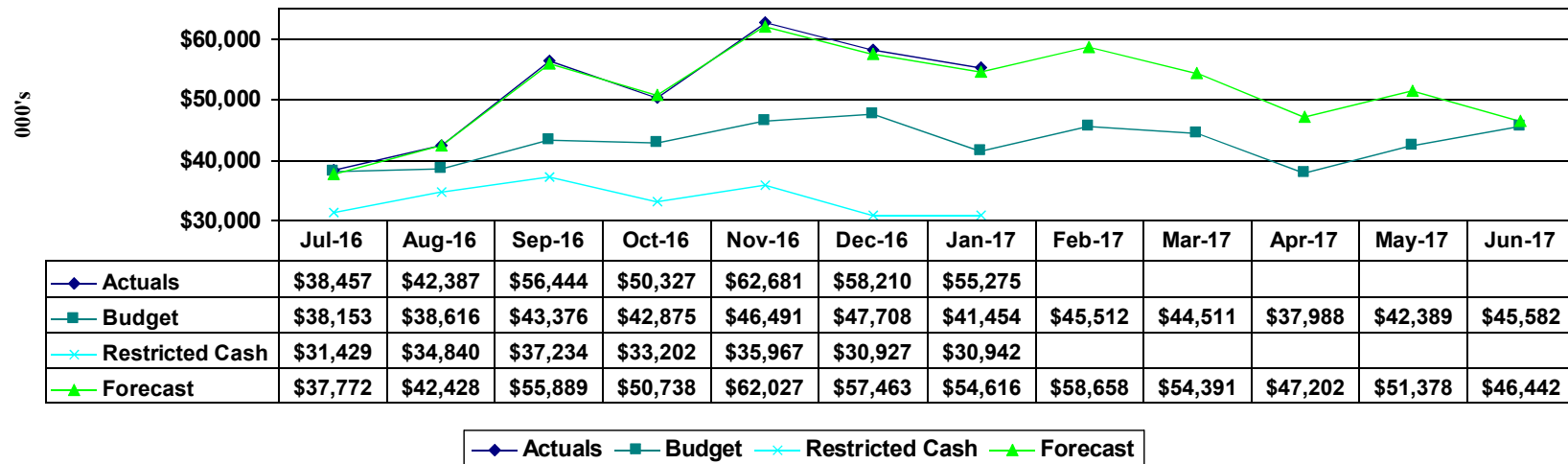


Actuals

Forecast (Inc. carry forwards)

Council's capital expenditure is ahead of forecast by \$348k mainly due to Road Rehabilitation \$273k and Parks and Gardens \$69k.

Cash and Investments Balances
for the period ending 31 January 2017



Council's year to date cash balance of \$55.28m is higher than budget for the current month. Council's forecast position to June 2017 of \$46.44m 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 January 2017 include: residential aged care deposits of \$24.19m, trust funds and deposits \$4.2m (including asset protection permits), open space reserve \$1.83m and fire services property levy \$726k.

Rates Income and Debtors
for the period ending 31 January 2017

Rate Income – is an important source of revenue, accounting for approximately 54 per cent of the total revenue received by Council annually. Glen Eira continues to have the second-lowest average rates and charges in metro Melbourne.

Rate Capping - The Victorian Government's Fair Go Rates System (FGRS) limits the maximum increase in Councils' average rates. The amount is calculated by dividing total revenue from general rates by the total number of rateable properties in the municipality.

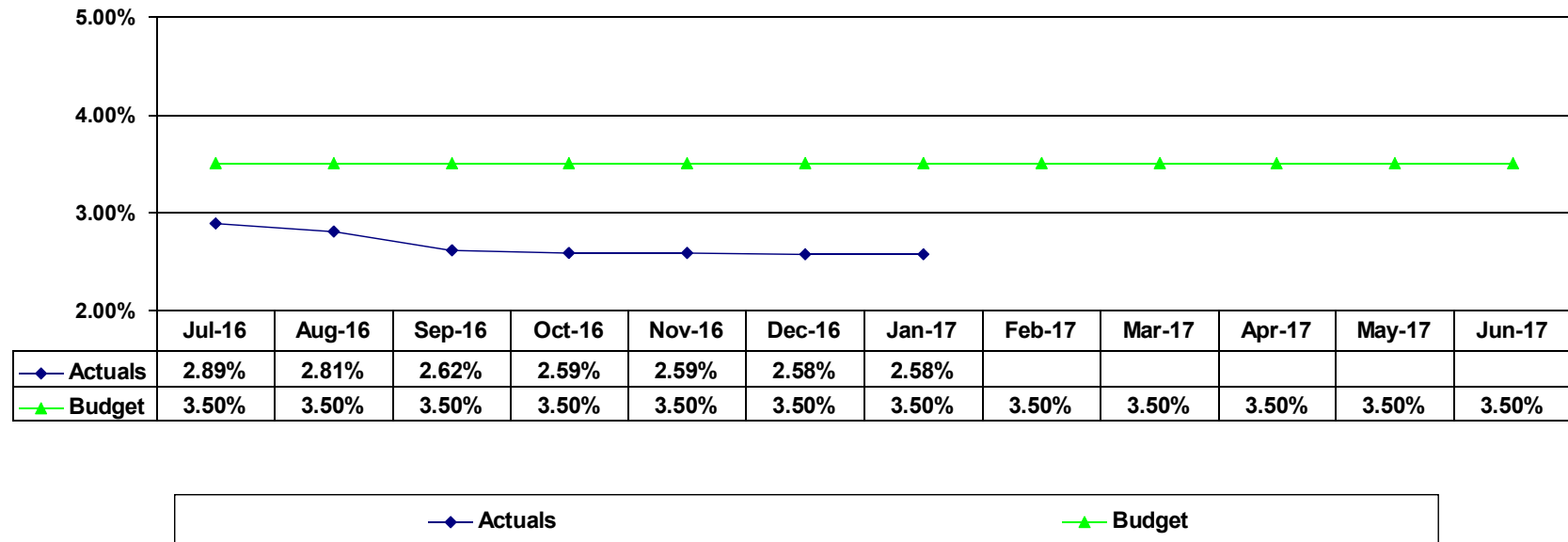
Each year the Minister for Local Government sets the average rate cap increase for Councils.

The cap for 2016-17 was set at forecast CPI last year (at 2.5%) - the first year Victorian Councils operated under a rate cap.

Rate Payments - Rates are paid in four instalments during the year: February, May, September and November. Council's cash flow is impacted by the timing of rate payments. The following table reflects the rate debtors balance as at 31 January 2017.

Rate Debtors	2016-2017 Year to date
	\$'000
Arrears Brought Forward	5,104
2016-17 Rates & Garbage Generated	99,459
2016-17 Fire Services Property Levy	12,232
Total Rates & Charges	116,795
Payments/Adjustments:	
Glen Eira Pension Rebate	(409)
State Government Rebate	(1,727)
Fire Services Property Levy Rebate	(396)
Receipts	(62,411)
Interest	237
Supplementary Valuations	874
Adjustments	55
Total Payments/Adjustments	(63,778)
Rates & Charges Balance at Month End	53,017

Actual Interest Rate vs Budget Interest Rate
for the period ending 31 January 2017



Council achieved a lower return of 2.58% against the budget of 3.50%.

Capital Works Program Expenditure

for period ending 31 January 2017

Description	2016-17 Carry Forwards from 2015-16	2016-17 Adopted Annual Capital Budget	2016-17 Capital Grant Funding	2016-17 Budget Plus 2015-16 Carry Forward	2016-17 YTD Work In Progress	2016-17 YTD Forecast	2016-17 YTD Variance	2016-17 Annual Forecast Projected end of June 2017 expenditure	2016-17 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<u>CAPITAL WORKS: PRIORITY ITEMS</u>									
Information Systems	-	837,500	-	837,500	282,015	107,500	(174,515)	837,500	-
Vehicle Replacements	-	1,706,112	-	1,706,112	823,775	608,139	(215,636)	1,706,112	-
Footpath Replacement	-	1,725,000	-	1,725,000	860,284	1,006,250	145,966	1,725,000	-
Kerb and Channel Replacement	-	160,000	-	160,000	8,760	98,000	89,240	160,000	-
Road Rehabilitation	-	3,082,409	-	3,082,409	878,283	605,000	(273,283)	3,082,409	-
Drainage Improvement	-	3,482,000	-	3,482,000	1,824,554	1,052,000	(772,554)	3,482,000	-
Local Road Resurfacing	-	1,500,000	-	1,500,000	227,213	-	(227,213)	1,500,000	-
Right of Way Renewal	-	330,000	-	330,000	286,982	312,000	25,018	330,000	-
Traffic Signal Renewal	-	100,000	-	100,000	-	-	-	100,000	-
Local Area Traffic Management (LATM) Replacement	-	500,000	-	500,000	35,765	45,000	9,235	500,000	-
Car Park Rehabilitation	-	775,000	-	775,000	88,056	25,000	(63,056)	775,000	-
Roads to Recovery	-	714,999	665,001	1,380,000	114,766	-	(114,766)	1,380,000	-
TOTAL PRIORITY ITEMS	-	14,913,020	665,001	15,578,021	5,430,453	3,858,889	(1,571,564)	15,578,021	-
<u>CAPITAL WORKS: ROLLING ANNUAL- ENVIRONMENTAL INITIATIVES</u>									
Bicycle Strategy Implementation	101,000	250,000	-	351,000	37,117	190,000	152,883	351,000	-
Warm season grass Program	-	600,000	700,000	1,300,000	14,665	-	(14,665)	1,300,000	-
TOTAL CAPITAL WORKS: ROLLING ANNUAL- ENVIRONMENTAL INITIATIVES	101,000	850,000	700,000	1,651,000	51,782	190,000	138,218	1,651,000	-
<u>CAPITAL WORKS: ROLLING ANNUAL-LIBRARIES</u>									
Library and Information Services	-	793,467	62,811	856,278	511,546	585,554	74,008	856,278	-
TOTAL CAPITAL WORKS: ROLLING ANNUAL- LIBRARIES	-	793,467	62,811	856,278	511,546	585,554	74,008	856,278	-
<u>CAPITAL WORKS: ROLLING ANNUAL-TRAFFIC MANAGEMENT</u>									
Blackspot Treatment	-	18,000	-	18,000	-	-	-	18,000	-
Traffic Engineering	412,955	1,075,000	-	1,487,955	570,706	501,955	(68,751)	1,487,955	-
TOTAL CAPITAL WORKS: ROLLING ANNUAL- TRAFFIC MANAGEMENT	412,955	1,093,000	-	1,505,955	570,706	501,955	(68,751)	1,505,955	-
<u>CAPITAL WORKS: ROLLING ANNUAL-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES</u>									
Playground Minor Equipment/Art Rolling Program	-	345,000	-	345,000	318,295	310,000	(8,295)	365,000	20,000
Carnegie Swim Centre Capital Maintenance	-	50,000	-	50,000	-	20,000	20,000	50,000	-
Minor Park Improvements	-	899,050	-	899,050	384,725	549,050	164,325	899,050	-
Sports Ground Lighting	-	80,000	-	80,000	72,532	80,000	7,468	80,000	-
Public Hall Furniture	-	4,000	-	4,000	4,900	4,000	(900)	4,000	-
Shade Sails Rolling Program	-	105,000	-	105,000	31,535	105,000	73,465	105,000	-
Plinth Curbing	-	85,000	-	85,000	57,309	45,000	(12,309)	85,000	-
TOTAL CAPITAL WORKS: ROLLING ANNUAL- PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES	-	1,568,050	-	1,568,050	869,296	1,113,050	243,754	1,588,050	20,000

Capital Works Program Expenditure

for period ending 31 January 2017 (continued)

Description	2016-17 Carry Forwards from 2015-16	2016-17 Adopted Annual Capital Budget	2016-17 Capital Grant Funding	2016-17 Budget Plus 2015-16 Carry Forward	2016-17 YTD Work In Progress	2016-17 YTD Forecast	2016-17 YTD Variance	2016-17 Annual Forecast Projected end of June 2017 expenditure	2016-17 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
CAPITAL WORKS: ROLLING ANNUAL-BUILDING WORKS									
Building Improvements	-	550,500	-	550,500	232,261	317,500	85,239	550,500	-
Kitchen/ Joinery Renewal	-	30,000	-	30,000	21,800	30,000	8,200	30,000	-
Roof Renewal	-	113,700	-	113,700	73,884	56,850	(17,034)	113,700	-
Painting Program	-	111,650	-	111,650	19,922	58,250	38,328	111,650	-
TOTAL CAPITAL WORKS: ROLLING ANNUAL-BUILDING WORKS	-	805,850	-	805,850	347,867	462,600	114,733	805,850	-
CAPITAL WORKS: ROLLING ANNUAL-SHOPPING CENTRES									
Annual Shopping Streetscape Program	-	567,000	-	567,000	49,918	-	(49,918)	567,000	-
TOTAL CAPITAL WORKS: ROLLING ANNUAL-SHOPPING CENTRES	-	567,000	-	567,000	49,918	-	(49,918)	567,000	-
TOTAL ROLLING ANNUAL	513,955	5,677,367	762,811	6,954,133	2,401,115	2,853,159	452,044	6,974,133	20,000
CAPITAL WORKS: MAJOR PROJECTS									
Lord Hex Pavilion, Carnegie	-	220,000	-	220,000	-	-	-	220,000	-
Duncan Mackinnon Pavilion	-	-	-	-	13,828	-	(13,828)	-	-
Marlborough Pavilion, Bentleigh East	-	25,000	-	25,000	-	-	-	25,000	-
Carnegie Swim Centre	-	280,000	-	280,000	380	100,000	99,620	280,000	-
TOTAL MAJOR PROJECTS	-	525,000	-	525,000	14,208	100,000	85,792	525,000	-
CAPITAL WORKS: OPEN SPACE STRATEGY IMPLEMENTATION									
Open Space Strategy Initiatives	-	900,000	-	900,000	268,682	700,000	431,318	900,000	-
Booran Reserve	-	3,962,495	97,000	4,059,495	3,320,558	3,159,495	(161,063)	4,059,495	-
TOTAL OPEN SPACE STRATEGY IMPLEMENTATION	-	4,862,495	97,000	4,959,495	3,589,240	3,859,495	270,255	4,959,495	-
SHORT TERM PROJECTS									
CAPITAL WORKS: SHORT TERM-ENVIRONMENTAL INITIATIVES									
Building Improvements	-	716,676	-	716,676	207,898	526,294	318,396	716,676	-
Park Lighting Energy Efficiency Upgrade	-	218,337	-	218,337	-	-	-	218,337	-
TOTAL CAPITAL WORKS: SHORT TERM-ENVIRONMENTAL INITIATIVES	-	935,013	-	935,013	207,898	526,294	318,396	935,013	-
CAPITAL WORKS: SHORT TERM-AGED CARE									
Building Improvements	-	83,000	-	83,000	4,399	83,000	78,601	83,000	-
ILU Refurbishment	-	120,000	-	120,000	-	60,000	60,000	120,000	-
Residential Services Minor Improvements	-	220,000	-	220,000	111,908	80,000	(31,908)	220,000	-
TOTAL CAPITAL WORKS: SHORT TERM-AGED CARE	-	423,000	-	423,000	116,307	223,000	106,693	423,000	-
CAPITAL WORKS: SHORT TERM-FAMILY & CHILDREN'S SERVICES									
Replacement FDC of Equipment	-	10,000	-	10,000	9,658	10,000	342	10,000	-
TOTAL CAPITAL WORKS: SHORT TERM-FAMILY & CHILDREN'S SERVICES	-	10,000	-	10,000	9,658	10,000	342	10,000	-

Capital Works Program Expenditure

for period ending 31 January 2017 (continued)

Description	2016-17 Carry Forwards from 2015-16	2016-17 Adopted Annual Capital Budget	2016-17 Capital Grant Funding	2016-17 Budget Plus 2015-16 Carry Forward	2016-17 YTD Work In Progress	2016-17 YTD Forecast	2016-17 YTD Variance	2016-17 Annual Forecast Projected end of June 2017 expenditure	2016-17 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<u>CAPITAL WORKS: SHORT TERM-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES</u>									
ILU Refurbishment	-	50,000	-	50,000	2,311	25,000	22,689	50,000	-
Multi-purpose Sports Court redevelopment	99,880	165,000	-	264,880	93,729	95,000	1,271	264,880	-
Recreation	130,000	875,000	195,000	1,200,000	90,702	155,000	64,298	1,200,000	-
Parks & Gardens	-	158,000	-	158,000	86,967	18,000	(68,967)	308,000	150,000
Outdoor Fitness Stations and Instructional Signage	-	70,000	-	70,000	-	-	-	70,000	-
Bin Enclosures	-	37,500	-	37,500	34,006	37,500	3,494	37,500	-
TOTAL CAPITAL WORKS: SHORT TERM-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES	229,880	1,355,500	195,000	1,780,380	307,715	330,500	22,785	1,930,380	150,000
<u>CAPITAL WORKS: SHORT TERM-TRAFFIC MANAGEMENT</u>									
Parking Ticket Machines	-	150,000	-	150,000	-	150,000	150,000	150,000	-
TOTAL CAPITAL WORKS: SHORT TERM-TRAFFIC MANAGEMENT	-	150,000	-	150,000	-	150,000	150,000	150,000	-
<u>CAPITAL WORKS: SHORT TERM-BUILDING WORKS</u>									
Renewal of Heating Ventilation Air Conditioning	-	972,000	-	972,000	22,808	-	(22,808)	972,000	-
Land Acquisition- 6, Aileen Avenue, Caulfield South	-	-	-	-	2,106,281	2,100,000	(6,281)	2,100,000	2,100,000
Land Acquisition- 53, Magnolia Road, Gardenvale	-	-	-	-	1,391,715	1,400,000	8,285	1,490,000	1,490,000
Building Improvements	-	538,635	219,000	757,635	219,218	259,000	39,782	757,635	-
Disability Access Upgrade	-	65,000	-	65,000	32,450	65,000	32,550	65,000	-
GESAC	1,311,128	250,000	-	1,561,128	267,233	90,000	(177,233)	1,561,128	-
Public Toilet Exeloo	-	180,000	-	180,000	-	-	-	180,000	-
TOTAL CAPITAL WORKS: SHORT TERM-BUILDING WORKS	1,311,128	2,005,635	219,000	3,535,763	4,039,705	3,914,000	(125,705)	7,125,763	3,590,000
<u>CAPITAL WORKS: SHORT TERM-LIBRARIES</u>									
Smart Sorter Machine	-	250,000	-	250,000	167,803	-	(167,803)	250,000	-
TOTAL CAPITAL WORKS: SHORT TERM-LIBRARIES	-	250,000	-	250,000	167,803	-	(167,803)	250,000	-
<u>CAPITAL WORKS: SHORT TERM-OTHER</u>									
Furniture & Fittings	-	50,000	-	50,000	-	50,000	50,000	50,000	-
Refurbishment of outdoor play space	-	45,000	-	45,000	7,408	45,000	37,592	45,000	-
Drainage Asset Management Decision tool	-	28,000	-	28,000	-	-	-	28,000	-
Annual Plant and Equipment Replacement	-	131,000	-	131,000	16,405	40,000	23,595	131,000	-
TOTAL CAPITAL WORKS: SHORT TERM-OTHER	-	254,000	-	254,000	23,813	135,000	111,187	254,000	-
TOTAL SHORT TERM PROJECTS	1,541,008	5,383,148	414,000	7,338,156	4,872,899	5,288,794	415,895	11,078,156	3,740,000
TOTAL CAPITAL WORKS EXPENDITURE	2,054,963	31,361,030	1,938,812	35,354,805	16,307,915	15,960,337	(347,578)	39,114,805	3,760,000

9.11 QUARTERLY REPORTING

Author: Peter Swabey (*Director, Corporate Services*)

Attachments: Yes

PURPOSE AND SUMMARY

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

RECOMMENDATION

That Council notes the attached Services Report, Community Plan Report, and reporting on Public Questions.

BACKGROUND

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.

ISSUES AND DISCUSSION**Services Report**

The attached Services Report provides statistical information on services provided to the Glen Eira community for the period ending 31 December 2016. Of particular note in this report is:

- Storytime and Babytime attendance at Libraries continues to receive large numbers of attendees.
- Maternal and Child Health key age and stage visits are well above target.
- Immunisation encounters are higher than at the same time last year.
- Home maintenance hours are over target by 191 hours.
- The building boom is seeing higher levels of active statutory planning applications and higher levels of statutory inspections notifications.
- Parking tickets issued for the first half of 2016-17 has increased compared to the previous year to emphasise safety around schools and balancing trader and patron parking due to increased building activity and the grade separation works.
- Council has a low number of bins missed across all streams of bin collections (green waste; recycling; and general waste collections).

Community Plan

The attached Community Plan report is the updated report for the period ending 31 December 2016 against the Glen Eira Community Plan that was updated by Council in June 2016 and provides a benchmark against which to measure the Council's 2016/17 performance. This report lists the Key Strategic Activities outlined in Council's Community Plan and the progress towards achieving the 2016/17 performance measures.

Public Questions

Public questions for the period 10 October'16 to the Ordinary Council meetings of 20 December'16 were as follows:

Number asked	16
Number ruled inadmissible	2
Number answered at the Meetings	9
Number answered after Meetings (person submitting question not present)	5
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

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

Not applicable

POLICY AND LEGISLATIVE IMPLICATIONS

Not applicable

COMMUNICATION AND ENGAGEMENT

Not applicable

LINK TO COUNCIL PLAN

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

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

Statistical information complements monthly financial reporting and provides more detailed information on the diverse range of activities undertaken by Council.

Moved: Cr Davey

Seconded: Cr Magee

That Council notes the attached Services Report, Community Plan Report and reporting on Public Questions.

CARRIED UNANIMOUSLY

Glen Eira City Council

SERVICES REPORT



Period ended December 2016

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Community Wellbeing

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Library	2.1
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Family Day	4.1
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Youth	6.1
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Planning and Place

Planning and Building	10.1 – 10.5
Civic Compliance	10.6 – 10.11
Town Planning	11.1 – 11.6
Strategic Planning	12.1 – 12.3
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Infrastructure, Environment and Leisure

Property, Environment & Sustainability	14.1 – 14.7
Projects & Infrastructure	14.8 - 14.11
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Corporate Services

Service Centre	15.1 – 15.5
Risk	16.1

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.

Arts and Culture

Exhibition Attendance	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 16/17	YTD 15/16
Visitors – 16/17	2,821	694	656	946	794	432							6,343	0
Visitors – 15/16	2,166	551	1,295	1,816	1,669	1,260	N/A	817	1,269	875	748	1,660	0	8,757

My Brother Jack Awards	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 16/17	YTD 15/16
Entries 16/17	N/A	N/A	N/A	N/A	N/A	N/A							0	
Entries 15/16	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	613	N/A	N/A		0

Storytelling Festival	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 16/17	YTD 15/16
Attendance 16/17	N/A	N/A	N/A	N/A	N/A	N/A							0	
Attendance 15/16	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10,076		0

Carols	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 16/17	YTD 15/16
Attendance 16/17	N/A	NA	N/A	N/A	N/A	6,500							6,500	0
Attendance 15/16	N/A	N/A	N/A	N/A	N/A	5,500	N/A	N/A	N/A	N/A	N/A	N/A	0	5,500

Outdoor Events	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 16/17	YTD 15/16
Attendance 16/17	N/A	N/A	N/A	150	7,750	N/A							7,900	0
Attendance 15/16	N/A	N/A	N/A	431	6,425	N/A	3,000	6,000	8,500	N/A	250	N/A	0	6,856

Comment:

The Murrumbeena Boyds exhibition staged at the end of 2015 was extremely successful visitation-wise, whereas attendances at the 'Ten Cubed' and 'Alice Bale Award' exhibitions in late 2016 were lower than anticipated.

Library Services

Services	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	YTD 16/17	YTD 15/16
Loans*	119,365	114,644	112,457	113,050	107,034	107,667							674,217	685,390
Visits	61,693	61,010	59,676	64,098	56,725	50,194							353,396	347,502
Home Visits	189	189	190	189	188	189							1,134	1,125
Storytime & Babytime attendance**	5,466	6,368	5,224	5,438	5,254	4,115							31,865	31,257

Comments:

* 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.

