



GLEN EIRA CITY COUNCIL

ORDINARY COUNCIL MEETING

TUESDAY 22 SEPTEMBER 2020

AGENDA

**Meeting to be streamed live via
Council's website**

*"The role of a Council is to provide good governance
in its municipal district for the benefit and
wellbeing of the municipal community."*

- S8(1) Local Government Act 2020

Councillors:

The Mayor, Councillor Margaret Esakoff
Councillor Tony Athanasopoulos
Councillor Anne-Marie Cade
Councillor Clare Davey
Councillor Jamie Hyams
Councillor Jim Magee
Councillor Joel Silver
Councillor Dan Sztrajt

Chief Executive Officer: Rebecca McKenzie

INDEX

1.	ACKNOWLEDGEMENT	5
2.	APOLOGIES.....	5
3.	REMINDER TO DECLARE ANY CONFLICTS OF INTEREST IN ANY ITEMS ON THE AGENDA	5
4.	CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING OR MEETINGS	6
5.	RECEPTION AND READING OF PETITIONS AND JOINT LETTERS.....	6
6.	REPORTS BY DELEGATES APPOINTED BY COUNCIL TO VARIOUS ORGANISATIONS	6
7.	REPORTS FROM COMMITTEES AND RECORDS OF ASSEMBLY	7
	7.1 Advisory Committees	7
	7.1.1 Advisory Committee Minutes.....	7
	7.2 Records of Assembly.....	11
	7.2.1 Records of Assemblies of Councillors	11
8.	OFFICER REPORTS (AS LISTED).....	18
	8.1 34-36 Clairmont Avenue and 2-4 Todd Street, Bentleigh.....	18
	8.2 483 North Road, Ormond	73
	8.3 679-683 Glen Huntly Road, Caulfield	86
	8.4 VCAT Watch	185
	8.5 Planning Scheme Amendment C207glen, 380 Dandenong Road, Caulfield North, and 15 Rockbrook Road, St Kilda East	195
	8.6 Advocacy regarding the sale of alcohol at 417 South Road, Bentleigh	216
	8.7 COVID-19 Small Business Grants.....	219
	8.8 Sale of discontinued reserve - Abutting 19 Saturn Street Caulfield South....	223
	8.9 Lease - Town Hall Vodafone	228
	8.10 Authorisations Under the Planning and Environment Act.....	231
	8.11 Financial Management Report (August 2020)	239
9.	URGENT BUSINESS	260
10.	ORDINARY BUSINESS	260

10.1	Requests for reports from a member of Council staff	260
10.2	Right of reply	260
10.3	Notice of Motion	260
10.4	Councillor questions.....	260
10.5	Written public questions to Council	260
11.	CONFIDENTIAL ITEMS.....	260
	Nil	
12.	CLOSURE OF MEETING.....	260



1. ACKNOWLEDGEMENT

Glen Eira City Council respectfully acknowledges that the Boon Wurrung people of the Kulin Nation are the traditional owners of the land now known as Glen Eira. We pay our respects to their Elders past, present and emerging and acknowledge and uphold their continuing relationship to and responsibility for this land.

2. APOLOGIES

3. REMINDER TO DECLARE ANY CONFLICTS OF INTEREST IN ANY ITEMS ON THE AGENDA

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

PROCEDURAL MOTION

That Council:

1. considers the meeting to be adjourned for 10 minutes from the commencement of any technical problem which prevents Council from livestreaming the meeting;
2. adjourns the meeting to be reconvened on Wednesday 23 September at 7.30pm via livestreaming on Council's website, in the event livestreaming cannot be resumed within 30 minutes from the commencement of the technical problem which prevents livestreaming on Council's website.
3. notes, if the Mayor is unable for any reason to attend the Council meeting of part of the Council meeting, the meeting will be chaired in accordance with Rule 13 of the Governance Rules. The Mayor will resume as Chair of the meeting upon return. If a vote is being taken at the time the Mayor will resume as Chair after the result of the vote has been declared.

4. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING OR MEETINGS

Copies of Minutes previously circulated.

RECOMMENDATION

That the minutes of the Ordinary Council Meeting held on 1 September 2020 and the Special Council Meeting held on 8 September 2020 be confirmed.

5. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS

6. REPORTS BY DELEGATES APPOINTED BY COUNCIL TO VARIOUS ORGANISATIONS

7. REPORTS FROM COMMITTEES AND RECORDS OF ASSEMBLY**7.1 Advisory Committees****7.1.1 ADVISORY COMMITTEE MINUTES**

Author: Janice Pouw, Coordinator Councillor Business

Trim No: 20/182587

Attachments: 1. Community Engagement Advisory Committee - 12 August 2020 [↓](#)

RECOMMENDATION

That the notes of the Advisory Committee meeting as shown below be received and noted.

1. Community Engagement Advisory Committee – 12 August 2020



**Community Engagement Advisory Committee Meeting
Minutes
Wednesday 12 August 2020
Meeting via Zoom**

Purpose:

To make recommendations to Council in relation to the ways in which Council consults with residents, ratepayers and other stakeholders in the community to ensure maximum participation, communication and value to the community.

Meeting opened at 6.32pm

As the quorum requirements (as set out in the terms of the reference for the committee) were not achieved, the meeting does not meet the requirements of an assembly meeting.

The minutes of the meeting are provided for information.

1. Present

Cr Jamie Hyams (chair)
Dr Iris Levin - Community Representative
Megan Dunkley – Community Representative
Alex Palamarczuk - Community Representative
Anne Van Leerdam - Community Representative
Peter Jones – Director Community Wellbeing
Gaye Stewart – Manager Community Development and Care
Sharon Sykes – Coordinator Community Planning and Engagement
Anna Morath – Community Engagement Officer

Apologies

Cr Anne-Marie Cade
Cr Mary Delahunty

2. Matters considered:

- i. Actions from minutes of last meeting - Wednesday 22 July 2020
- ii. Community Engagement Policy 2021 - timeline
- iii. Reflections of the past four years of the Committee
 - Achievements and highlights
 - Evaluation and learnings
- iv. Items for information:
 - Annual Reporting Dashboard 2017-2020
- v. Other business:

i. Actions from minutes of last meeting – Wednesday 22 July 2020

- The revised timelines for the Community Engagement Policy were reviewed.
- This meeting was scheduled to thank the Committee.

ii. Community Engagement Policy 2021

The Community Engagement Policy 2021 timelines were presented to the Committee with the following being the key milestones:

- Initial engagement with Community Voice and review of existing Policy (August/September 2020)

- Drafting of new Policy and internal review (October 2020)
- Draft Policy presented to Council (November/December 2020)
- Community Engagement for feedback on draft Policy (December 2020 – early February 2021)
- Consideration of feedback and endorsement of Policy by Council (February 2021)

iii. Reflections of the past four years of the Committee

The Committee was presented with a short video clip highlighting achievements over the past four years, including:

- Development of the Community Engagement Framework including the Community Engagement Policy, Strategy and Toolkit.
- Collaboration and capacity building including Practice Leaders, IAP2 training, Bang The Table Training, Internal Training Program, Community Engagement Plans and the work of the Community Engagement Advisory Committee.
- Development of key community engagement features such as Have Your Say Glen Eira, Community Voice, Consultants Panel, We Asked-You Said-We Did platform, Onlive Live Chat and a Quarterly Dashboard Report.
- Innovative engagement including the Creating a Community for All Abilities animation and voting platform, Glen Eira Community Hub during COVID-19 and various Pop-Up engagements across shopping strips, in parks and at key events.
- Engagement delivered for key projects such as the Council and Community Plan 2017-21, Municipal Public Health and Wellbeing Plan 2017-21, Glen Eira 2040 Community Vision and the Local Law Review.
- Video clip recorded by Rebecca McKenzie promoting the importance of good community engagement across the organisation.

The Committee shared the following reflections:

- There has been great uptake by Council officers across the organisation in using the Strategy and Toolkit to do good quality engagement.
- Community Voice is proving to be very valuable to officers as part of their engagement processes and many more are now using this as an engagement tool.
- Council's capacity building and collaboration is a big highlight for the Committee.
- The organisation has grown in the level of community engagement expertise and is now implementing best practice in the industry.
- The community representatives on the Committee felt welcomed and heard with an excellent induction process and good quality easy-to-read agenda papers for each meeting.
- Council officers highly value the opinions and feedback of the Committee and have worked in partnership with the Committee on several projects.
- One area that could be improved in future is to better manage the turnover of Councillors on the Committee.

iv. Items for information only:

- Annual Reporting Dashboard 2017-2020
 - i) Reduction in participation numbers for 2019-2020 attributed to COVID-19.
 - ii) Committee pleased with how far along our reporting has come.

v. Other Business

- The Customer Satisfaction Survey results for 2020 indicated that Council's score for community consultation has continued to increase from 51 in 2016, 54 in 2017, 55 in 2018 to 60 in 2019 and 2020. This is a higher score than the average of

Melbourne metropolitan Councils. Cr Hyams highlighted that this impressive result was largely due to the excellent work of this Advisory Committee.