Childcare

Utilisation Rate

Location	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD AV 16/17	YTD AV 15/16
Carnegie 16/17	90.97	91.12	92.81	91.52	91.61	88.75							91	
Carnegie 15/16	82.53	80.63	86.51	88.44	87.11	80.80								84
Caulfield 16/17	99.24	96.68	97.07	97.28	96.00	97.39							97	
Caulfield 15/16	93.24	93.16	94.62	94.78	94.72	92.70								94
Murrumbeena 16/17	91.22	91.78	89.51	90.65	89.35	87.44							90	
Murrumbeena 15/16	89.17	90.49	93.22	93.44	93.06	91.11								92

Comments: All Centres are above or at budgeted utilisation

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 16/17	YTD AV 15/16
Carnegie 16/17	62	65	65	65	65	61							64	
Carnegie 15/16	59	60	64	65	64	59								62
Caulfield 16/17	84	87	90	93	93	89							89	
Caulfield 15/16	88	90	86	91	87	95								89
Murrumbeena 16/17	68	65	68	70	68	66							68	
Murrumbeena 15/16	76	77	78	80	78	75								77

Comments: At the Murrumbeena Children's Centre the number of children is down slightly from this time last year and this is due to children dropping days and going from potentially full time care to part time.

Services Report**December 2016****Number of families using the service**

Location	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD AV 16/17	YTD AV 15/16
Carnegie 16/17	54	59	58	57	57	52							56	
Carnegie 15/16	55	53	57	61	61	55								57
Caulfield 16/17	72	74	72	84	81	75							76	
Caulfield 15/16	73	76	74	76	72	75								74
Murrumbeena 16/17	65	61	65	65	64	60							63	
Murrumbeena 15/16	74	79	83	80	75	72								77

Comments: Number of families using the Murrumbeena service is down slightly this year compared to this time last year as some families have more than one child at the Centre.

Number of agency hours used by the service

Location	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD AV 16/17	YTD AV 15/16
Carnegie 16/17	0	0	0	0	0	0							0	
Carnegie 15/16	0	0	0	0	0	0								0
Caulfield 16/17	0	0	0	0	0	0							0	
Caulfield 15/16	0	0	0	0	0	0								0
Murrumbeena 16/17	0	0	0	0	0	0							0	
Murrumbeena 15/16	0	0	0	0	0	0								0

Comments: No agency hours used

Family Day Care

Services	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD AV 16/17	YTD AV 15/16
Numbers of hours care provided: 16/17	13521	13805	13264	12769	12850	11599							#12968	
Numbers of hours care provided: 15/16	14215	13902	17697	15534	15272	13758								15063
Number of children cared for: 16/17	175	183	178	169	172	152							#172	
Number of children cared for: 15/16	175	175	224	192	186	93								174
Average hours of care per child: 16/17	77	75	74	76	74	76							75	
Average hours of care per child: 15/16	81	79	79	81	82	148								92
Effective full time places (target 140): 16/17	96	98	94	91	91	83							92	
Effective full time places (target 140): 15/16	101	99	126	110	109	98								107
*Number of home visits by field workers 16/17	54	55	57	45	49	38							50	
*Number of home visits by field workers 15/16	75	63	53	67	53	51								60

Comments:

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

Lower number of children, or children requiring less hours of care (ie part time) resulted in reduced hours of care provided in 2016/17. In addition to this the number of educators reduced in 2016/17, and more educators and families took leave in the month of December 2016 as apposed to December 2015.

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 2016/2017 (Financial Year)	Average % 2015/2016 (Financial Year)
Home Visit	98	99	101**
2 weeks	98	98	98
4 weeks	98	98	98
8 weeks	95	92	96
4 months	95	93	95
8 months	90	94	93
12 months	90	90	93
18 months	85	86	87
2 years	81	87	89
3.5years	77	81	91

Enhanced Maternal & Child Health Families	GECC Target	2016/2017 (Financial Year) To date	2015/2016 (Financial Year)
Number of Closed Cases	72	40	85

8,313 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.

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 16/17	YTD 15/16
Number of Program Sessions 2016/2017	21	23	17	35*	43*	7							146	
Number of Program Sessions 2015/2016	18	31*	35*	57*	50*	6	2	18	17	12	28	18		197
Number of young people participating in overall sessions 2016/2017	827 ^{&}	476	597*	1086*	1176*	98							4260	
Number of young people participating in overall sessions 2015/2016	165	770*	545*	1100*	744*	62	16	171	231	163	628 [@]	342		3386
Special Events (i.e. talks, street festivals) 2016/2017	432	0	186	455 ⁺	62	131							1266	
Special Events (i.e. talks, street festivals) 2015/2016	42	0	309 [^]	0	24	90 ^{&}	0	100	0	160	56	0		465
Client support (individual young people) 2016/2017	4	9	3	6	2	1							25	
Client support (individual young people) 2015/2016	4	0	2	1	3	2	0	6	34 ^{\$}	15 ^{\$}	11 ^{\$}	5		12

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.

[&] One off program, Sound Session; run for young people with additional needs who created and presented their song at the Disability Awareness Day held at GESAC.

^{\$} Increased promotion of Youth Worker Support saw a large number of complex clients access our services multiple times over March, April and May (issues around housing, education and mental health)

[@] New Secondary and Primary Schools programs introduced around Leadership and Healthy Relationships.

Comments: 2016/2017

⁺ Increased number of entries and attendance to the Youth Art Expo and new Combined Schools Transitions Expo

* Increase again in the number of schools picking up Moving Up Program & Healthy Relationship program run in Secondary Schools

Public Health Food Safety

Services	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 16/17	YTD 15/16
Total Inspections 16/17	234	187	161	101	124	134							941	
Total Inspections 15/16	195	162	192	154	176	99	60	87	88	95	124	92		978

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 16/17	YTD 15/16
Food samples taken 16/17	39	35	45	24	21	17							181	
Food samples taken 15/16	65	31	24	31	32	49	21	22	29	29	38	66		232
Compliant % – 16/17	95%	77%	98%	96%	90%	94%							94%	
Compliant % - 15/16	97%	90%	92%	100%	96%	98%	94%	82%	86%	94%	95%	100%		95%

Comments: The *Victorian Food Act* requires Council to take a minimum of 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.

Immunisation

Services	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 16/17	YTD 15/16
Immunisation encounters 16/17	449	2,478	459	476	501	419							4,782	
Immunisation encounters 15/16	519	1,237	634	447	441	423	431	391	1,757	846	2,813	429		3,701

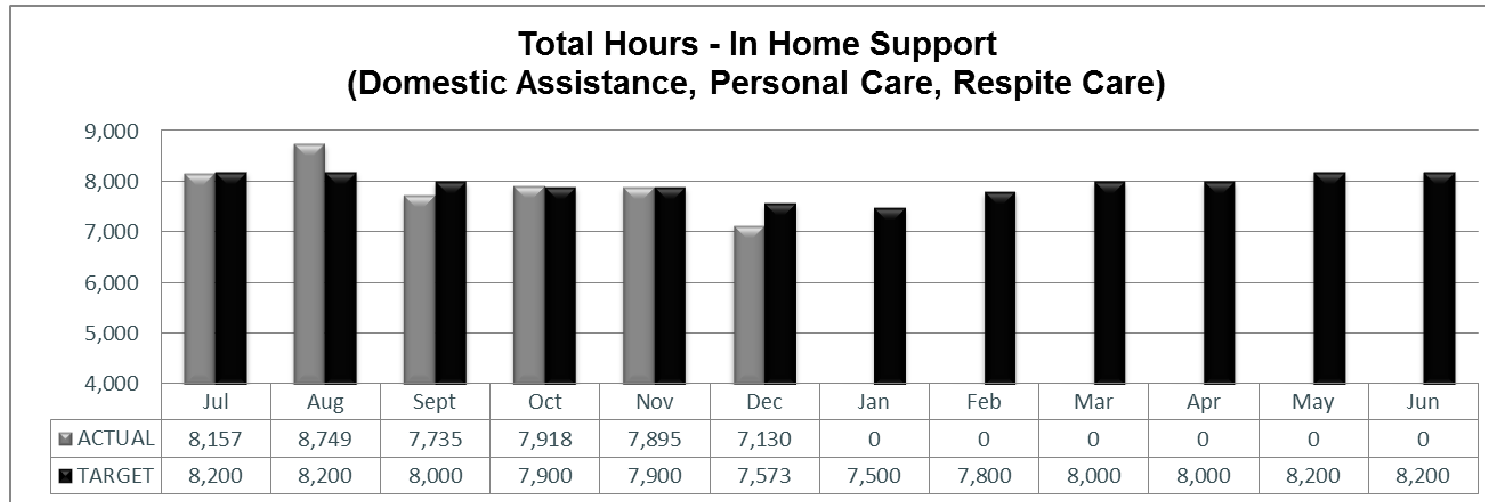
Comments: Council provides 11 community immunisations each month at various locations throughout the municipality. Children receive vaccinations at ages 2 months, 4 months, 6 months, 12 months and 4 years of age. Council also provides a Secondary School Vaccination Program to all Year 7 Students and Year 10 students.

Quarterly Immunisation Coverage 2016/2017

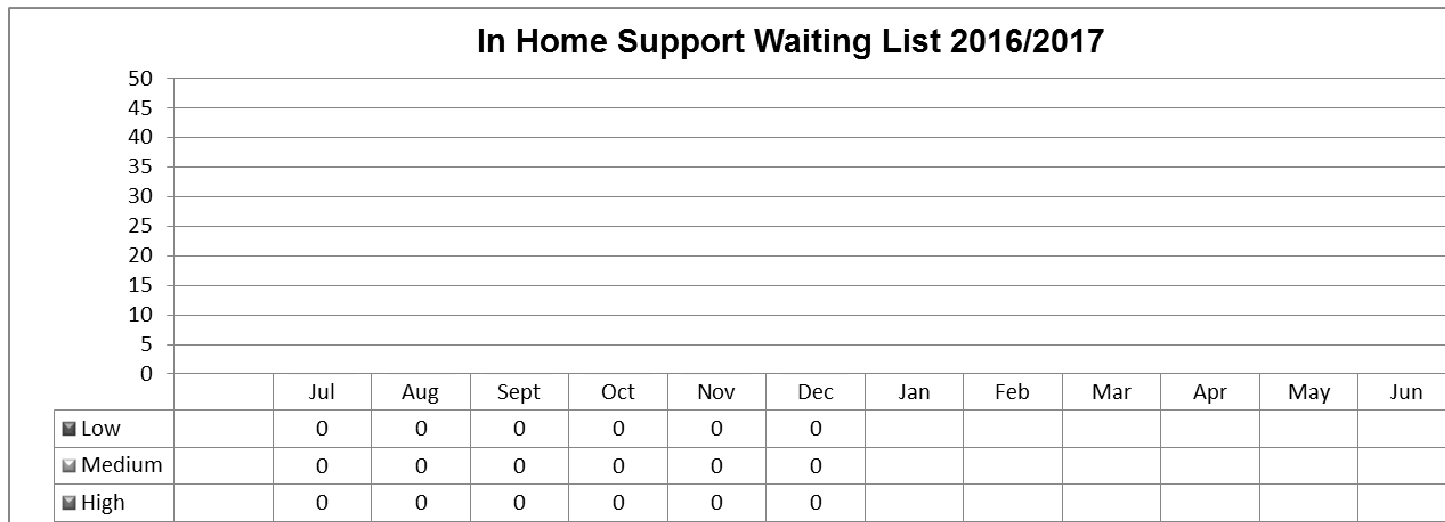
Services	Sep 16	Dec 16	Mar 17	Jun 17
Cohort 1	91.65%	94.44%		
Cohort 2	92.57%	91.97%		
Cohort 3	94.94%	93.02%		

Comments: Cohort 1 = children aged of 1 year and three months
 Cohort 2 = children aged of 2 years and three months
 Cohort 3 = children aged of 5 years and three months

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



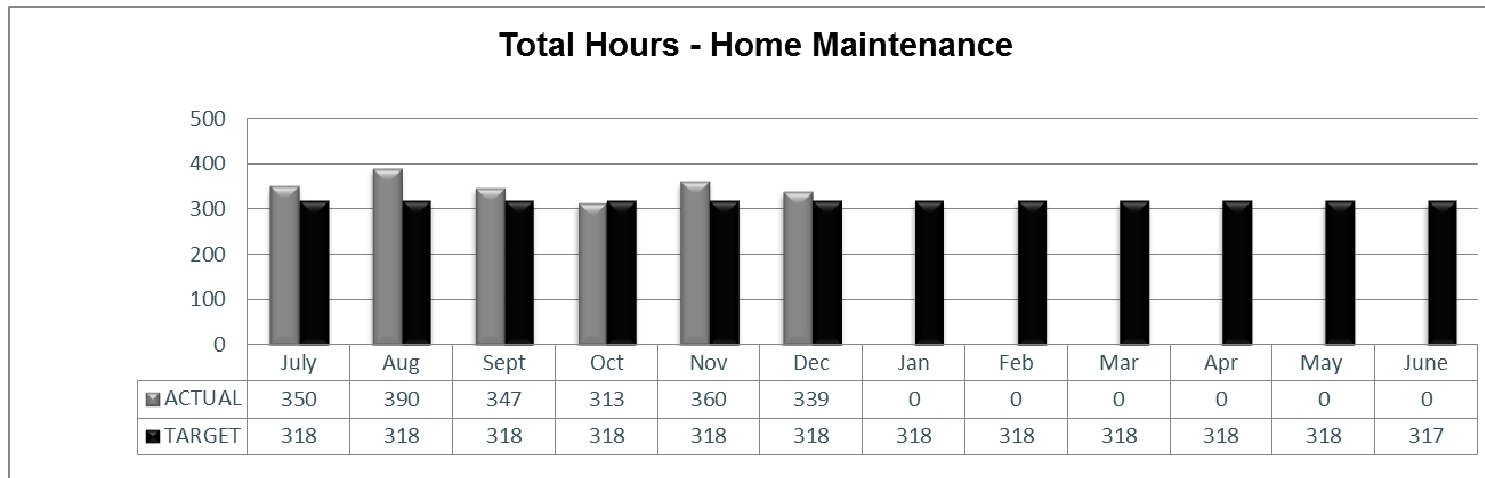
Comments: Year to date , In Home Support was under target (-189hrs)



Comments: Year to date, there were no residents on the In Home Support waiting list.

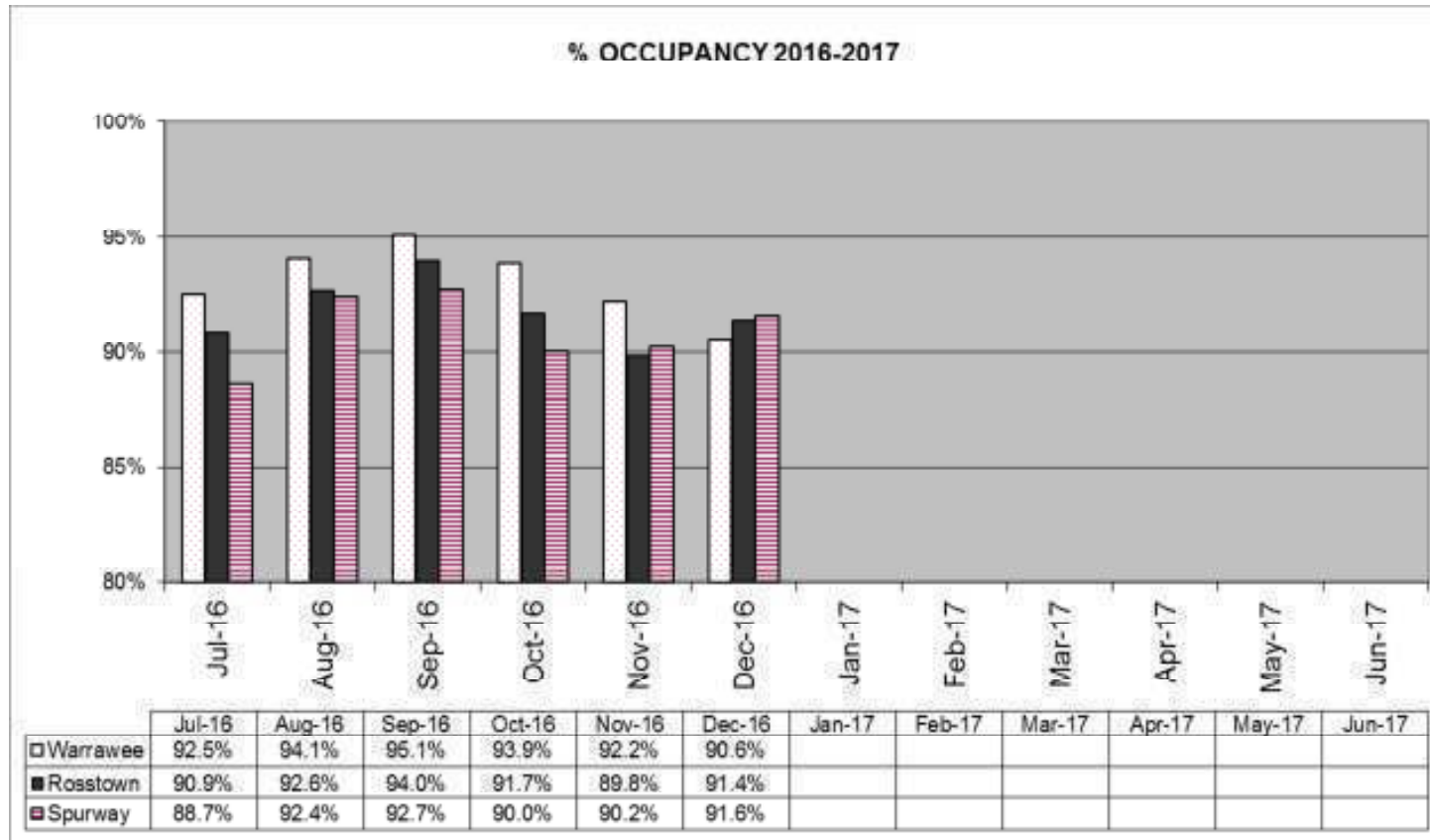
Number of Meal Referrals for the quarter (Oct 16 - Dec 16)	Number of Meal Referrals Accepted for the quarter (Oct 16 - Dec 16)	Year to Date Meal Referrals (July 16 - Dec 16)	Year to Date Meal Referrals Accepted (July 16 - Dec 16)	Year to Date Meals Delivered (July 16 - Dec 16)
40	8	68	21	22,618

Comments: Year to date, Delivered meals were under target with 22,618 meals delivered against a target of 24,000. (-1,382 meals for the quarter). All requests for meals are being met.



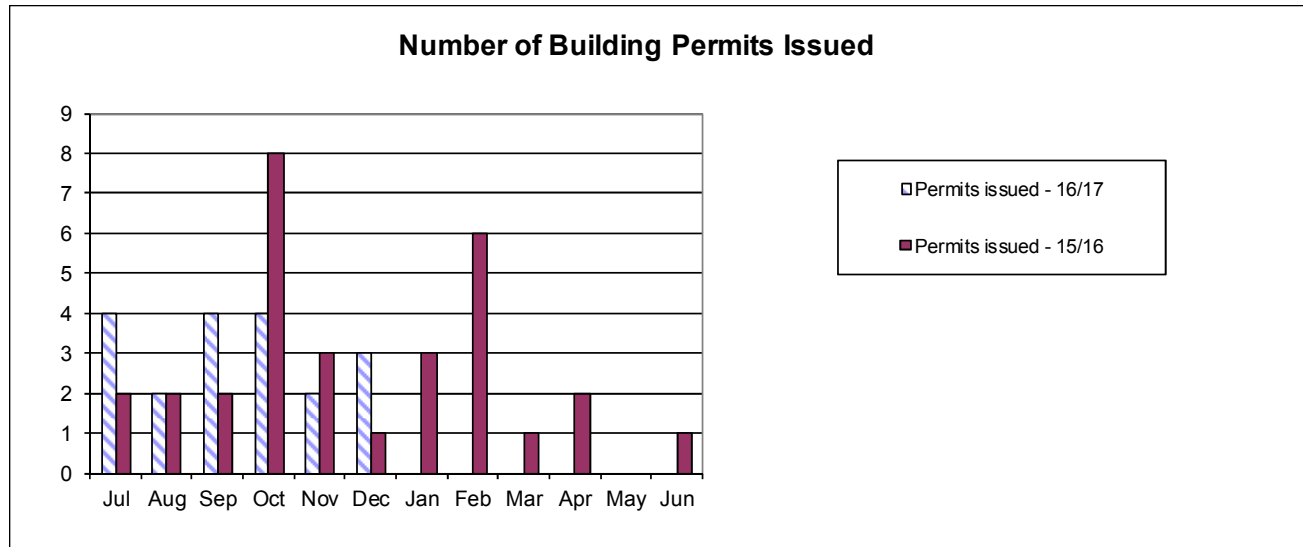
Comments: Year to date, Home Maintenance hours were over target (+191hrs).

Residential Aged Care Services – Occupancy



Civic Compliance

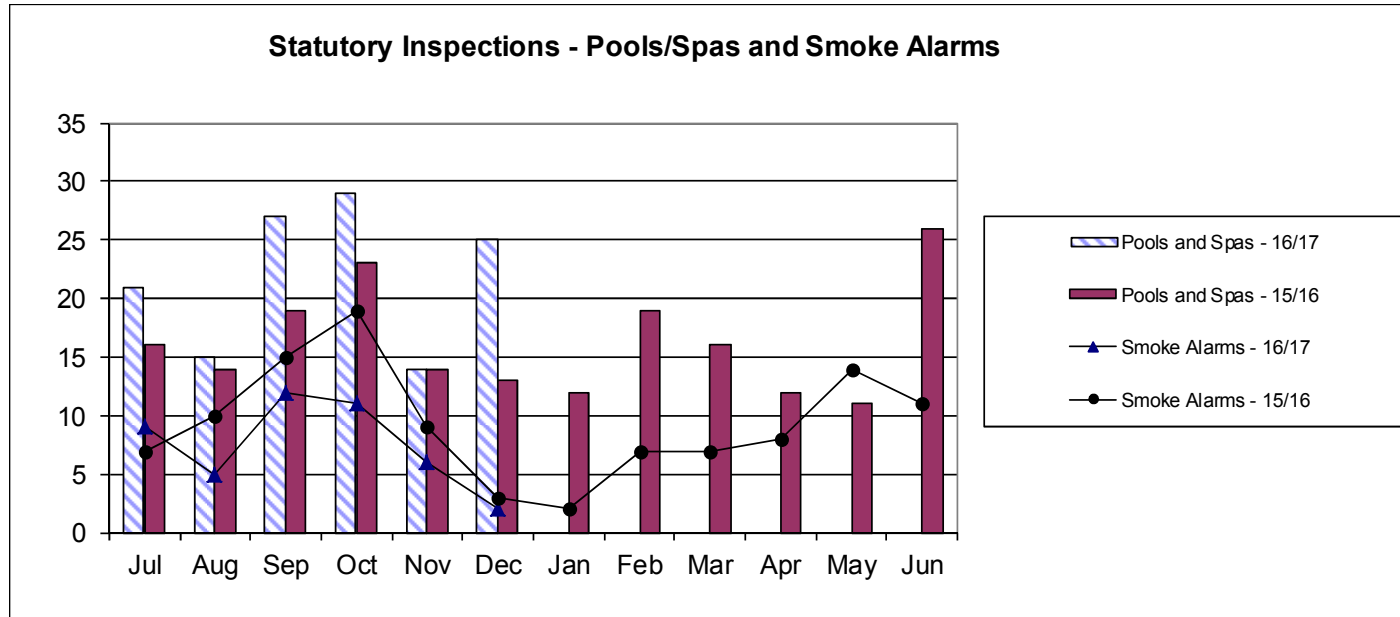
Building



Building Permits	YTD 2016-17	YTD 2015-16
Permits issued	19	18

Comments:

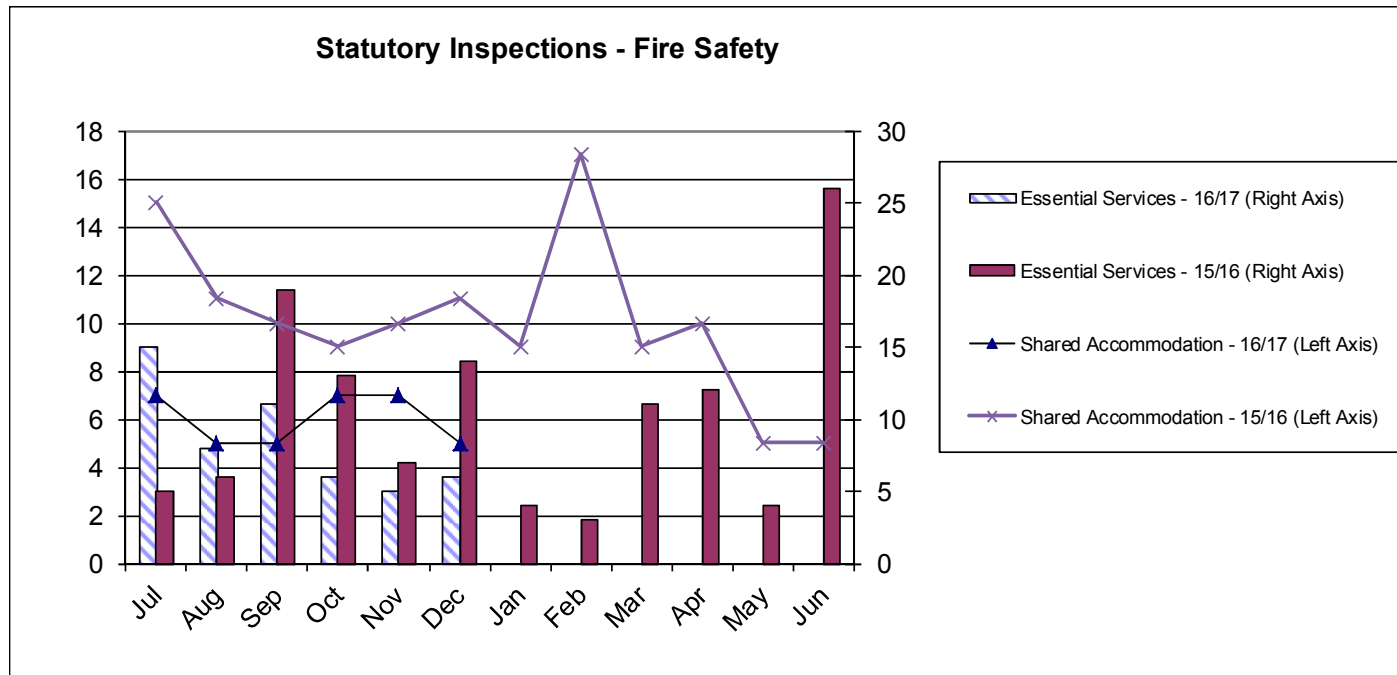
Private building surveyors continue to issue the majority and the more complex building permits in the municipality.



Statutory inspections - Pools/Spas & Smoke Alarms	YTD 2016-17	YTD 2015-16
Pools and Spas	131	99
Smoke Alarms	45	63

Comments:

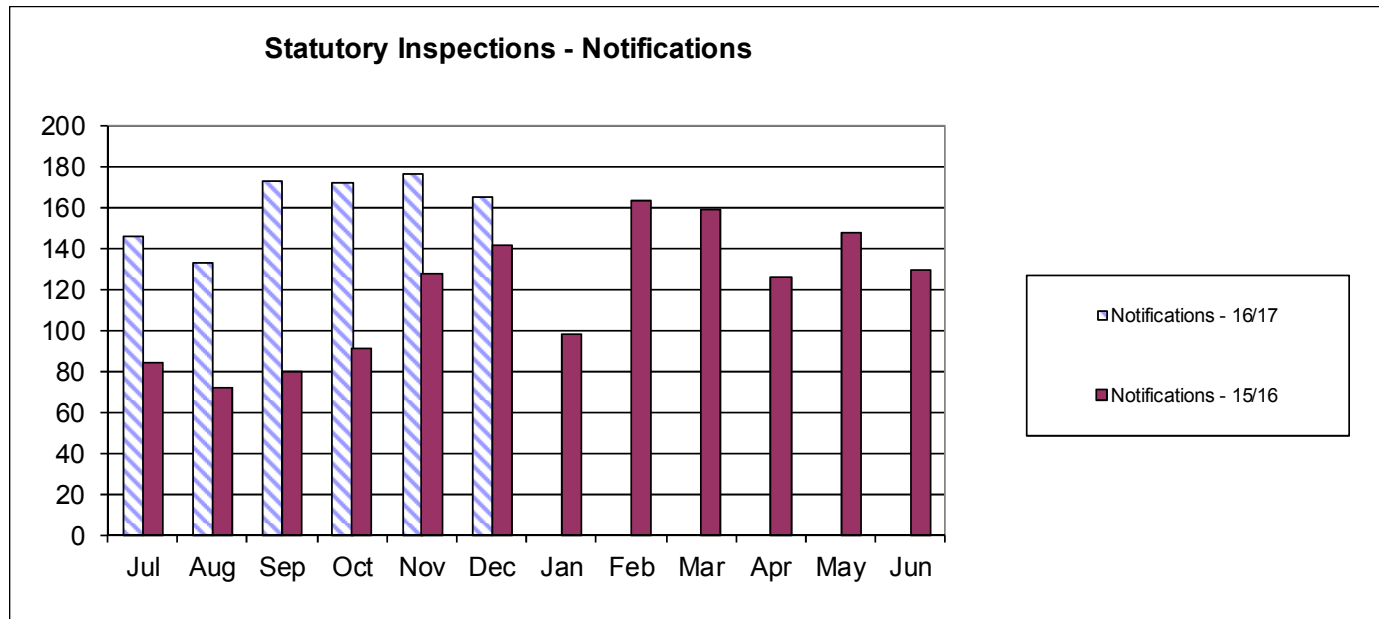
Council's pool/spa and smoke alarm inspections continue to safeguard the community. Increased activity for pool safety inspections have increased in December due to recent media awareness campaign in the Leader newspaper.



Statutory inspections - Fire Safety	YTD 2016-17	YTD 2015-16
Essential Services	51	64
Shared Accommodation	36	66

Comments:

The number of shared accommodation inspections is dependent upon information from the community and Consumer Affairs Victoria. The number of essential service inspections are within expected range. Follow up inspections are booked in advance at 1,2 and 5 yearly intervals depending on the risk analysis.



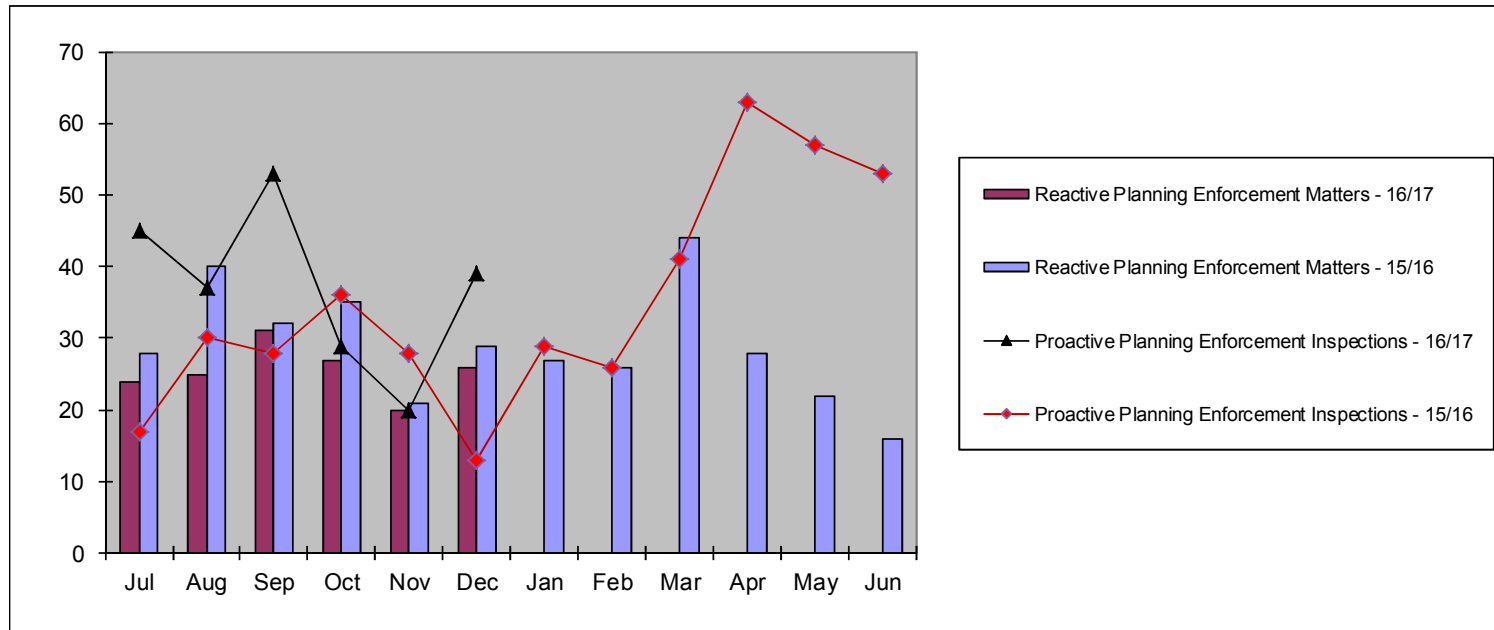
Statutory inspections - Notifications	YTD 2016-17	YTD 2015-16
Notifications	965	595

Comments:

Growth continues within the building industry particularly with large scale developments which attract greater attention from community. High levels are expected to continue.

Planning Enforcement

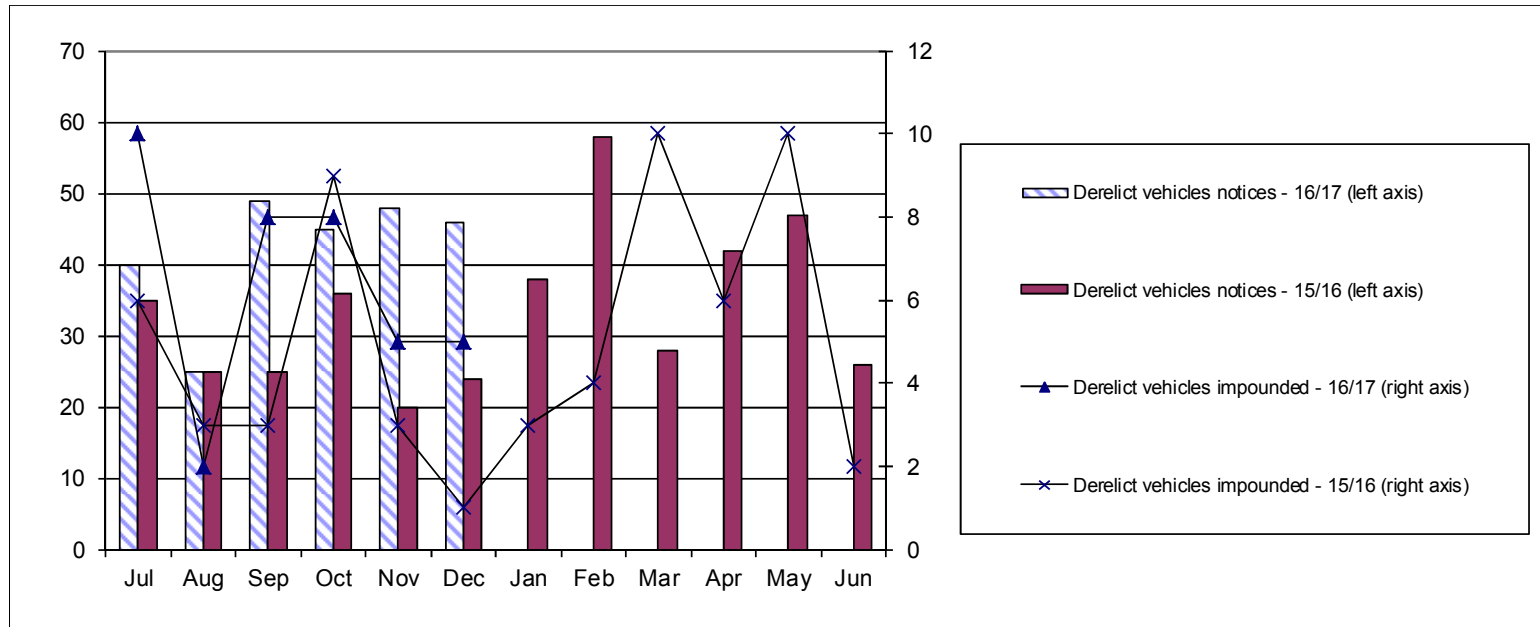
Number of Planning Enforcement Matters – inquiries, follow ups and investigations



Planning Enforcement Matters	YTD 2016-17	YTD 2015-16
Reactive Planning Enforcement Matters	153	185
Proactive Planning Enforcement Inspections	223	152

Comments: With the adoption of Construction Management Plans, builders are made accountable of their responsibilities at the commencement of works. This has assisted with reducing reactive inspections. Proactive inspections continue to fluctuate depending on available resources.

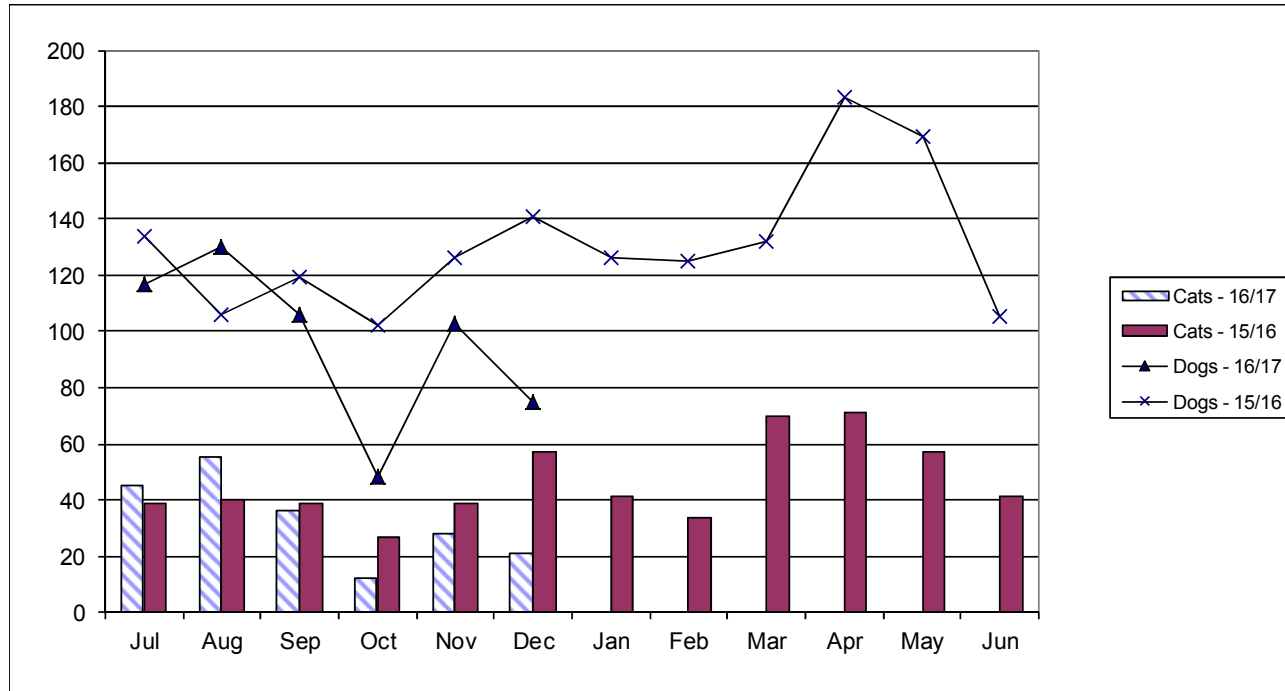
Number of Derelict vehicle notices issued vs Derelict vehicles impounded



Derelict Vehicles	YTD 2016-17	YTD 2015-16
Derelict vehicles notices	253	165
Derelict vehicles impounded	38	25

Comments:

The current high building activity and grade separation works, has put pressure on the availability of street parking. Residents are more aware of abandoned vehicles occupying street parking spaces. Consequently, notices issued and vehicle impoundments in the last quarter remain high compared to the same time last year.

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

Animal Registration	YTD 2016-17	YTD 2015-16
Cats	197	241
Dogs	579	728

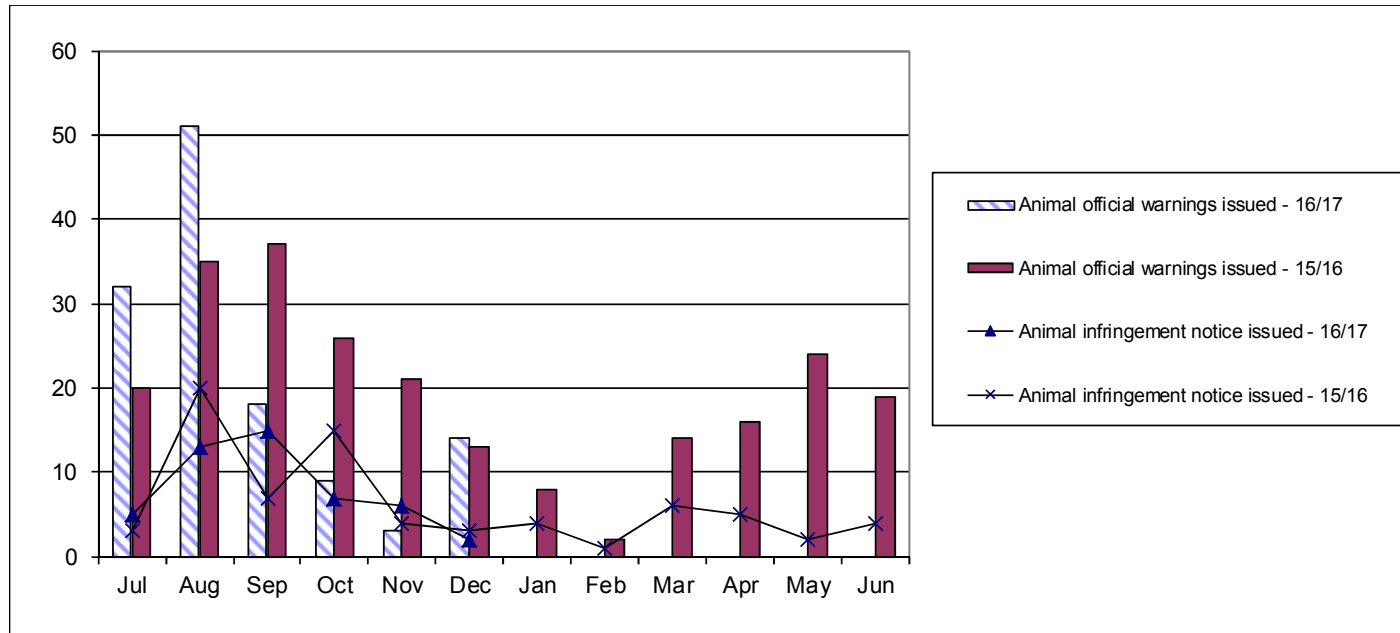
Total Registration Figures – all dogs/cats currently registered with Council

Registrations	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
Dog	11265	11489	11441	11600	11375	12053	12342	11924	11945	11953	12353
Cat	6157	5950	5742	5581	5164	5305	5349	5100	5124	5113	5263

Comments:

Registration levels remain in the expected range. Both new cat and dog registration rates in the last quarter have been lower than in last year's corresponding quarter. This is possibly due to new residents moving into the municipality choosing not to own a domestic animal, even though Council offers registration incentives.

Number of Animal Official Warnings vs Infringement Notices issued



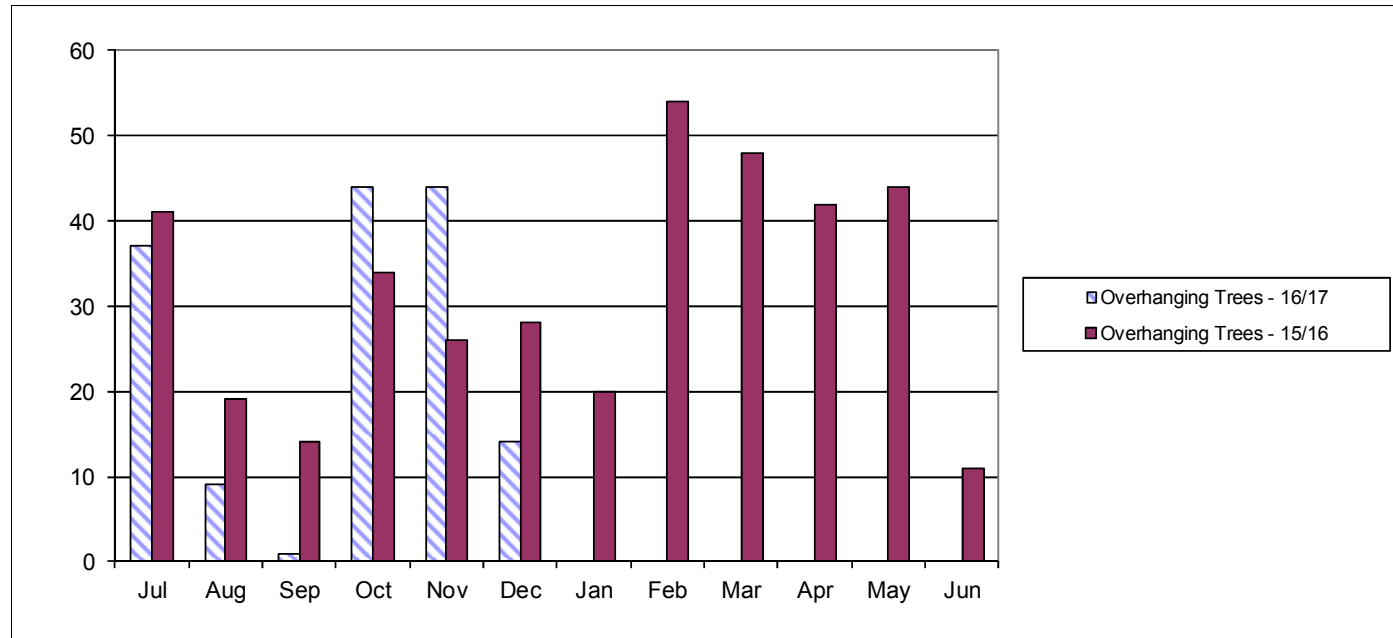
Animal Infringements	YTD 2016-17	YTD 2015-16
Animal official warnings issued	127	152
Animal infringement notice issued	48	48

Comments:

Official warnings issued in the last quarter are considerably lower than the same time last year. This is due to increased activity in following up outstanding animal renewals in July to September which resulted in fewer outstanding registrations remaining.

Local Laws

Number of overhanging tree notices issued

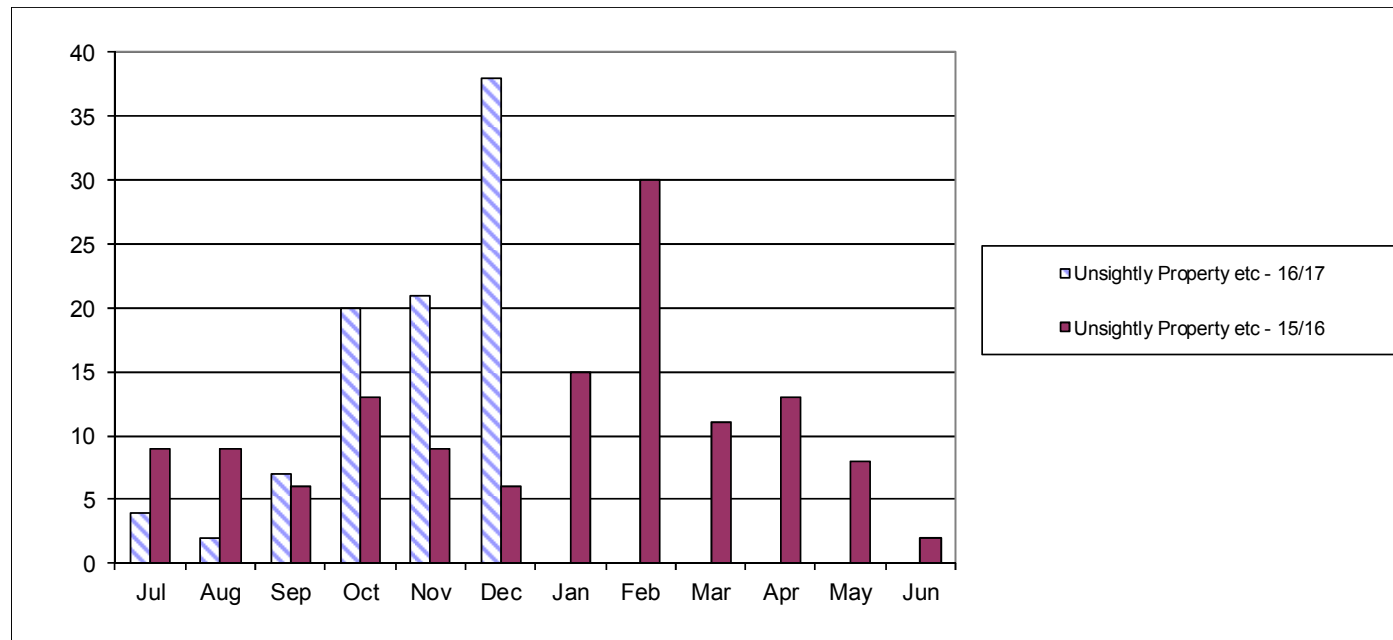


Notices Issued - Overhanging Trees	YTD 2016-17	YTD 2015-16
Overhanging trees	149	162

Comments:

Overhanging notices are dictated by seasonal factors such as rainfall and other weather conditions.