- Cr Hyams thanked the Committee members for their service and contributions on behalf of Council and the Glen Eira community.
- Gratitude was also extended to the officers for their excellent work in achieving a high standard of community engagement.

Closed 7.05pm

7.2 Records of Assembly**7.2.1 RECORDS OF ASSEMBLIES OF COUNCILLORS**

Author: Janice Pouw, Coordinator Councillor Business

Trim No: 20/182554

Attachments: 1. 18 August 2020 [↓](#)
2. 25 August 2020 [↓](#)
3. 1 September 2020 [↓](#)
4. 1 September 2020 Pre-meeting [↓](#)

RECOMMENDATION

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

1. 18 August 2020
2. 25 August 2020
3. 1 September 2020
4. 1 September 2020 Pre-meeting

**Assembly of Councillors
Tuesday 18 August 2020**

Meeting commenced at 6.49pm via video conferencing

A. Present

Cr Margaret Esakoff, Mayor
Cr Tony Athanasopoulos
Cr Anne-Marie Cade
Cr Jamie Hyams
Cr Jim Magee
Cr Joel Silver
Cr Dan Sztrajt

Council Officers

Rebecca McKenzie, CEO
Peter Jones
Peter Swabey
Simon Thomas
Ron Torres
Alexandra Fry
Wendy Mason
Alan Stone

Matters considered

1. Apologies – Nil
2. The Election Period Policy - Restrictions on activities in the lead up to the Election

6.51pm Cr Davey joined the Assembly

6.54pm Cr Delahunty joined the Assembly

3. Tree Protection - Proposed Classified Tree Local Law
4. Orrong Road-Staniland Grove car park reinstatement
5. General Business
 - i. CEO - 8/9 SCM agenda discussion
 - ii. Cr Athanasopoulos - Recycling update
 - iii. Cr Hyams - Tone of responses to claims
 - Feedback for unsuccessful grant applications
 - Planning information session
 - C184 late submissions
 - Traders Association special rate collection
 - iv. Cr Delahunty – Forecasting
 - Weed spraying

v. Cr Silver – Election timing

7.37pm - Assembly adjourned

7.51pm - Assembly resumed

B. Present

Cr Margaret Esakoff, Mayor
Cr Tony Athanasopoulos
Cr Anne-Marie Cade
Cr Clare Davey
Cr Mary Delahunty
Cr Jamie Hyams
Cr Jim Magee
Cr Joel Silver
Cr Dan Sztrajt

6. CEO Annual Review

Assembly finished at 8.23pm

**Assembly of Councillors
Tuesday 25 August 2020**

Meeting commenced at 6.46pm

A. Present

Cr Margaret Esakoff, Mayor
Cr Tony Athanasopoulos
Cr Anne-Marie Cade,
Cr Clare Davey
Cr Mary Delahunty
Cr Jamie Hyams
Cr Jim Magee
Cr Joel Silver
Cr Dan Sztrajt

Council Officers

Rebecca McKenzie, CEO
Simon Thomas
Ron Torres
Peter Swabey
Gaye Stewart
Tarryn Gillies
Paul Wood
Matt Slavin
Alan Mason
Michael O'Connor
Katy Walsh
Janice Pouw
Kate Jewell
Jarrod Knight
Eleanor Croagh

Matters considered

1. Draft Ordinary Council Meeting Agenda – 1 September 2020
 - Item 8.6 - Carnegie Swim Centre Redevelopment – Business case review and concept design consultation outcomes
 - Item 7.1 - Advisory Committee Minutes - Community Grant Guidelines
 - Item 8.1 - 7 Selwyn Street, Elsternwick
 - Item 8.2 - 86 Kooyong Road, Caulfield
 - Item 8