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

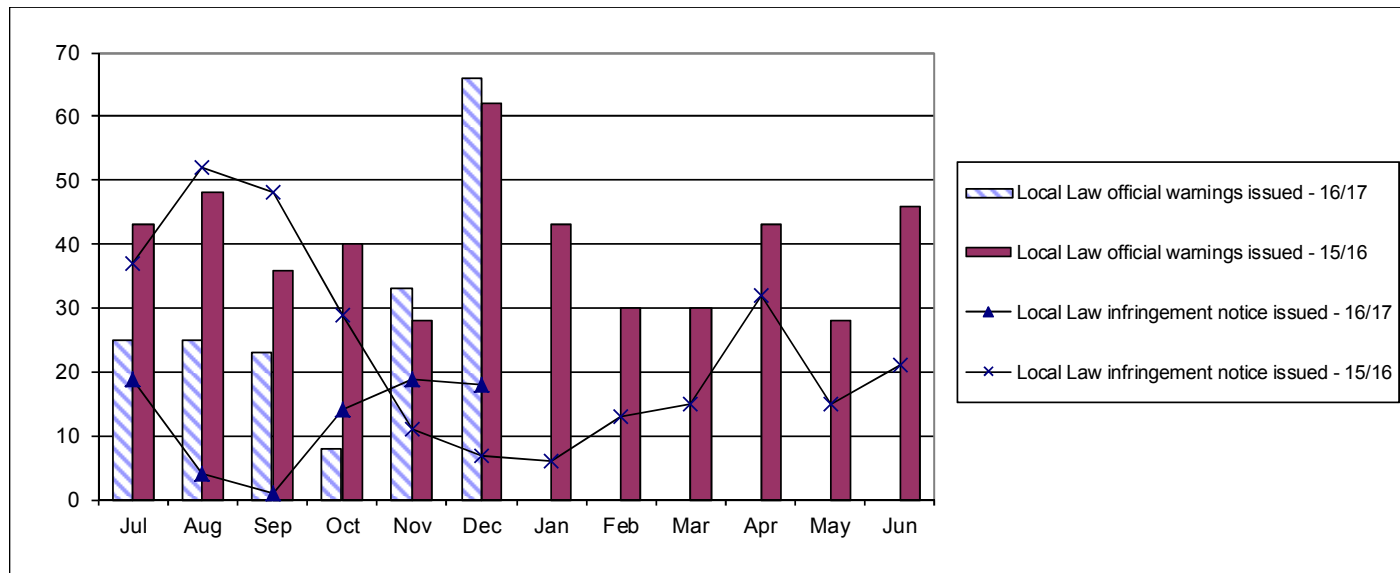


Unsightly Property Notices	YTD 2016-17	YTD 2015-16
Unsightly property notices issued	92	52

Comments:

The level of unsightly property inspections during the last quarter have increased significantly, notably in December. This is probably due to an increasing number of vacant properties earmarked for future development and absentee owners failing to monitor and maintain the condition of the property. Additionally, Council's Officers ramp up proactive inspections during the fire hazard season.

Number of Local Law Official Warnings versus Infringement Notices issued

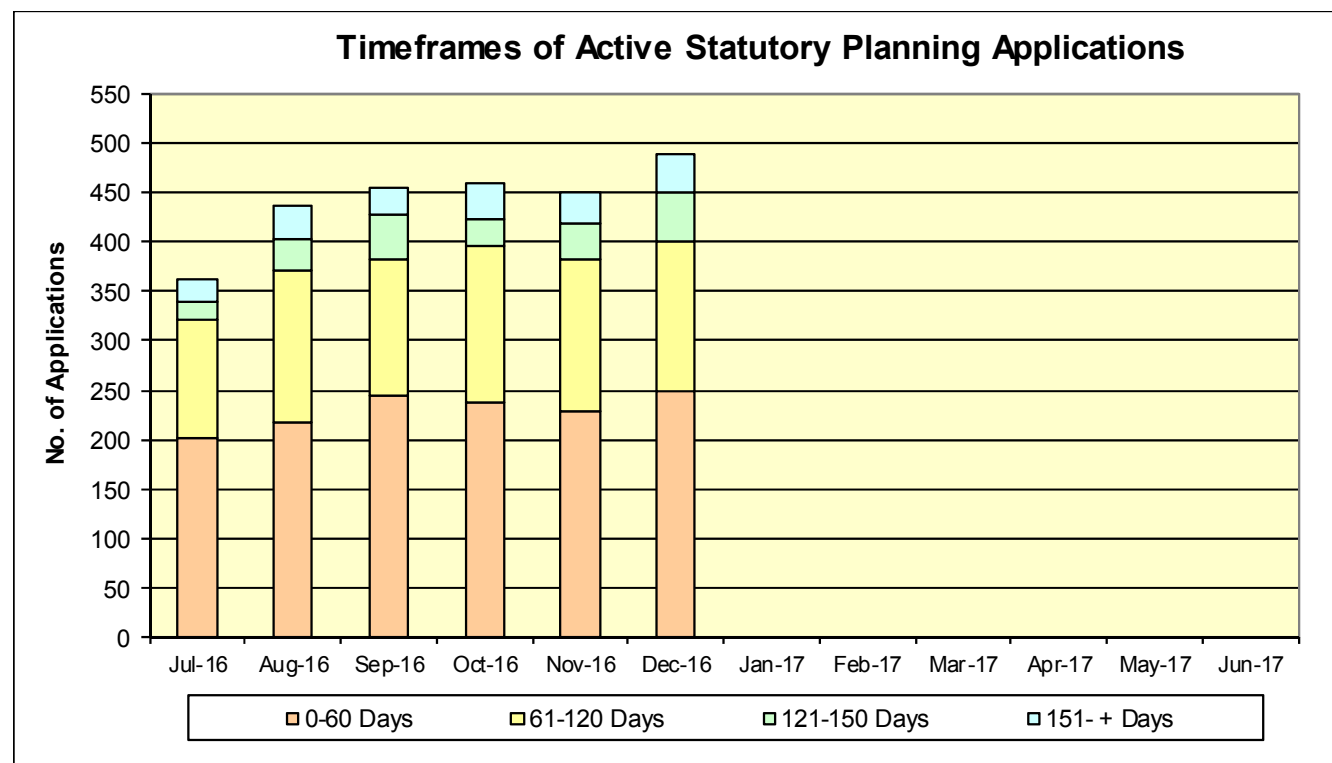


Local Law Notices	YTD 2016-17	YTD 2015-16
Local Law official warnings issued	180	257
Local Law infringement notice issued	75	184

Comments:

The adoption of the Construction Management Plans for large scale developments enables infringements to be issued under the *Planning and Environment Act*. This has had the desired deterrent effect.

Total Active Statutory Planning Applications

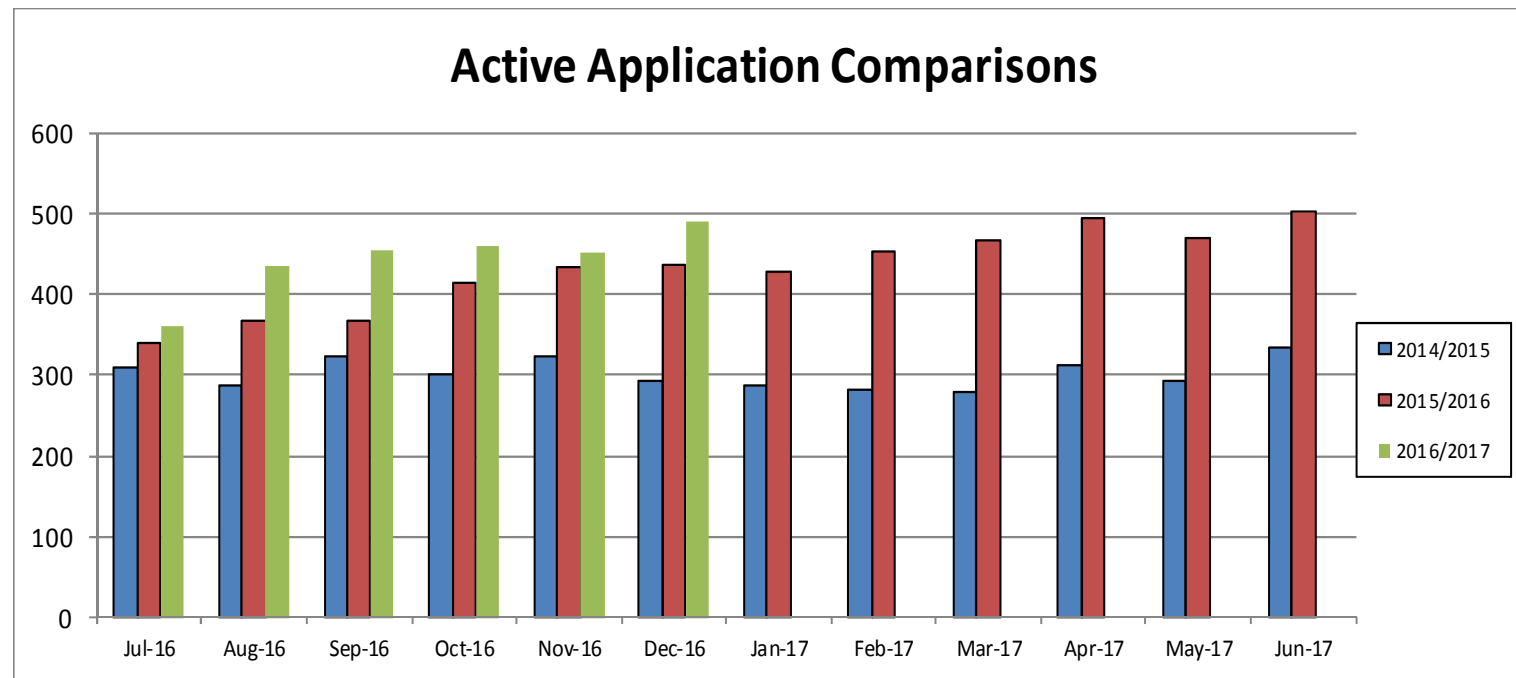


Statutory Planning Applications - Active (Critical Issues / Councillors Report 16-17)												
No of days	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
0-60 Days	202	217	245	238	228	250						
61-120 Days	120	155	138	158	155	151						
121-150 Days	17	31	45	27	35	50						
151- + Days	22	33	27	37	33	38						
Total	361	436	455	460	451	489	0	0	0	0	0	0

Comments:

The increase in active application numbers is due to the high number of applications received before the holiday period.

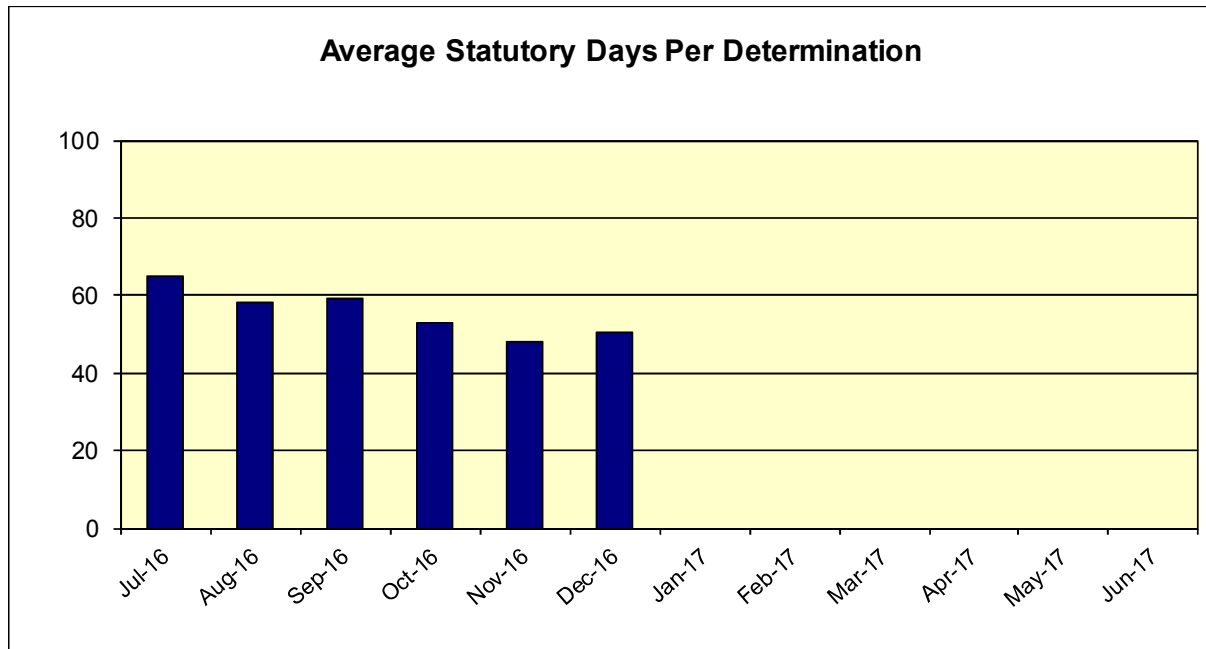
Total Active Statutory Planning Applications



Total Active Apps / Month												
	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17
2014/2015	310	287	322	302	323	293	288	281	278	313	292	335
2015/2016	339	368	368	413	434	435	429	453	466	495	470	501
2016/2017	361	436	455	460	451	489	0	0	0	0	0	0

Comments:

The number of active applications in the current financial year is higher than previous years due to Metropolitan Melbourne's ongoing development boom.

Average Statutory Days Per Determination**Comments**

The average days to determine a planning application has improved despite the increase in planning application numbers.

PLANNING DECISIONS BY DECISION MAKER – RESIDENTIAL DEVELOPMENT ONLY – for quarter ending 30 September 2016

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	7	10	6	1	4	3
D.P.F.	40	2	5	35	0	40

Comments:

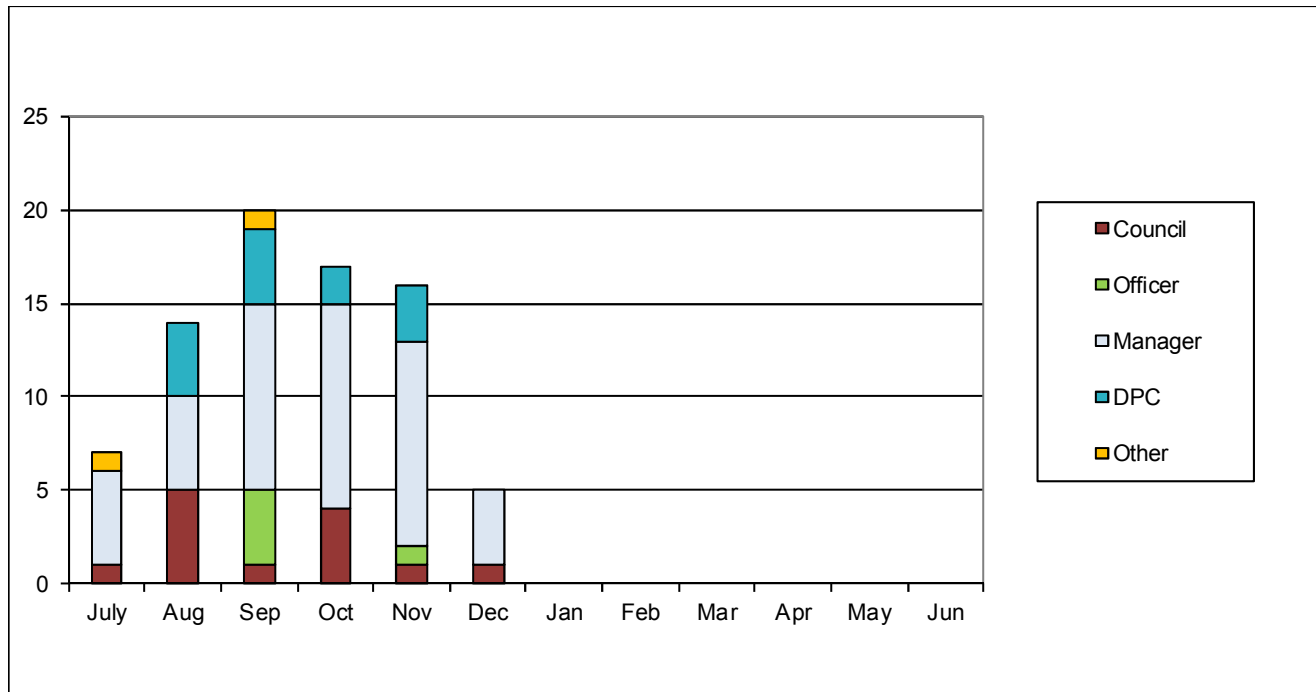
This Table covers applications for residential development which have received objections. Other matters such as Planning Scheme Amendments, applications for non-residential development and applications which have not attracted objections are not included.

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 Forum meeting.

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

Planning Appeals Lodged – 2016 / 2017



Comments:

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

Planning Appeals Lodged – 2015/2016 and 2016/2017 comparison

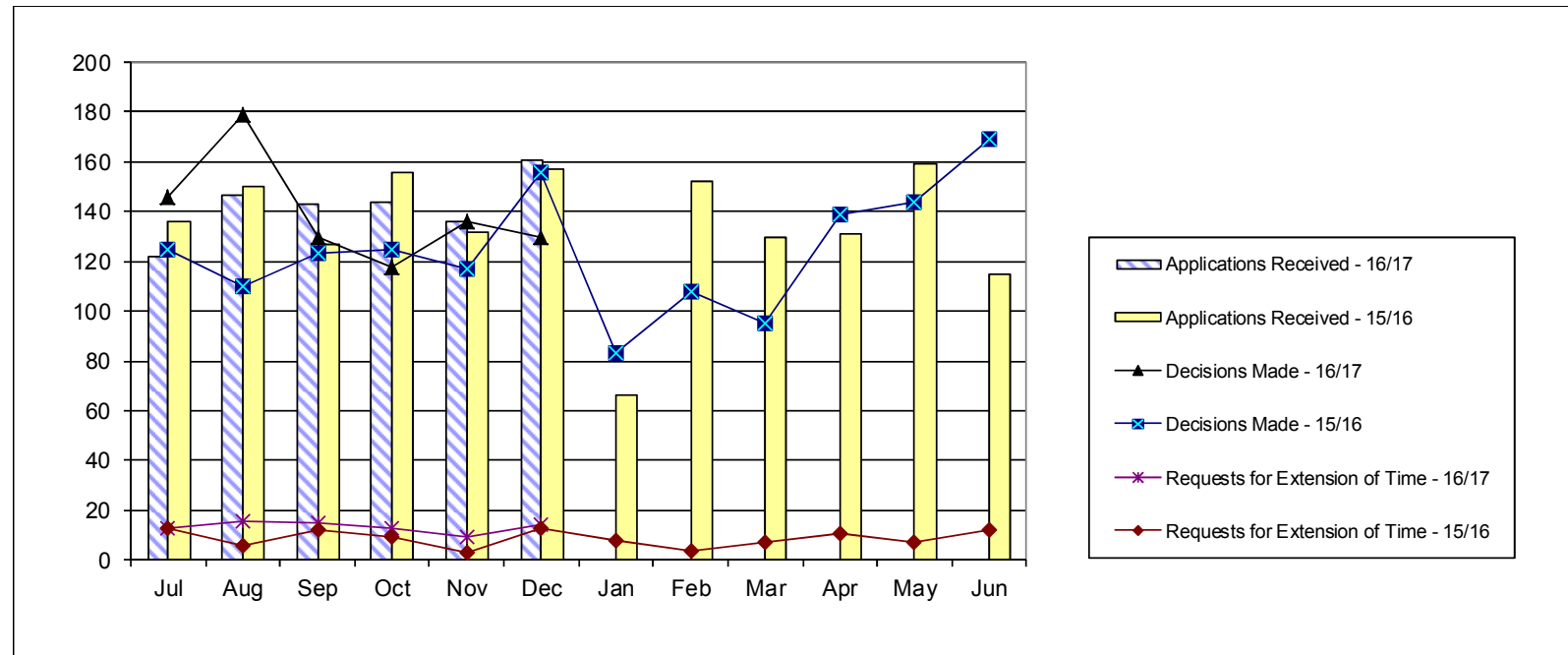
Planning Appeals Lodged												
Authority	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Council	1	5	1	4	1	1						
Officer	0	0	4	0	1	0						
Manager	5	5	10	11	11	4						
DPC	0	4	4	2	3	0						
Other	1	0	1	0	0	0						

Authority	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD 2016/2017	YTD 2015/2016
Council - 2016/2017	1	5	1	4	1	1	0	0	0	0	0	0	13	
Council - 2015/2016	7	2	2	1	2	1	2	2	3	2	2	1		15
Officer - 2016/2017	0	0	4	0	1	0	0	0	0	0	0	0	5	
Officer - 2015/2016	0	2	0	3	0	2	0	0	0	0	0	0		7
Manager - 2016/2017	5	5	10	11	11	4	0	0	0	0	0	0	46	
Manager - 2015/2016	12	8	7	12	8	5	11	18	14	6	14	11		52
DPC - 2016/2017	0	4	4	2	3	0	0	0	0	0	0	0	13	
DPC - 2015/2016	5	7	7	5	2	0	4	3	4	5	2	5		26
Other - 2016/2017	1	0	1	0	0	0	0	0	0	0	0	0	2	
Other - 2015/2016	0	0	0	0	2	0	0	1	0	0	0	0		2
														102

Comments:

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

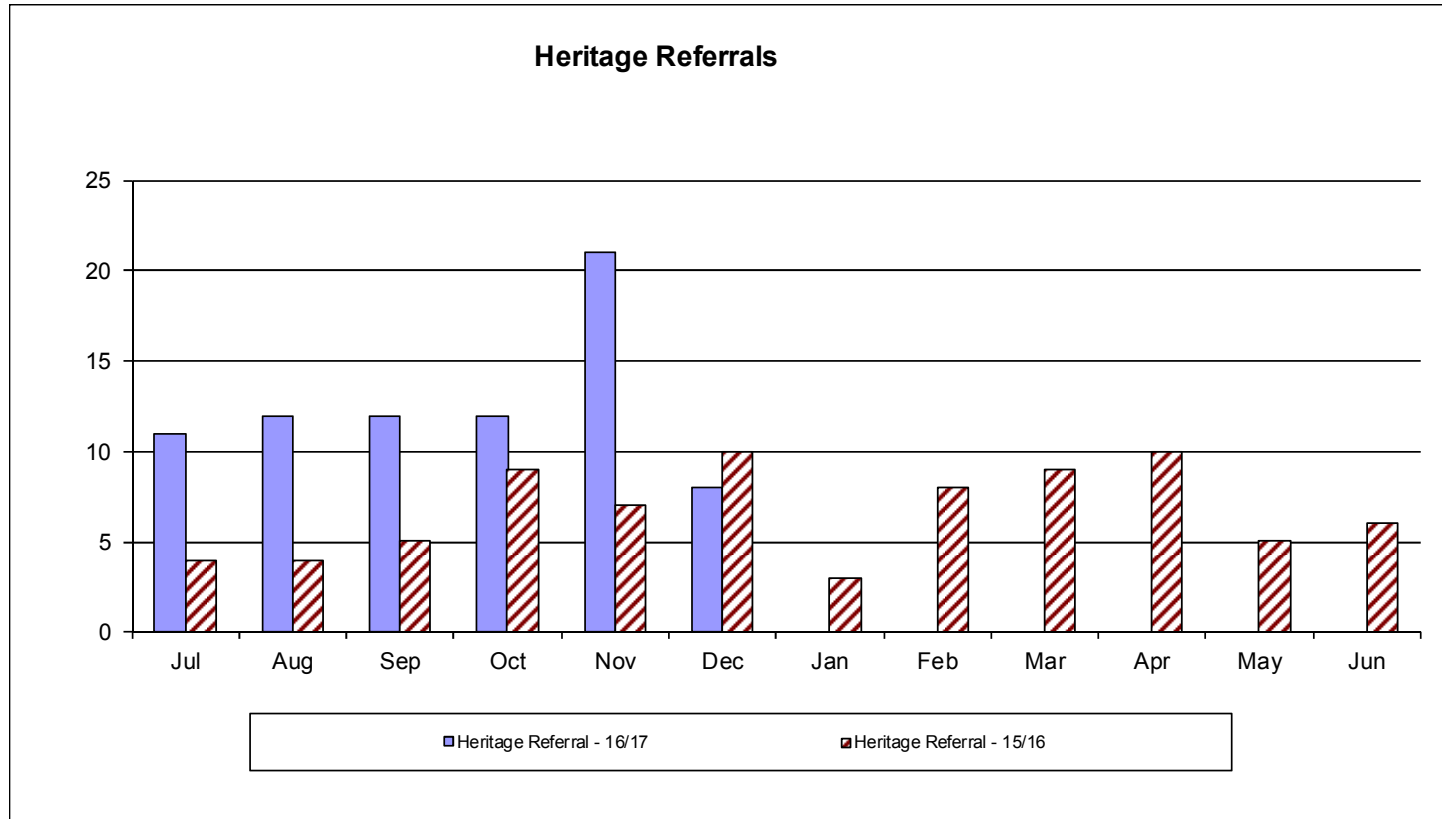
Planning Applications Received and Decisions Made



Planning Applications Received & Decisions Made	YTD 2016-17	YTD 2015-16
Applications Received	853	858
Decisions Made	839	756
Requests for Extension of Time	80	56

Comments:

There has been a consistently high number of planning applications received. However, the number of decisions made to-date is higher than the previous year.

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

The heritage referral service continues to benefit the community.

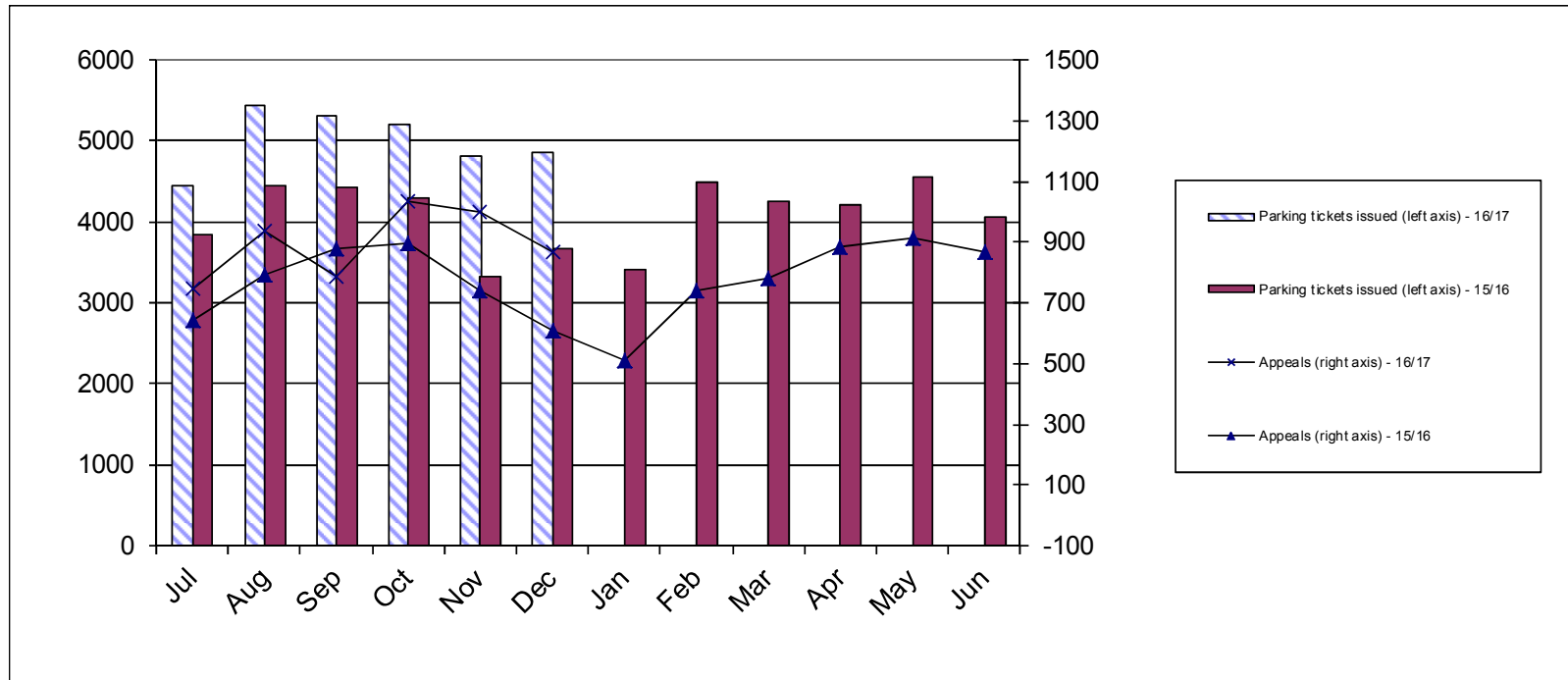
STATUS OF PLANNING SCHEME AMENDMENTS

Amendment	Prepared	Exhibited	Panel	Council Decision	Minister
Amendment C70 Special Building Overlay Additions and overlay boundary alterations (The Special Building Overlay relates to flood prone areas throughout the municipality)	On hold. (Melbourne Water)				
Amendment C71 Special Building Overlay Subtractions	On hold. (Melbourne Water)				
Amendment C145 Booran Reserve, 1051 Glen Huntly Rd, Glen Huntly, Rezone to Public Park and Recreation Zone (This amendment brings the new park at Booran Reserve into the correct zoning of Public Park and Recreation)	Lodged with DELWP 3 June 2016.	N/A	N/A	Council resolved to seek 20(4) approval from the Minister 17 May 2016.	Approved by Minister on 1 December 2016
Amendment C143 88-100 McKinnon Road, McKinnon Rezone to Mixed Use and apply an EAO (This amendment rezones the land to allow a wider variety of uses, proposes height and building setback controls to protect the adjoining residential properties to the rear and provides a control that will ensure any land contamination is cleaned up before residential uses are allowed on the site.)	Authorisation 13 October 2016	17 November – 23 December 2016			

Amendment	Prepared	Exhibited	Panel	Council Decision	Minister
Amendment C146 333-345 Hawthorn Road and 2-4 Briggs St, Caulfield Rezone land to Commercial 1, apply an EAO and a DDO (This amendment rezones the land to Commercial, provides a control that will ensure any land contamination is cleaned up before residential uses are allowed and includes mandatory height controls and setbacks to protect the streetscape and adjoining residential properties)	Authorisation 20 October 2016	17 November – 23 December 2016			
Amendment C147 Bentleigh Urban Village Interim DDO (This amendment provides height limits to the commercial areas of the shopping center as well as design objectives to ensure character and amenity of neighbouring properties are protected)	Lodged with DELWP on 31 August 2016	N/A	N/A		
Amendment C148 Carnegie Urban Village Interim DDO (This amendment provides height limits to the commercial areas of the shopping center as well as design objectives to ensure character and amenity of neighbouring properties are protected)	Lodged with DELWP on 31 August 2016	N/A	N/A		

Parking and Prosecutions

Parking tickets issued versus Appeals received

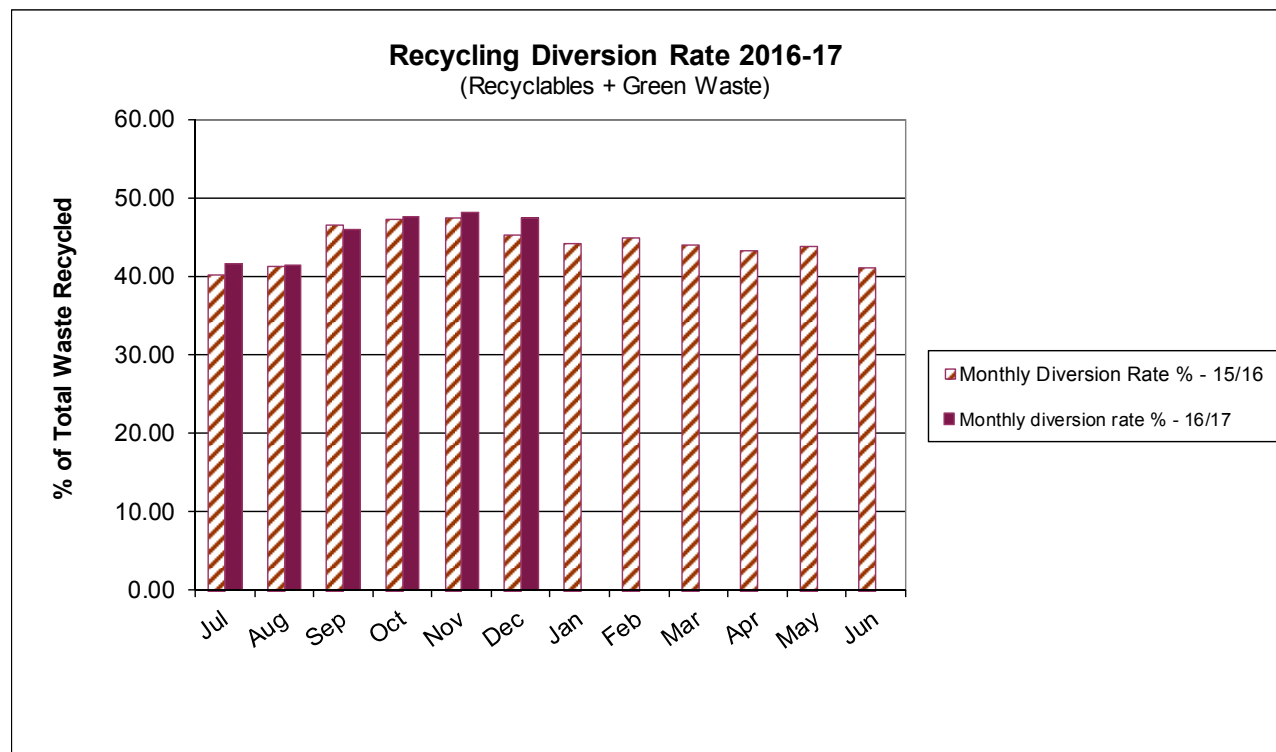


Comments:

Concentration continues to focus around the grade separation works and building sites. Enforcement of clearways and public carparks continues to assist traffic flow across the municipality.

Recycling and Waste Management

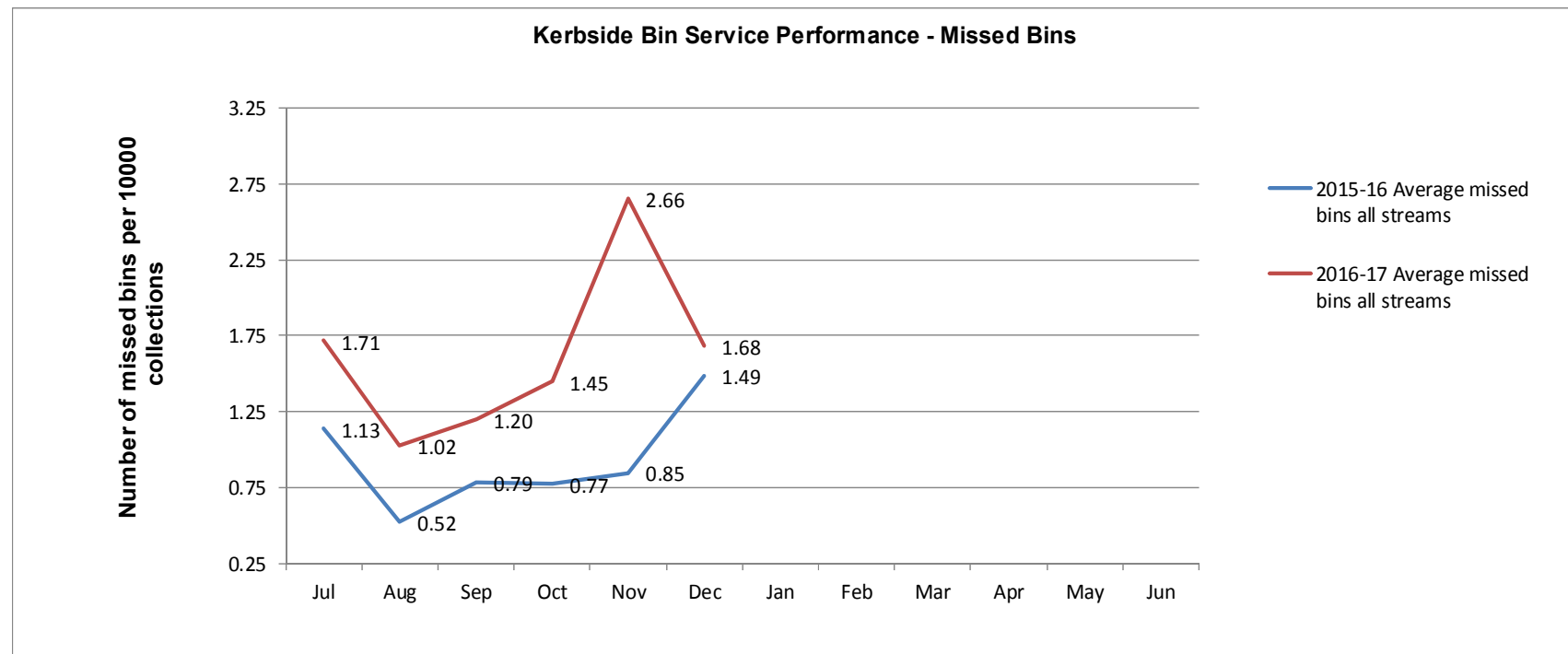
Recycling



Comments:

The first two quarters of financial year 16/17 saw an increase in the recycling rate compared to the same period in the previous year from 44.6% in 15/16 to 45.4% this year.

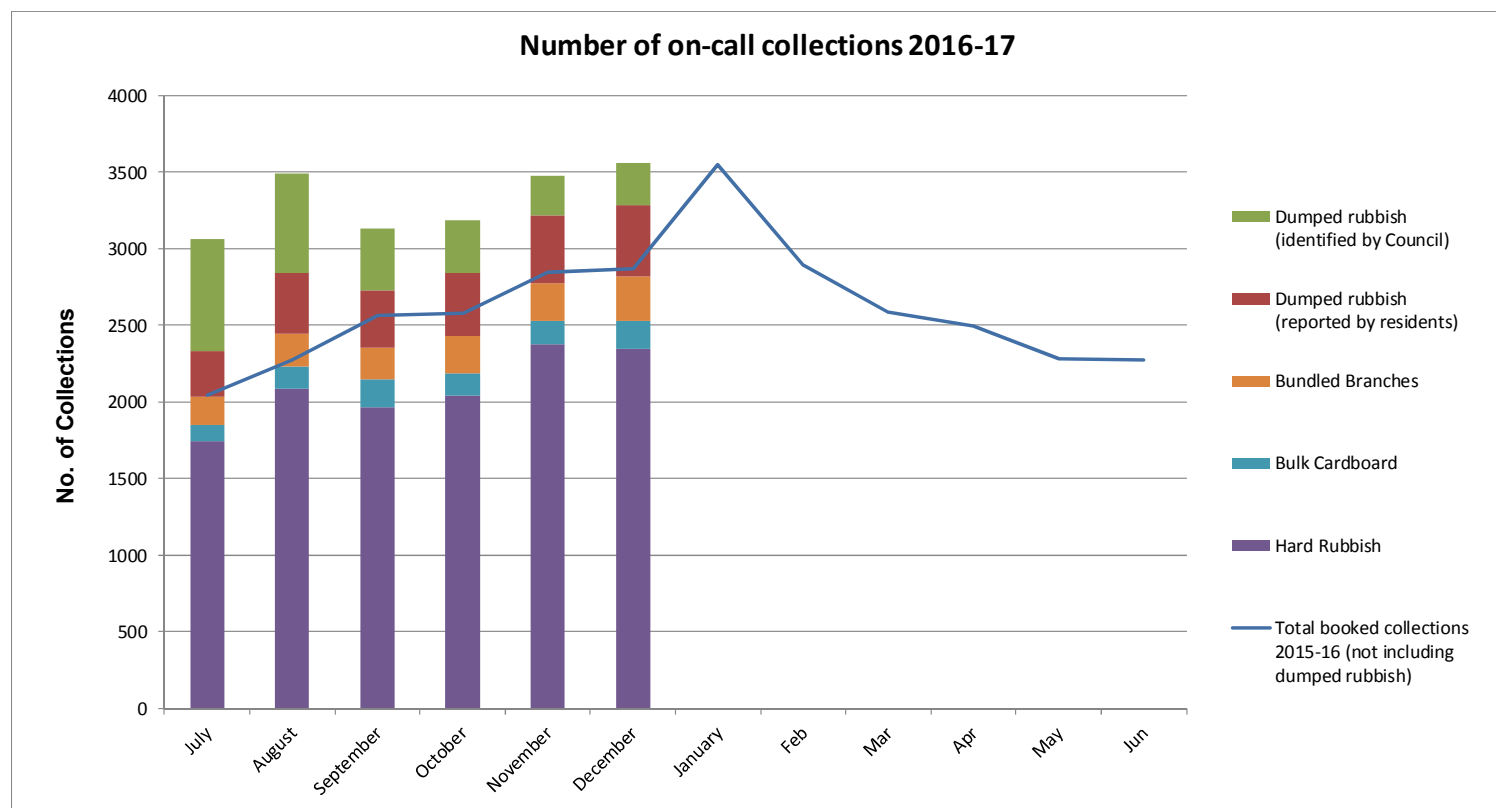
Council collected significantly more green waste than the previous year and less garbage and less recycling. The green waste recycling rate varies due to weather and plant growth.

Kerbside Bin Service Performance – Missed Bins**Comment:**

Council's service is performing at an excellent level and has some of the lowest numbers of missed bins in Melbourne. On average, there were 1.62 missed bins per 10,000 scheduled collections for the first two quarters across the three waste streams.

Council empties around 90,000 bins around the City each week. The number of missed bins is a key indicator of how well the service is performing.

Hard rubbish, dumped rubbish and other large collections



Comments:

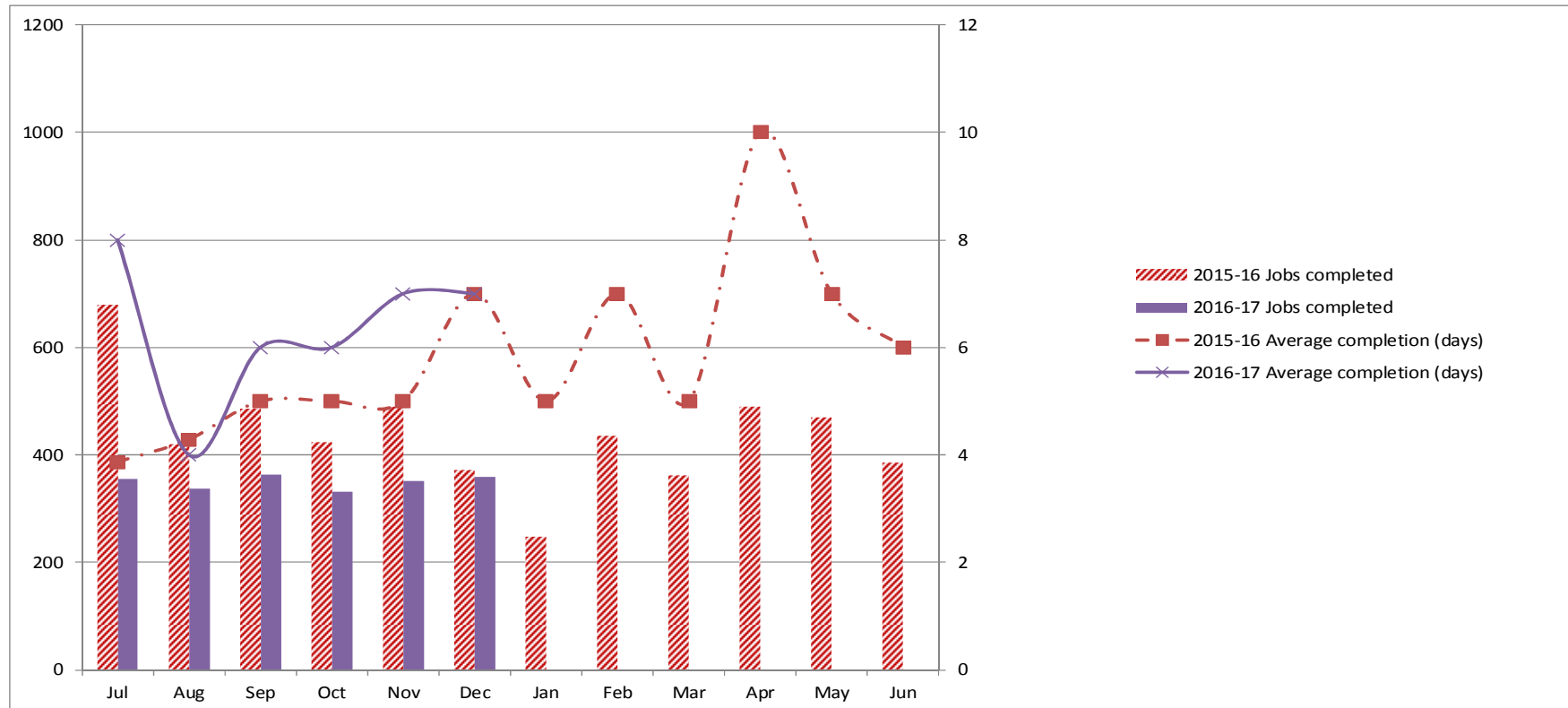
Council offers residents up to three on-call collections for hard rubbish, bulk cardboard and bundled branches. The first two quarters of 16/17 saw a small decrease in requests for on call collections compared to the previous year. The number of bulk cardboard collections has increased and the hard rubbish and bundled branches bookings had a small decrease compared to the previous year.

In 2015 Council introduced a program to identify dumped rubbish on streets. Since then more dumped rubbish has been identified and removed, and rubbish stays on streets for less time resulting in fewer complaints.

Hard rubbish is sorted for recycling and ewaste is recycled (including TVs, computers, appliances, printers, microwaves etc). Bundled branches and bulk cardboard is recycled. Collection numbers usually peak over summer and decrease again through winter.

Buildings and Properties

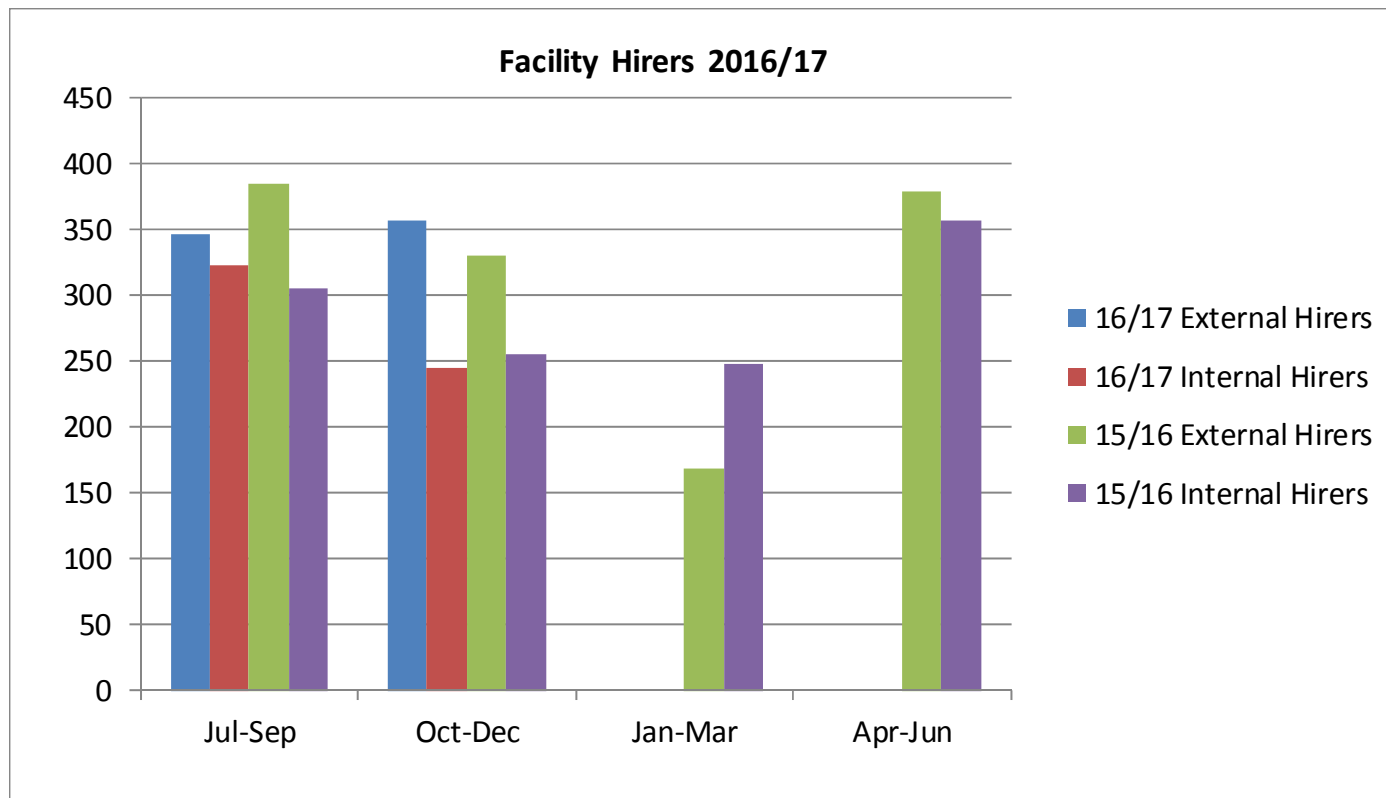
Building maintenance reactive services



Comments:

The number of reactive jobs in 2016-17 has been less than the same time last year, due to increasing levels of planned preventative maintenance, site inspections and delivery of upgraded capital renewal programs across various programs, such as switchboard upgrades and roof renewals.

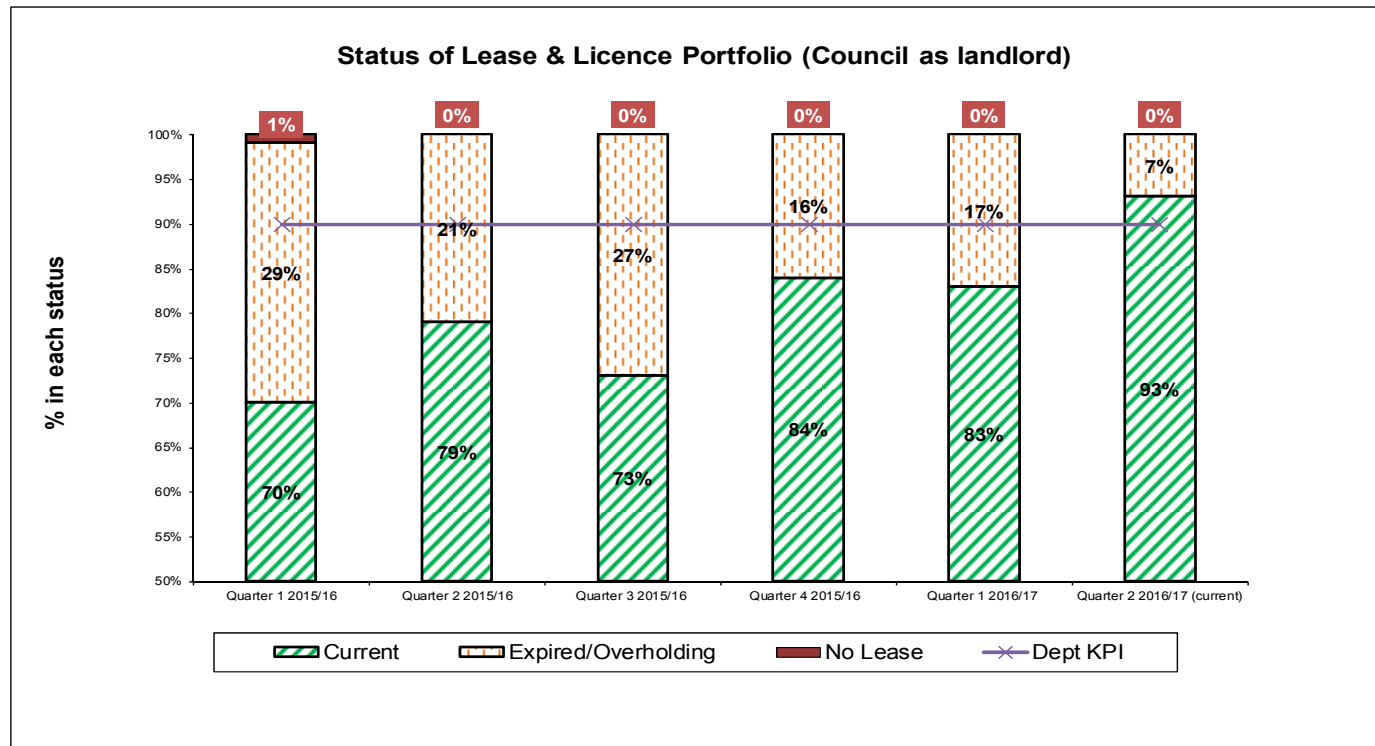
Average completion times are well within contract response times. For this type of service the response time varies depending on the type of maintenance activity. The month of November required increased afterhours attendance due to extreme weather events during this period.

Facilities services**Comments:**

Council manages meeting rooms and function rooms at Glen Eira Town Hall and other sites.

Council aims to make good use of its facilities and has a target of 2,000 bookings over the year. Council is on track with 1,272 total bookings for the period (June to December).

Leases & Licences

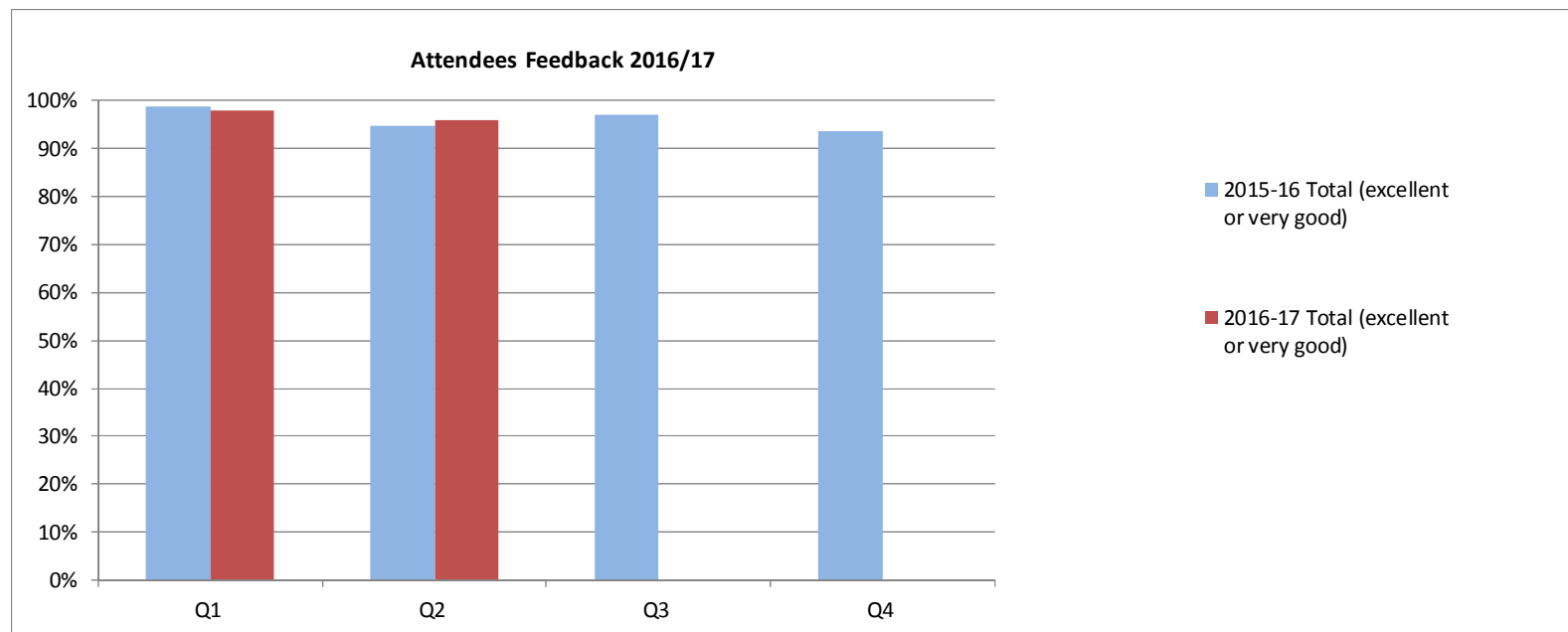
**Comments:**

Council administers 95 leases and licences covering a variety of tenancies – from community groups such as our 10 kindergartens, a long day care and a community house that lease Council buildings to wider community groups (scouts, guides) and sporting groups that lease Council land on which their own building is located. Council also manages several commercial lease or license agreements (for example, GESAC cafe). Council aims to renew leases ahead of their expiry dates, after which, if they are not renewed, they move to ‘overholding’ or month by month. Sometimes there are good reasons that leases/licences have not been renewed (for example, detailed negotiation or consideration of long term strategic issues).

48 leases or licences have been renewed in the 2016 calendar year. The 90% target has been exceeded.

For the local government sector, Council has a high proportion of current leases and this has been increasing.

Sustainability Education – community satisfaction with events



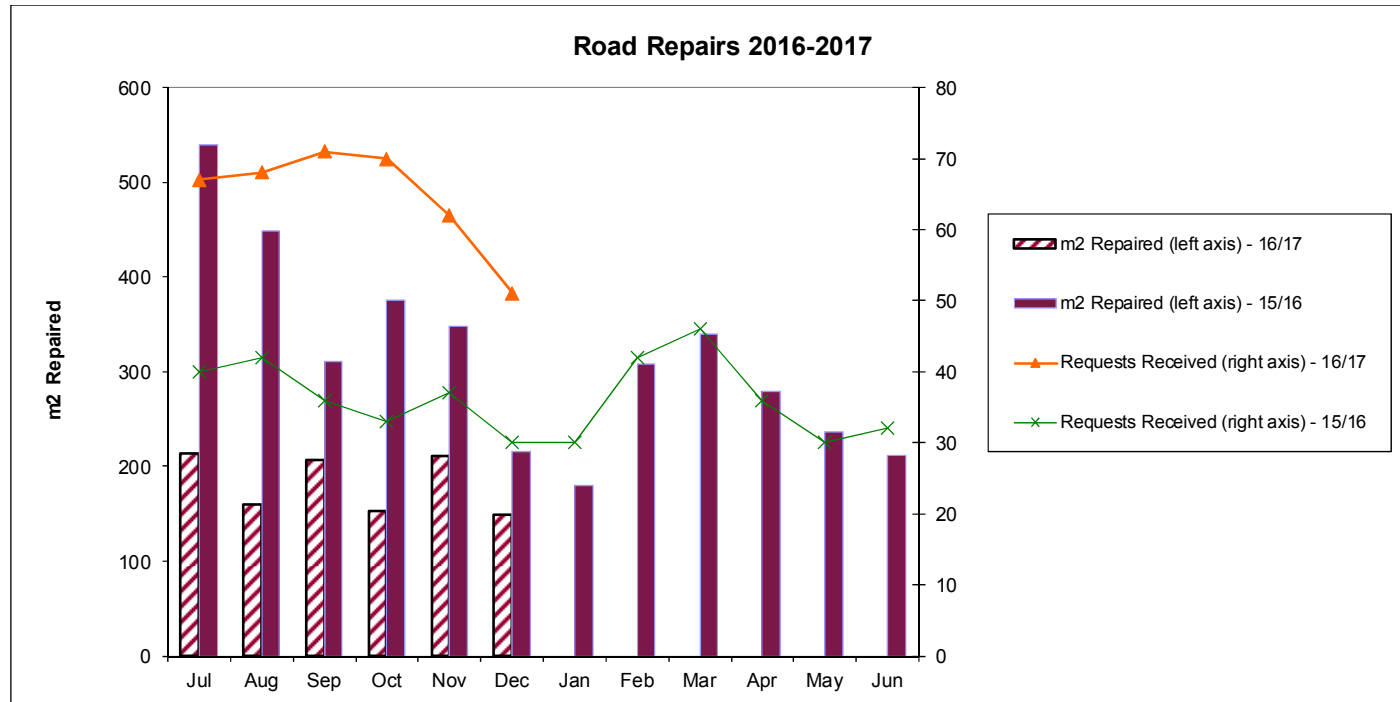
Comments:

Council delivers an ongoing program of free community presentations on sustainability topics including sustainable gardening practices, energy efficiency, water saving, recycling and reducing waste. The program aims to assist residents to become more sustainable in their own homes and gardens.

Eight presentations were held between July and December 2016: Spring Vegetable Gardening, Gardening in Australia's Climate; Habitat Gardening and Frog Ponds; Bike Repair Café; Passive-solar House; Backyard Food Forest and Urban Harvest Swap; Love Your Soil; Solar Panels and Batteries. 224 respondents to our feedback survey said they will do or may do something differently following the presentation.

Works Depot

Road Repairs

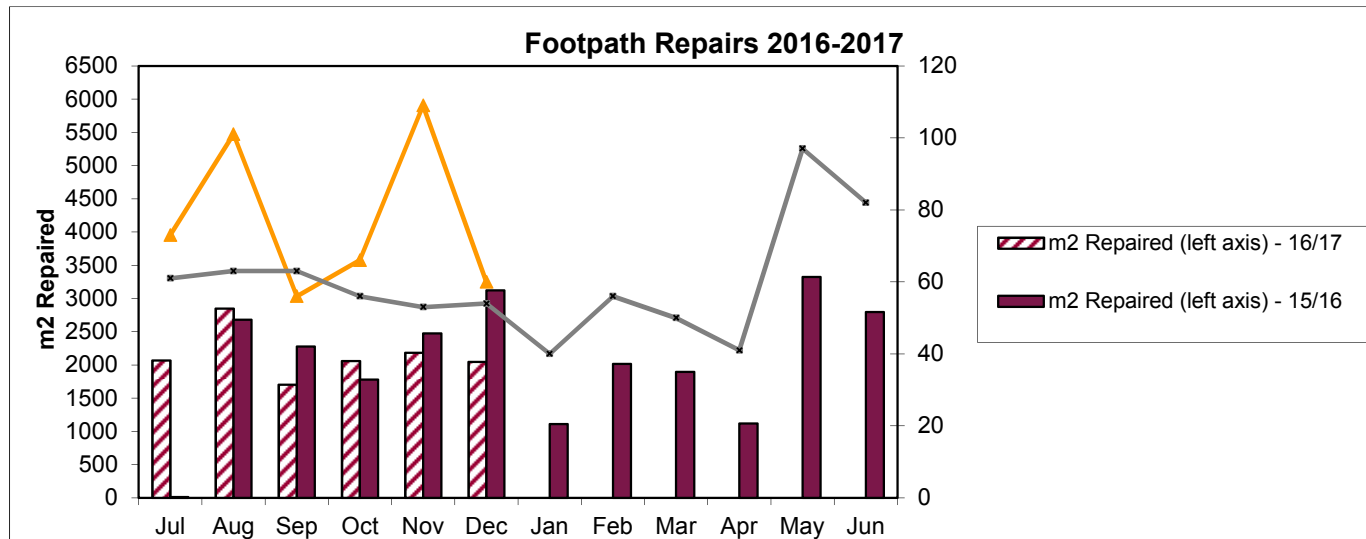


Road Repairs	YTD 2016-17	YTD 2015-16
m2 Repaired	1,095	2,239
Requests Received	389	218

Comments:

The number of requests is higher than the same time last year; however most of these were for small repairs resulting in less m² than the same period last year. All requests received were actioned and resolved within, and often exceeding, required performance measures.

Footpath Repairs

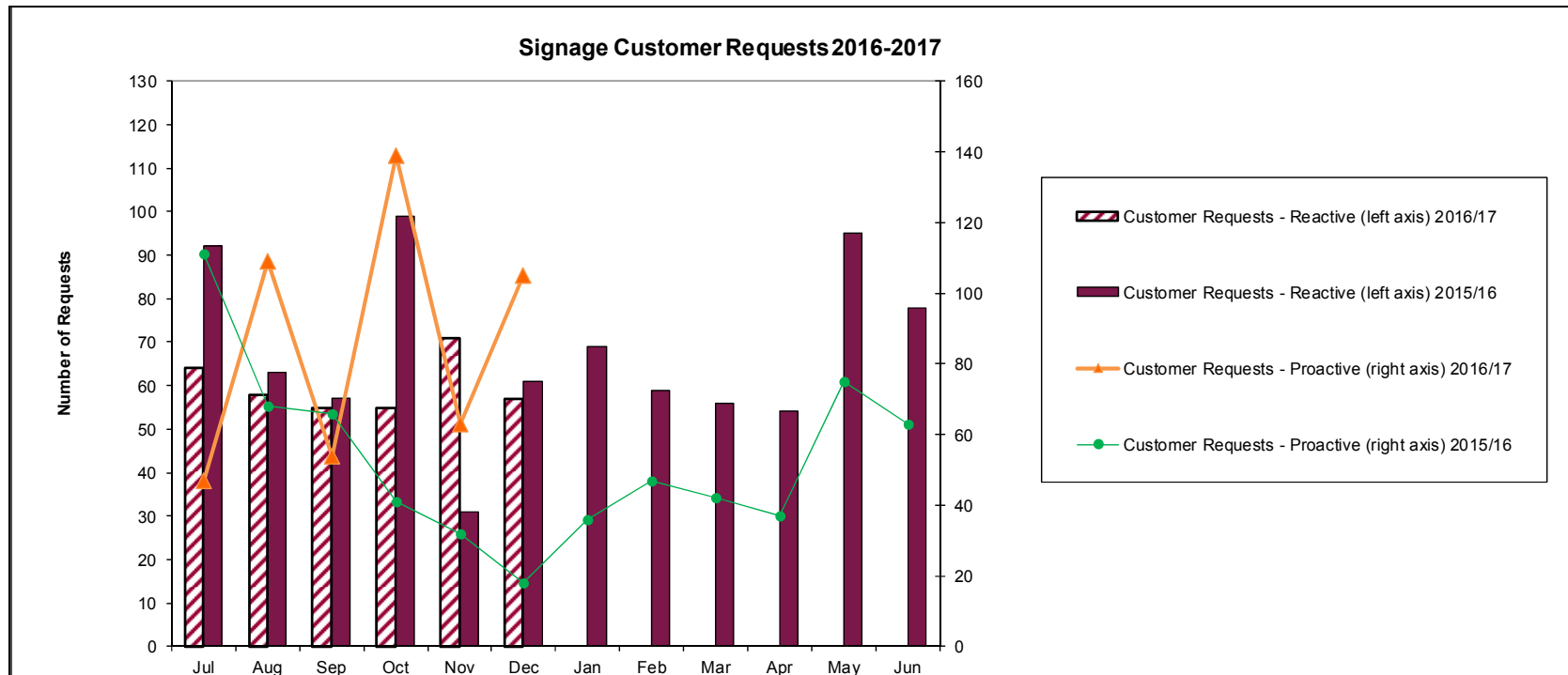


Footpath Repairs	YTD 2016-17	YTD 2015-16
m2 Repaired	12907	12351
Requests Received	465	350

Comments:

Residents' requests were significantly up in November compared to last year. Required repairs are identified in a number of ways, including annual inspection programs and customer service requests. Physical works fluctuate monthly based on the number of requests, the area of footpath requiring work and the scheduling of work crews. The condition of footpaths is being maintained to the required service levels in Council's Road Management Plan.

Signage

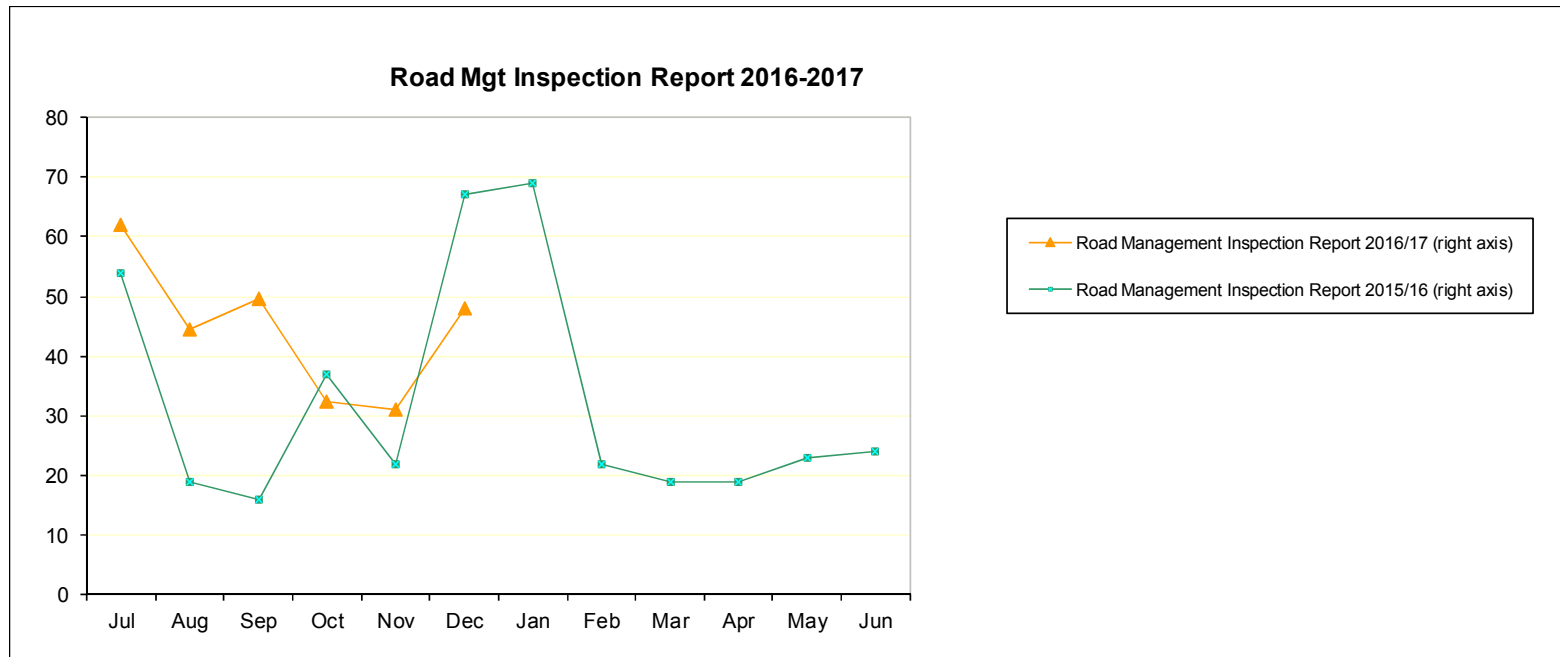


Signage	YTD 2016-17	YTD 2015-16
Customer Requests - Reactive	360	403
Customer Requests - Proactive	517	336

Comments:

The number of reactive requests is informed by Council's traffic engineers and reports by the public. There were fewer reactive requests in October and more in November this year. More proactive requests were recorded than in the same period last year. Proactive requests are identified through routine scheduled inspections by Council's Road Management Inspector.

Road Management Inspection Report



Road Management Inspection Report	YTD 2016-17	YTD 2015-16
Road Management Inspection Report	267.5	215

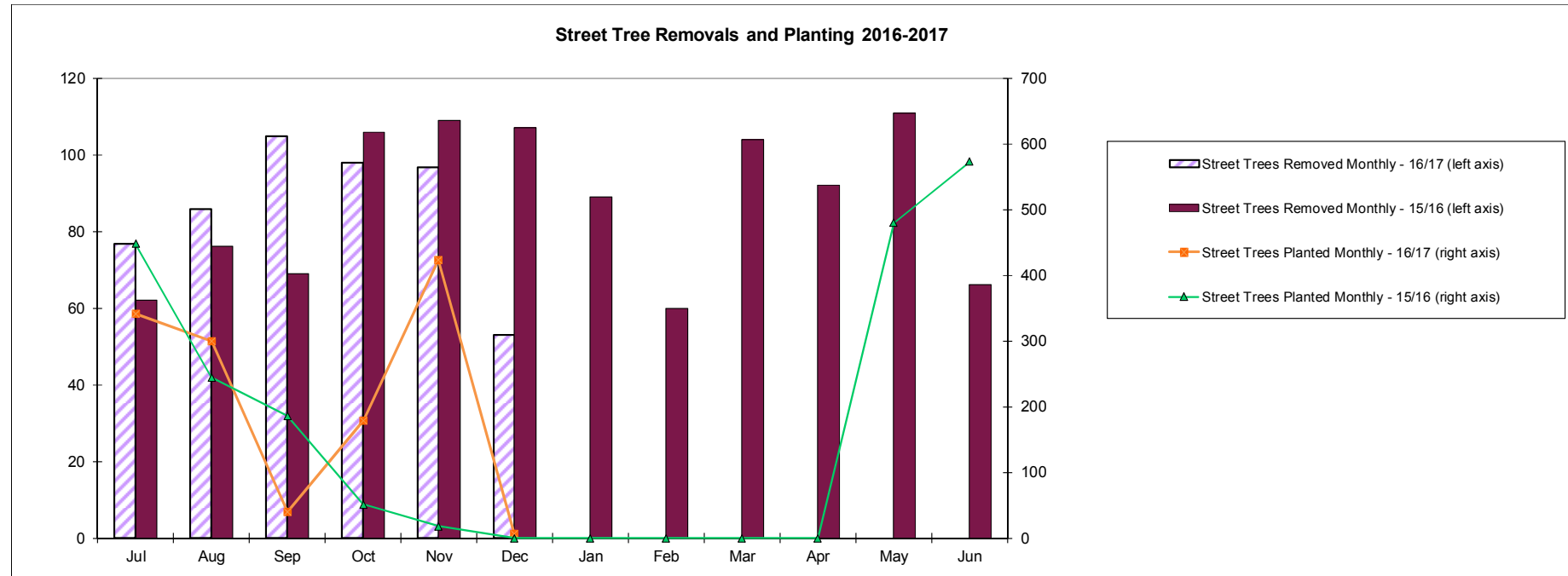
Comments:

Council repairs signs and other damage on roads based on reports from Council traffic officers as well as scheduled routine inspections by the Road Management Inspector. In December and January a program of street furniture repairs was completed, which reflects in the increased works arising from the Road Management Inspections. These works were grouped together for efficiency and the increase does not indicate that more street furniture was in need of work during this period.

Road Management Inspection Report figures have remained consistent. This includes graffiti, damage or vandalism on street furniture and signs.

Parks

Tree Removals and Planting

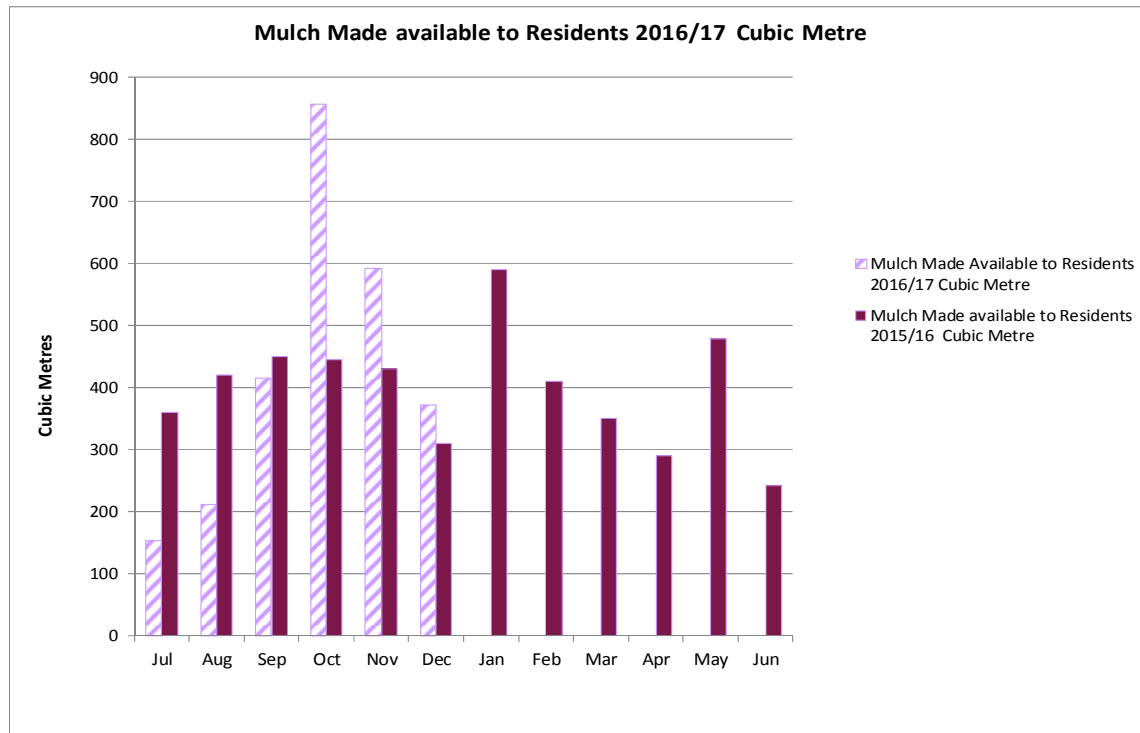


Tree Removals and Planting	YTD 2016-17	YTD 2015-16
Street Trees Removed	516	529
Street Trees Planted	1288	947

Comments:

Tree Removals: There is a reduction in the number of tree removals for this quarter as the programmes for the removal of hazardous and ageing trees moves to pruning and maintaining the tree population. More effective tree management programmes initiated over the last 2 years have had the effect of reducing customer requests and tree removals.

Tree Planting: The tree planting season extended into November due to some delays in stock availability. In addition, the unseasonal cool conditions permitted the later planting whilst ensuring good plant establishment.

Mulch Made Available to Residents

Mulch Made Available	YTD 2016-17	YTD 2015-16
Mulch Made Available to Residents	2593	2415

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.

The amount of mulch produced this quarter has increased from last year due to increased power line clearance works taking place as part of Council's Comprehensive Pruning Contract.

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 16/17	Average YTD 15/16
Clubs 16/17	32	32	32	31	31	31							32	
Clubs 15/16	32	32	32	32	32	32	32	32	32	32	32	32		32
Teams 16/17	310	310	310	201	201	201							256	
Teams 15/16	299	299	299	197	197	197	197	197	197	310	310	310		248
Total Grounds 16/17	44	44	44	42	42	42							43	
Total Grounds 15/16	44	44	44	44	44	44	44	44	44	44	44	44		44

Note: Glen Eira has 45 Sports Grounds

(OCT'16 – MAR'17)

- Decrease in total grounds due to oval redevelopment works at EE Gunn Reserve Oval 2 and Bailey Reserve

Public Hall Usage Rates

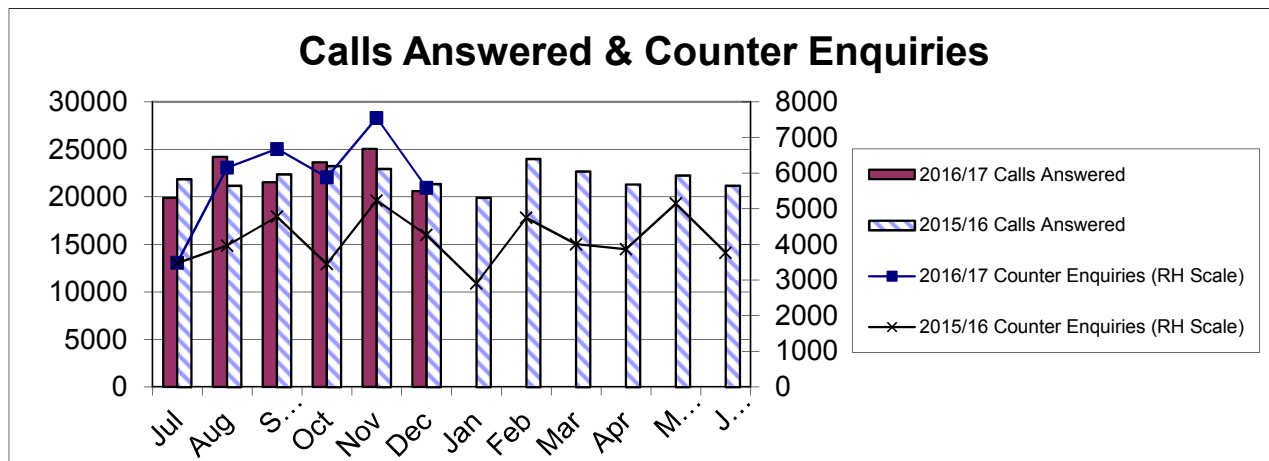
Public Hall Usage	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Average YTD 16/17	Average YTD 15/16
Bookings 2016/2017	789	834	717	814	768	644							761	
Bookings 2015/2016	739	799	726	738	719	598	513	693	722	713	815	743		720

Comments:

These figures represent the monthly bookings for Council's eleven Community and Multipurpose Rooms, includes Caulfield Park Community Room, Julie Cooper Pavilion, Duncan Mackinnon Reserve Community Room and the Moorleigh Community Centre.

Service Centre

Number of Telephone Calls Answered and Counter Enquiries

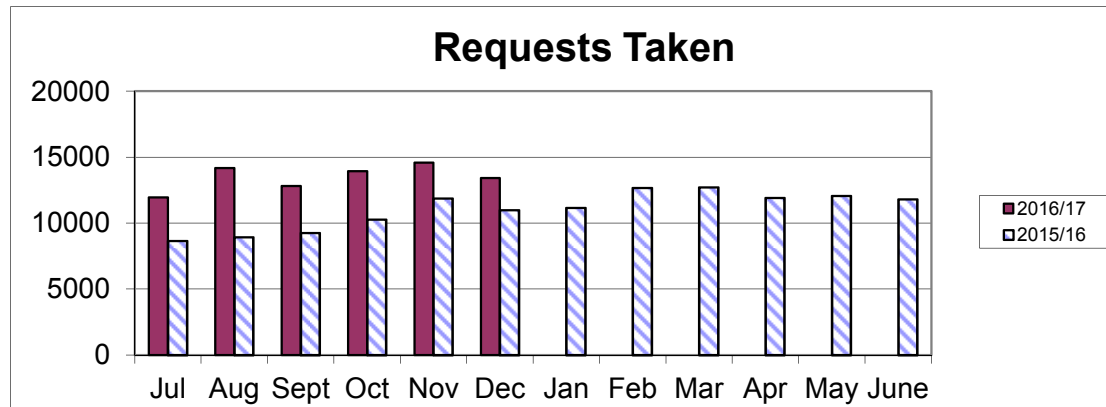


Calls Answered & Counter Enquiries	YTD 2016-17	YTD 2015-16
Calls Answered	134923	132980
Counter Enquiries	35336	25168

Comments:

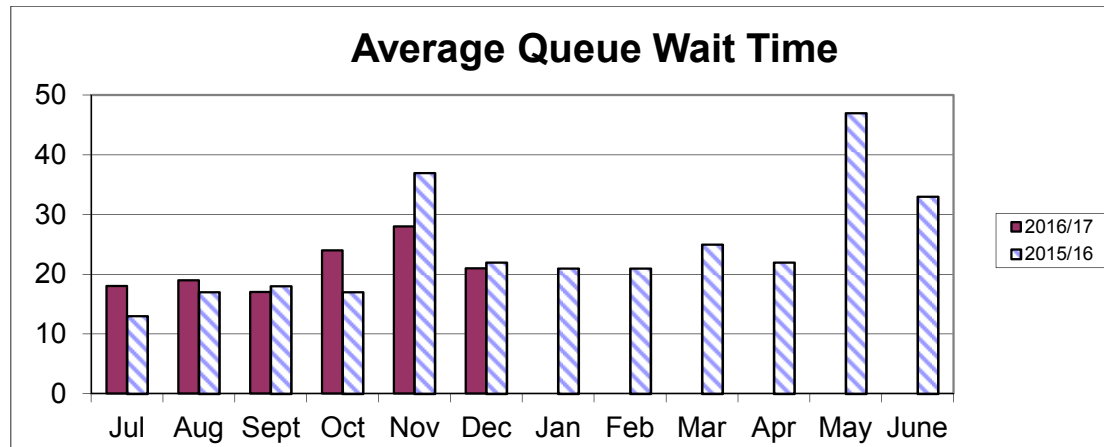
The monthly volume of telephone calls and counter enquiries can vary due to the timing of certain Council business activities such as rate installment and dog registration deadlines. The daily average of calls answered is 1,150 and counter enquiries is 300. In the month of November we have exceeded the most calls answered for the month being 25,060. This was a combination of Rates, Planning and Waste management enquiries amongst of course all other enquiries such and Community Care, Civic Compliance, Glenworks and Parks.

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. In the month of November 2016 we have received the highest ever amount of requests - 14,588. Prior to that, the last four months have been averaging over 12,000 requests per month, which is above our average. Again this is a combination of customers requesting more services together with a noticeable increase on planning, waste and rates enquiries.

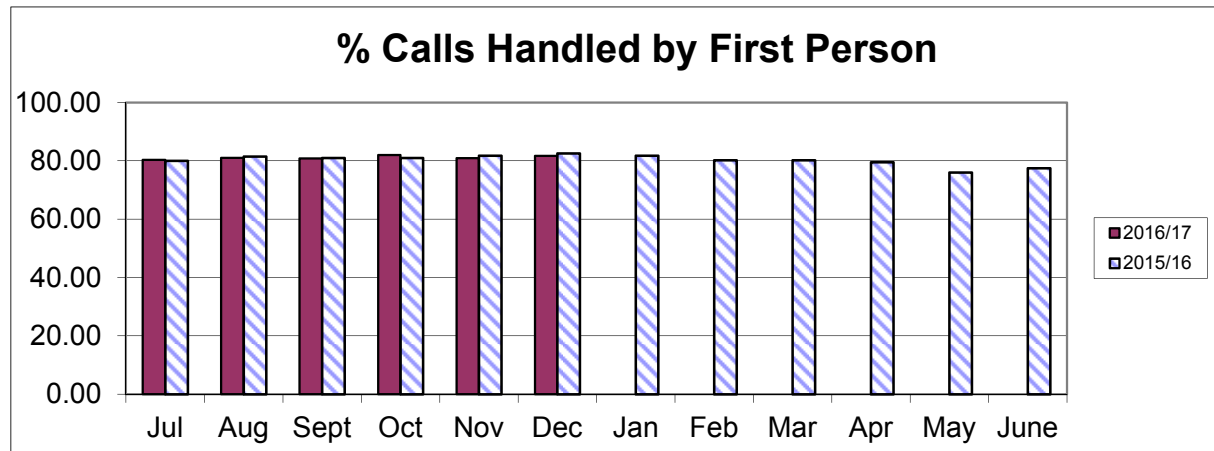
Average Queue Wait Time by Seconds

**Comments:**

Telephone response times are dependent on the monthly level of customer activity which can be affected by business seasonality factors and staffing levels. November was a very busy month for the Service Centre and naturally the queue wait time average was higher than normal due to volume of calls.

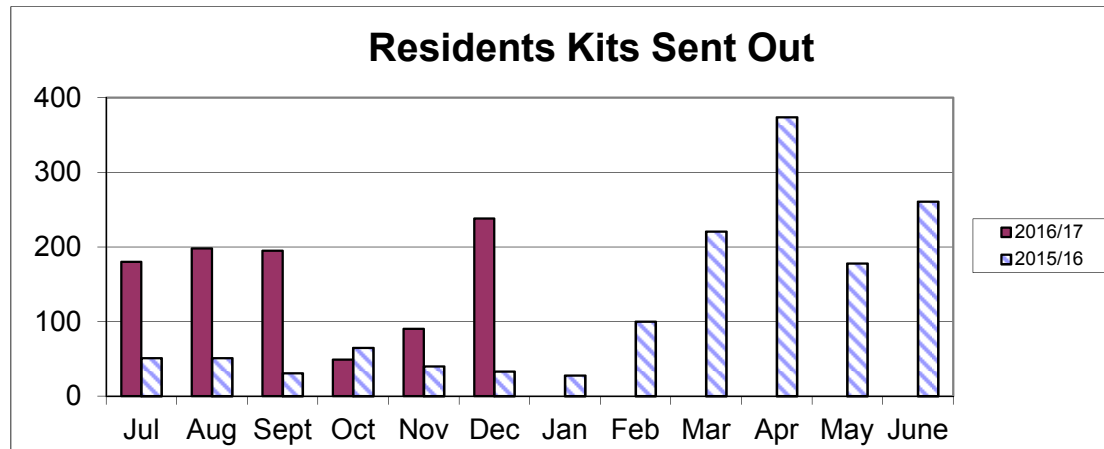
In the month of December, whilst the overall queue wait time was 21 sec, the Service Centre was on target to achieve just under 20 sec. However due to unexpected storm activities on the 29th December and with almost 45 calls in the queue for majority of the afternoon, our queue wait time in the afternoon escalated to just under 2 minutes.

% 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.

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.

Risk Management

Insurance Claims	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	YTD 16/17	YTD 15/16
Liability Received – 16/17	31	32	33	39	37	18							190	
Liability Received – 15/16	31	29	33	31	29	30	22	27	18	26	30	30		183
# Liability Closed – 16/17	4	1	3	22	39	0							69	
# Liability Closed – 15/16	20	33	1	43	25	29	2	58	5	32	61	30		151
Motor Vehicle Received – 16/17	1	6	2	0	3	1							13	
Motor Vehicle Received – 15/16	1	7	5	1	1	0	1	2	3	0	0	5		15
Motor Vehicle Closed – 16/17	1	3	3	1	3	3							14	
Motor Vehicle Closed – 15/16	7	3	3	4	7	0	1	0	5	1	0	1		24
Other Received – 16/17	0	0	0	0	0	0							0	
Other Received – 15/16	0	1*	0	0	0	0	0	0	0	0	0	0		1
Other Closed – 16/17	0	0	0	0	0	0							0	
Other Closed – 15/16	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.

Liabilities closed is subject to the time it takes to manage a claim.

OT = On Track to achieve the action as at 30 June 2017

NOT = Not On Track to achieve the action as at 30 June 2017

ID = In Doubt, uncertain as to achieving the action as at 30 June 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 30 September 2016
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 disability.			
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.	Social outings delivered to 175 socially isolated residents and exercise classes delivered to 116 residents
		Deliver Home Library Service to at least 200 socially isolated clients.	217 Home Library Service clients at end of December 2016
		Provide 23,433 hours of social support.	10,720.27 hours of social support provided
		Provide 500 hours Maternal and Child Health specifically targeted at vulnerable clients.	418 hours have been provided to families year to date (Dec)
	Implement the Municipal Public Health and Wellbeing Plan.	90% of 2016-17 actions complete.	59% of actions delivered
	Inspect registered food businesses to assess compliance with National Food Safety Standards.	Conduct 850 food safety assessments.	384 food safety assessments conducted year to date
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.	81.11% of calls resolved at first point of contact
	Ensure telephone calls are answered promptly.	Average call waiting time of 18 seconds or less.	Average call waiting time is 21 Seconds
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.	8313 Key Ages and Stages visits delivered year to date (Dec)
	Implement the Municipal Early Years Plan.	90% of 2016-17 actions complete.	46% of actions complete year to date (Dec)
	Provide vaccinations to infants and school children in accordance with the National Immunisation Schedule.	8,000 vaccinations provided to infants and school children.	4,782 vaccinations provided year to date
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 95,000 hours.	47,584 hours delivered at end of December 2016
		Meet all service requests from eligible residents for Home Maintenance Services.	2,099 hours of home maintenance delivered.
	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.	9,472.5 hrs of access provided as at 31 December 2016
	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.	Currently undertaking the 2016-2017 survey with results available late January 2017
	Implement actions contained in the Glen Eira Ageing Strategy.	90% of 2016-17 actions complete.	50% of action complete

Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 30 September 2016
Deliver a range of disability services that promotes community inclusiveness and access for all abilities.	Implement actions in the Disability Action Plan.	90% of 2016-17 actions complete.	66% of actions complete as at 31 December 2016
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.	353,936 visits to Council libraries at end of December 2016
		Provide Story-time and Baby-time sessions for 50,000 attendees at the libraries in Bentleigh, Carnegie, Caulfield and Elsternwick.	31,865 attendees at Story-time and Baby-time sessions by end of December 2016
	Offer a range of library programs for adults that promote reading and encourage social connectedness.	Deliver at least 250 library programs aimed at information technology, community connections or enjoyment of reading.	282 library programs delivered by end of December 2016
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 250 programs.	146 centre and school based programs delivered year to date (Dec)
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.	7,000 young people and their families supported through school and centre based programs, information and referral, service collaboration and special events.	6,147 young people and their families supported year to date (Dec)

Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 30 September 2016
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, 50 community consultations undertaken, and the placing of the "Not So Fast" speed trailer at problem locations.	95% of reactive investigations responded to within 5 Days. 18 consultations undertaken to date and the speed trailer placed at 8 Locations.
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.	At least 90% of budgeted actions complete.	1) Completed construction of pedestrian refuge on Chesterville Road in Bentleigh East. 2) Pedestrian refuge on Kooyong Road, Caulfield South to occur coming weeks.
	Review the Bicycle Strategy Action Plan.	Complete the review of the Bicycle Strategy Action Plan.	Currently sourcing consultant to undertake review.
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.	Six active transport related articles in Glen Eira News and on Council's website.	8 articles 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 schools and identify improvements to safety and the movement of people.	Three audits completed and business cases prepared for supported recommendations.	Three road safety audits have been completed (Bentleigh West, Tucker Road and Bentleigh East Primary Schools). Business cases have also been prepared for funding to implement audit recommendations in 2017/18.
	Audit shopping centres and identify improvements to safety and the movement of people.	Two audits completed and business cases prepared for supported recommendations.	Centre & Mackie Roads Shops and Gardenvale Road Shops audits completed. Business cases have also been prepared for funding to implement audit recommendations in 2017/2018
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) at least 90% complete.	2 of 15 Projects identified in 2015/16 budget completed.
	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.	78 traffic counts have been undertaken

Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 30 September 2016
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 sympathetic as possible to neighbourhood character.			
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	At least 50% of new dwellings to be located within the General Residential, Residential Growth and Commercial Zones.	78% of new dwelling 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.	223 proactive inspections undertaken to date. 96% with 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.	160 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.	33 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.	To date we have not had any fast track applications lodged in 2016-17. 4% of applications were lodged using the fast track process during the first quarter of 2015-16.
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.	137 Delegated Planning Meetings and 17 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.	6 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.	92% of participants were happy with the DPC process to date

Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 30 September 2016
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 5% below the average of all neighbouring Councils.
Ensure that Council complies with financial and performance reporting requirements.	The preparation and completion of Council's 2015-16 annual accounts.	Completion of 2015-16 Financial Report and Performance Statement by 30 September 2016 with an unqualified audit opinion.	Achieved. The 2015-16 Financial Report and Performance Statement was completed by 30 September 2016 with unqualified audit opinions.
	Delivery of the 2016-2017 Annual Budget in line with approved budget timelines.	Completion of the 2016-17 Budget - to be adopted by Council by 30 June 2016 and submitted to the Minister before 30 June 2016.	Achieved. The 2016-17 Budget was adopted by Council on 28 June 2016 and submitted to the Minister by 30 June 2016.
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.	Information about the Charter is provided in Induction packs for new staff and online training on the Charter is mandatory
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.	Achieved. All Council and Special meeting agendas and minutes are placed on Council's website. They are easy to locate and have a search facility.
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.	The rolling program covering Business Unit operational risks continues to be reported to the Audit Committee on a quarterly basis.
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.	Council continues to maintain SafetyMap certification with the next Audit visit scheduled for February 2017. Any actions or non conformance resulting from the most recent re-certification Audit in April 2016 are expected to be addressed prior to the commencement of the next audit.

Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 30 September 2016
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.	Commence Design of the new Lord Reserve Pavilion to replace two existing pavilions.	Design completed incorporating energy and water efficiency features.	Lord Reserve Pavilion design on hold pending masterplan of Lord reserve/ Carnegie/ Koornang Park Precinct. Marlborough Pavilion design on hold pending developer plans for Virginia Park (East Village). Next pavilion priorities currently being assessed for inclusion in this program.
Implement an annual capital works program in relation to the open space and sporting facility upgrade.	Duncan Mackinnon Reserve outer walking track upgrade.	Complete upgrade.	Landscape Architect engaged to prepare scope of works prior to tender.
	Advocate for funding for Duncan Mackinnon Reserve athletics track upgrade.	Advocacy complete.	Funding approved by SRV. Project nominated for Council consideration as part of 2017/18 budget.
	Redevelop EE Gunn No 2 following grade separation soil stock piling.	Complete redevelopment.	Works to commence 9 Jan 2017
	Redevelop Bailey Reserve No 2 sports ground.	Complete the sports ground redevelopment.	Works to commence 10 Jan 2017
	Upgrade the irrigation system to the main oval at McKinnon Reserve to improve reliability and minimise maintenance.	Complete upgrade.	Works completed in September 2016
	Upgrade the rubber play surface at Carnegie Library interactive Play area.	Upgrade completed.	Works scheduled to commence in March and on target for completion by 30 June 2017.
	Complete construction of Booran Reserve.	Park open for public use.	Delayed due to wet weather. Project completion scheduled for 2nd quarter of 2017.
	Upgrade sportsground lighting at Bailey Reserve.	Sports ground lighting upgrade at Bailey Reserve Oval 2.	Works completed
	Hopetoun Gardens landscape enhancement works.	Complete Hopetoun Gardens landscape works.	Landscape enhancement works 90% completed
	Upgrade Multipurpose Courts at East Caulfield and Koornang Park.	Upgrade completed.	East Caulfield project completed. Courts being utilised. Koornang Park project deferred and will be revisited as part of the Lord Reserve / Carnegie / Koornang Park masterplan in 2017/18.
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.	During the winter 2016 season, 583 teams were allocated and 441 teams have been allocated for the summer 2016/17 season.
	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 (Community) Bookings 704, Internal (Council) bookings 568. Total year to date 1,272.
	Install shade sails in Council parks and reserves.	Shade sail program at Elsternwick Plaza, North Avenue Park and Memorial Park.	North Avenue Park shade sail installed. Contractor awaiting permits for Memorial Park and Elsternwick Plaza.
Ensure the availability of a diverse range of passive recreational opportunities in local parks that meet the needs of the community.	Continue Stage 2 landscape upgrade works at Marara Road Reserve.	Complete upgrade.	Landscape Architect engaged to prepare scope of works prior to tender. Community consultation currently underway.

Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 30 September 2016
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.	Membership currently at 15,521 at end of December, promotional month coming up in January.
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.	Pools recommissioned and opened for the 2017 pool season. Six community events are programmed for the season.
Work with key stakeholders to reduce water and energy consumption required to maintain parks and sporting facilities.	Progressively reduce energy use from lighting in parks including by moving to newer lighting technology.	Complete lighting installation at Caulfield Park, Gardenvale Park, Bentleigh Hodgson Reserve, Joyce Park and Princes Park.	Procurement process underway for lighting upgrades at Princes Park, Joyce Park and Packer Park. Gardenvale Park programmed for February 2017.
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.	Works completed. New playgrounds installed at Clee Street Reserve, North Avenue and Clapperton Street Reserve. New play elements installed at McKinnon Reserve.
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 1,500 patrols of parks to educate the community about responsible pet ownership.	1,500 park patrols conducted to encourage responsible pet ownership.	984 Park patrols undertaken to date
Continue to maintain and improve facilities in parks.	Install new automated public toilet at King George Reserve.	Complete installation.	Scope of works currently being prepared. Stakeholder consultation undertaken. Works to be tendered.
	Install outdoor fitness pod at Marara Road Reserve.	Complete installation.	Procurement process underway. Works to be undertaken in conjunction with Marara Road Stage 2 Landscape Works.
	Continue the rolling program to replace aged, unsafe and damaged park furniture infrastructure.	Expend at least 90% of the 2016-17 budget for replacing aged, unsafe and damaged park furniture.	Program on target.
Continue to plant and maintain trees and other vegetation in our parks.	Undertake park tree pruning to uplift and shape trees associated with sightlines and pedestrian hazards.	2500 trees pruned.	Pruning works in progress and on target for completion by 30 June 2017.

Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 30 September 2016
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.	Services delivered generally at a good standard. Kerbside collection service continues to perform at a very good standard.
Develop and implement programs to reduce waste and increase rates of recycling within the community.	Introduce food waste collection as part of organics recycling services for the community.	Preparation and introduction complete.	Preparation has commenced. New food waste recycling facilities are not likely to be available until late 2017 at this stage.
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.	All reported graffiti removed within agreed response times.
	Assist with the removal of graffiti from private property where resources allow.	90% of requests responded to within ten working days.	All reported graffiti removed within agreed response times.

Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 30 September 2016
Theme 7: Sustainable community assets and infrastructure 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. 23% completed by end December 2016. Majority of works take place over summer.
	Deliver capital works program to renew, upgrade or build Council assets, community facilities and infrastructure.	\$25M spent on capital works projects.	\$7,231,770 spent on capital works projects year to date.
	Implement the Public Toilet Strategy including upgrading the Morton Avenue toilet in Carnegie.	Expend \$150,000 implementing the public toilet strategy.	Planned expenditure of \$150,000 is on track. The renewal of the Morton Ave toilet has been deferred (until after the level crossing removal) and work has instead been on upgrading essential components of a number of automated toilets which should make them more reliable including at Packer Park, Allnut Park and Wattle Grove.
	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.	\$838,123 (approx. 48% of budget spent). On target.
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. 38% completed by end December 2016.
	Inspect Council drainage pits.	10,000 pits inspected.	4,326 pits inspected
Improve the quality and cleanliness of Glen Eira's major activity and retail precincts to meet the needs of business, visitors and the community.	Progressively renew and revitalise Shopping Strip Streetscapes.	Expend \$400,000 on revitalisation of Shopping Strip Streetscapes	Plans to upgrade the streetscape along the Clarence Street shops is well underway, with works expected to begin early 2017. The project seeks to revitalise the local shops and make the street safer for local school movements.
Continue to promote and support strategies to increase environmental biodiversity.	As part of the implementation of the Street Tree Strategy, plant additional street trees until vacant nature strip sites are filled.	Plant an additional 1,000 trees into vacant sites.	Planting suspended during the summer period, but remains on target for completion by 30 June 2017.
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 2016-17 to meet or better Council's green expenditure in 2015-16.	In progress
	Reduce energy consumption from existing buildings and lighting and increase use of renewable energy.	Invest \$800,000 in energy efficiency and renewable energy for existing Council buildings and lighting.	\$153,873 year to date expenditure in energy efficiency and renewable energy for existing Council buildings and lighting. Works worth a further \$355,127 have been committed. On target for completion by 30 June 2017.
	Investigate feasibility of future energy efficiency and sustainability options.	Complete investigations into next best energy efficiency and renewable energy opportunities for Council managed infrastructure. Subject to approval from the electricity distribution companies, replace HPNa street lights with a more energy efficient alternative.	Investigations into next best energy efficiency and renewable energy opportunities for Council managed infrastructure in progress. A 2017/18 capital bid has been prepared for Council consideration to replace HPNa street lights with a more energy efficient alternatives over the next 3 years.

Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 30 September 2016
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.	7 Articles in GE News and 12 Articles in Leader Newspapers, 1 language line article.
	Facilitate sustainability education activities related to sustainable energy use, water conservation and biodiversity with community networks.	10 activities for the community and 10 for schools and children, 20 articles published.	7 community activities, 3 activities for schools and children. A sustainability themed art project with 21 schools has been completed and will be displayed in January and February 2017. There were 17 articles in the Leader and 21 articles in GE News.
	Deliver the Neighbourhood Sustainable Gardening Program and the Glen Eira Energy Saving Program to support community in practical ways.	10% increase in the number of participants in the Neighbourhood Sustainable Gardening Program. Increase participation in the energy saving program by 150.	8.2% increase in Neighbourhood Sustainable Gardening Program participants (76 new participants). Energy saving program: 14 new participants. LED lighting upgrades have now been included in the program and number of participants are expected to increase.

Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 30 September 2016
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 series of musical events, three food and live entertainment events, 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.	The Springtime Music series, the first Groove and Graze, Carols in the Park and one Council curated exhibition have been presented. All exceeded 85% satisfaction
	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, encourage business leadership through the May Business Month educational program and facilitate support for business to access mentors and students.	5 Women's Business Networking Events held to date. Continual support of businesses affected by level crossing removal works through marketing, business support.
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.	Two Connect Newsletters distributed, the first in August and the second in November 2016. The third edition is to be distributed in February 2017.
	Deliver three capacity building sessions for community groups annually to promote effective and resilient community organisations	Three capacity building sessions delivered to community groups.	Planning commenced for three capacity building sessions delivered to community groups, The first was held on 10 August with 67 attendees. The second was held on 2 November 2016 with 34 attendees with a 100% satisfaction rate by attendees.
	Implement Arts and Cultural Strategy.	90% of 2016-17 actions complete.	All Arts and Cultural Strategy action items have been fully implemented. There are no Arts and Cultural Strategy action items for 2016-17. A new Strategy will be developed from 2017-18 onwards.
	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.	\$89,292 provided to Community Information Glen Eira as at 31 December 2016.
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.	\$397,896 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.	Planning commenced for Volunteer recognition ceremony in May 2017
	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.	\$13,335 has been provided to Community Information Glen Eira as at 31 December 2016.

Community Plan 2016 / 2017

Key Strategic Activity	Actions for 2016-2017	Measures	Progress as at 30 September 2016
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.	A range of community consultation activities undertaken for the development of the Community Plan including public meetings, Have Your Say online, promotion through newspapers and newsletters
	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.	One newsletter delivered in July and a second delivered in October. 3% increase in the number of subscribers year to date (currently 335 subscribers)
	Update community signage to provide information about community consultations and outcomes.	Community signage updated at least four times each year.	Community signage updated in August and November 2016
Communicate and engage with the local community by providing accurate and up to date information about local issues and how they will be addressed by Council.	Distribute Glen Eira News to all households in Glen Eira.	11 editions of Glen Eira News published annually.	6 editions of Glen Eira News published (July, August, September, October, November and December)
	Publish corporate advertisements providing information on local issues and activities.	22 Council corporate advertisements published annually.	12 corporate ads published.

COUNCIL MEETINGS - ITEMS FOR ACTION

Date	Item	Item for Action - Council Meetings	Status as at 31 December 2016	Officer
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.	Report scheduled for 14 March 2017 Council Assembly meeting.	Director Infrastructure, Environment and Leisure
02-Feb-16	11.1(b)	That a report be prepared on the old Murrumbena Police station as follows: 1. Council identifies the owner of the building. 2. What possible uses could Council see for this building.	On hold as report cannot be fully informed of the risks and benefits until it is clear how the rail corridor and activity centres nearby will function.	Director Infrastructure, Environment and Leisure
23-Feb-16	9.8	Re - policing and security of events on land or in facilities for which the Council is responsible - That officers prepare a report and recommendation that accord with the scope of the original request that this report and recommendation be placed on the agenda of a future Council meeting.	Presentation to Assembly on 13 September 2016. Follow-up report to Council in early 2017.	Director Infrastructure, Environment and Leisure
07-Jun-16	9.6	Montgomery Rest Home - (b) That this report be updated and placed on the meeting agenda immediately following the handing down of the recommendation from Heritage Victoria.	On hold until Heritage Victoria issues its decision.	Director Planning and Place
28-Jun-16	9.6	That Council requests that a report update be prepared following the release of the 2016 ABS Census data (forecast population growth)	Awaiting ABS Stats	Director Planning and Place
28-Jun-16	9.7	That Council requests a further report to be prepared on planning fees, and the effect of the new fees, at the end of the 2016-2017 Financial Year	Report to be presented to the July 2017 Council Meeting	Director Planning and Place
28-Jun-16	9.12	That Council request officers to report back to Council in 12 months' time with a paper considering Glen Eira's future involvement in "Resilient Melbourne" once the potential value of the program to the Glen Eira community is clearer.		Chief Executive Officer
19-Jul-16	5(a)	Two hour parking restrictions - Hillside Ave, Harcourt Ave, Sylverly Grove, Hartley Ave, Alfred St, Gerard St That the petition be received and noted. That a report be prepared for the Council in February, 2017, following a review.	Report to be presented to Council on 28 February 2017.	Director Planning and Place
19-Jul-16	11.1(a)	That Officers prepare a report into the potential for Council to collaborate with schools in Glen Eira to utilise their open space and grounds for use by sporting clubs and the wider community.	Report to be presented in 2nd quarter 2017.	Director Infrastructure, Environment and Leisure

COUNCIL MEETINGS - ITEMS FOR ACTION

Date	Item	Item for Action - Council Meetings	Status as at 31 December 2016	Officer
9-Aug-16	11.1(a)	That a report be produced on the progress of the Ministerial commitments regarding the Caulfield Racecourse Reserve. The production of this report solicit and include the communication regarding the working group report to the Minister. Specifically any information regarding the completion of the report, the recommendations and the timing of any actions.		Chief Executive Officer
30-Aug-16	11.1(b)	Community Safety in Glen Eira - Request a report on what Council can do within its realms of responsibility, including advocacy, that would increase community safety in Glen Eira	Community Safety has been identified as a priority in the development of the 2017-2021 Community Plan. Council will be developing a comprehensive Community Safety Plan in response to this.	Director Community Wellbeing
30-Aug-16	11.1(c)	Manuka Street, Bentleigh East - Request for officers to prepare a report advising Council whether these intersections meet current traffic engineering standards. If they do not meet current traffic engineering standards, request that officers advise what design options are available to update these intersection so that they comply with current standards	Reported to be presented at 7 February Council Meeting	Director Planning and Place
19-Sep-16	9.1	88-100 McKinnon Road, McKinnon - That Council seeks authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C143	Authorisation from the Minister for Planning granted 13 October 2016; report to be presented in March 2017	Director Planning and Place
19-Sep-16	9.2	333-335, 337, 339, 341, 345 and 355 Hawthorn Road, Caulfield, 2 and 4 Briggs Street Caulfield - That Council seeks authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C146	Authorisation from the Minister for Planning granted 20 October 2016; report to be presented in March 2017	Director Planning and Place

COUNCIL MEETINGS - ITEMS FOR ACTION

Date	Item	Item for Action - Council Meetings	Status as at 31 December 2016	Officer
19-Sep-16	9.11	GESAC Wellness Centre Potential Social Outcomes - That Council: (2) receives a report 12 months after opening to inform Council of the social partnering outcomes.	Wellness Centre due to open July 2017	Director Infrastructure, Environment and Leisure
10-Oct-16	11.1(a)	That Council receives a report detailing: 1. any relevant traffic and pedestrian studies conducted in and around the area of Glen Eira College; 2. information from other similar schools with a split campus and the traffic controls they employ; 3. the best way to engage decision makers including VicRoads, The Minister for Roads and other relevant state and federal members on the issue.	Report presented to Council on 29 November 2016	Director Planning and Place
10-Oct-16	11.1(b)	That Council receives a report: 1. providing a summary of the current Tennis facility arrangements between Council and Tennis Clubs; 2. reviewing the current utilisation and future trends of Tennis in the municipality; 3. reviewing and benchmarking with neighbouring Councils on their arrangements with local Tennis Clubs; 4. contact Tennis Victoria regarding their strategic plans and how they relate to Glen Eira.	Report to be presented to Council on 7 February 2017	Director Infrastructure, Environment and Leisure
10-Oct-16	11.1(c)	That a report be prepared outlining the options for greening Leslie Street Elsternwick including the possibility of street trees and planting schedules	Report to be presented to 21 March 2017 Council meeting	Director Infrastructure, Environment and Leisure
10-Oct-16	11.1(d)	That a report be prepared in response to the Discussion Paper recently released by Infrastructure Victoria, 'Preparing Advice on Victoria's Future Ports Capacity'. The report should outline the implications for Glen Eira, including potential impacts on Council's infrastructure, as well as the environmental and traffic managements impacts brought about by new or increased freight links arising from new port locations and capacities.	Report presented to the 20 December 2016 Council Meeting	Director Planning and Place
10-Oct-16	11.1(e)	That a report be prepared which outlines advocacy option seeking VCAT reverting to being an administrative appeals body only, rather than a de facto planning authority, which is tasked with reviewing compliance of Council planning decisions with law and regulation	Report presented to the 29 November 2016 Council Meeting	Director Planning and Place

COUNCIL MEETINGS - ITEMS FOR ACTION

Date	Item	Item for Action - Council Meetings	Status as at 31 December 2016	Officer
15-Nov-16	11.1(a)	National Disability Insurance Scheme - That Council receives a report on what effect the National Disability Insurance Scheme will have on a Glen Eira resident who will turn 65 before 1 April 2018	Report to be presented to 7 February 2017 Ordinary Council meeting	Director Community Wellbeing
15-Nov-16	11.1(b)	Traffic and Pedestrian Studies - That Council receives a report detailing: 1. any relevant traffic and pedestrian studies conducted in an around Shelford Girl's Grammar; 2. the best way to engage Vic Roads to install a controlled pedestrian crossing (pedestrian operated signals) at Oaktree Anglican Church on Glen Eira Road, to enable safe crossing for Shelford students.	Report presented to the 20 December 2016 Council Meeting	Director Planning and Place
20-Dec-16	9.11	Caulfield Racecourse Wedge - Crown Allotment 2013 That Council: 1. authorises officers to meet with DELWP to negotiate favourable conditions for Council's use of the land, including clarity on the type of recreation facilities that could be incorporated onto the site; 2. authorises officers to undertake any due diligence on the site and commence the process to form the Committee of Management for Crown Allotment 2031; 3. writes to the Minister for Energy, Environment, Climate Change and Suburban Development requesting: (a) Potential for the site to be rezoned in future for other uses, without a nett reduction in open space across the municipality; (b) An allocation of funds received by the State Government from the Melbourne Racing Club be made available to facilitate the development of this site; 4. receives a further report outlining this information for Council consideration prior to accepting the offer of Committee of Management.	Officers are meeting with DEWLP on 9 March 2017 to progress.	Director Infrastructure, Environment and Leisure

COUNCIL MEETINGS - ITEMS FOR ACTION

Date	Item	Item for Action - Council Meetings	Status as at 31 December 2016	Officer
20-Dec-16	11.1(a)	Request for Report - Cr Hyams - Infrastructure Victoria That Council receives a report on the Infrastructure Victoria report 'Victoria's 30-year Infrastructure Strategy, December 2016' addressing the following: 1 Identify any changes from the draft report; 2 Identify any changes that relate to Council's submission; and 3 What steps Council can take to advocate to the Victorian Government on areas of concern.	Report to be presented to 28 February 2017 Council Meeting	Director Infrastructure, Environment and Leisure
20-Dec-16	11.1(b)	Request for Report - Cr Delahunty - Planning provision options Caulfield Village That officers prepare a report on the planning provision options available to Council to strengthen the requirement to provide social housing in future stages of the Caulfield Village development with reference to past examples of municipal requirements of social housing in large developments.	Report to be presented to 7 February 2017 Council meeting	Director Planning and Place

10. URGENT BUSINESS

There were no items of urgent business submitted to the meeting.

11. ORDINARY BUSINESS**11.1 Requests for reports from Officers**

- (i) Agenda Item 11.1(a) – Request for Report – Cr Hyams

Moved: Cr Hyams

Seconded: Cr Esakoff

That officers prepare a report on how safety can be improved for McKinnon Primary School students who need to cross Tucker Road during school hours, including considering extended 40kmh times, and how any improvements could be implemented.

CARRIED UNANIMOUSLY

- (ii) Agenda Item 11.1(b) – Request for Reports – Cr Taylor

Moved: Cr Taylor

Seconded: Cr Silver

That officers prepare a report on Community Garden(s) including such aspects as viable location(s), resource requirements, setup and maintenance costs, social benefits and comparable activities in other Councils (E.g. Hobsons Bay).

CARRIED UNANIMOUSLY

- (iii) Agenda Item 11.1(c) – Request for Reports – Cr Taylor

Moved: Cr Taylor

Seconded: Cr Sztrajt

That officers prepare a report on options to landscape and plant vegetation other than grass on nature strips, evaluating regulatory, safety and educational requirements (where applicable) to heighten the probability of sustainable and well-maintained streetscapes.

CARRIED UNANIMOUSLY

- (iv) Agenda Item 11.1(d) – Request for Reports – Cr Hyams

Moved: Cr Hyams

Seconded: Cr Athanasopoulos

That officers prepare a report about the possibility of making Cecil St Bentleigh East a one-way street during peak school drop off and pick up times. The report should include a feasibility analysis, and the possible process should it be considered feasible (eg. community and stakeholder consultation etc).

CARRIED UNANIMOUSLY

11.2 Right of reply - Nil**11.3 Councillor questions - Nil****11.4 Public questions to Council**

There were 12 questions received for the 28 February 2017 Council Meeting.

Questions 1 and 2 were from Mr Ray Brown of Carnegie. Mr Brown's questions were not read at the meeting as he was not present in the Chamber. A letter will be sent to Mr Brown in accordance with the Local Law.

Question 3 was from Mr Nick Varvodic of Bentleigh East. Mr Varvodic questions were not read at the meeting as he was not present in the Chamber. A letter will be sent to Mr Varvodic in accordance with the Local Law.

Question 4 was from Mrs Demi Varvodic of Bentleigh East. Mrs Varvodic's questions were not read at the meeting as she was not present in the Chamber. A letter will be sent to Mrs Varvodic in accordance with the Local Law.

Question 5 was from Mrs Sandra Varvodic of Caulfield North. Mrs Varvodic's questions were not read at the meeting as she was not present in the Chamber. A letter will be sent to Mrs Varvodic in accordance with the Local Law.

Question 6 was from Mrs Joanna Rosenthal of Caulfield North. Mrs Rosenthal's questions were not read at the meeting as she was not present in the Chamber. A letter will be sent to Mrs Rosenthal in accordance with the Local Law.

7. Ms Rosetta Manaszewicz - McKinnon

Could Council please explain why all comments on the recent shopping strip consultation have been so promptly removed from the website, yet comments made on various consultations going back 5 years are still online? Since this consultation is so vital to the future development occurring within Glen Eira, will council please reinstate the comments so that those who might have missed out are able to access their fellow residents' views?

Response

Thank you for your feedback and ongoing interest in our consultation process. We had a great response to the shopping strip survey with 2,142 surveys completed and many more comments received via social media.

The comments on the HaveYourSay pages were originally removed in order to transition the pages into the next stage of consultation which will begin on 13 March. During this stage we will test the draft vision and key objectives for each activity centre which we are currently developing from the feedback we received. The collated consultation report including all comments received will be made available online at this time.

We will maintain a feedback link on the HaveYourSay pages throughout the year so community members can easily provide feedback at all times and we are happy to reinstate the Have Your Say comments on line until the commencement of the next round of consultation.

8. Ms Rosetta Manaszewicz - McKinnon

Could council please confirm whether or not its residential aged care sector has run at a loss of approximately \$2 million in the last financial year?

Response

Glen Eira Residential Aged Care services had an operating cash deficit of \$1.38M in 2015/16 (excluding on-costs and depreciation which are reported in the annual financial statement).

9. James Walker – Caulfield North

All our food, most of our medicines, and much of our renewable resource wealth is derived from plants and animals that are indigenous to various places on this planet. As Council ought to recognize the value of biodiversity, and acknowledge the rapid decline and disappearance of native species across Glen Eira, and the rest of Victoria, will Council -

1. make a thorough biodiversity assessment across the municipality in the near future, and
2. construct and implement a plan to preserve and augment local native biodiversity?

Response

1. As part of reviewing our Environmental Sustainability Strategy in 2016, Council engaged a biodiversity expert to consider the risks and opportunities to improve biodiversity. This work provided a high level assessment of biodiversity in the City. The report is currently being adapted for publication and will be published on Council's website in 2016-17 (see Action B3.2 of Council's Environmental Sustainability Action Plan 2016-17).

Several Council strategies and plans work together to protect and enhance local native biodiversity. Council's Environmental Sustainability Strategy sets out our overall approach to biodiversity. This strategy was reviewed in 2016 and outlines the main objectives relating to biodiversity over the next five years, including:

- Protect and enhance biodiversity and environmental heritage on Council managed land.
- Support the community to protect and enhance biodiversity including in their gardens, and foster connection with natural values.
- Advocate for protection of natural heritage on non-Council land in the city.

As Council's Open Space Strategy is implemented over time, it is also expected to increase biodiversity on Council managed land through the provision of new open spaces, incorporation of water features and water sensitive urban design, native and indigenous planting and trees where appropriate.

Some of our recent practical activities include:

- Advocacy to protect a number of trees at Carnegie and Murrumbeena.
- Tree hollows from trees that the State Government was unable to avoid removing during level crossing removals will be placed into the local parks. We are also exploring opportunities for propagating seed from River Red Gums at Boyd Park for use on public land and also by the community.
- Community grants have been awarded to assist several community groups to plant indigenous gardens.
- Community workshops have been run on a range of biodiversity topics including most recently on building nesting boxes and insect hotels earlier this year.

These Council strategies and associated Action Plans can be found on our website.

Question 10 was from Ms Rany Friedman of Caulfield. Ms Friedman's questions were not read at the meeting as she was not present in the Chamber. A letter will be sent to Ms Friedman in accordance with the Local Law.

Questions 11 and 12 were from Mr Markus Oswald of Carnegie. Mr Oswald's questions were not read at the meeting as he was not present in the Chamber. A letter will be sent to Mr Oswald in accordance with the Local Law.

12. CONSIDERATION OF ITEMS IN CAMERA

Nil.

13. CLOSURE OF MEETING

The Chairperson declared the meeting closed at 10.54pm.

Confirmed this 21 Day of March 2017

Chairperson: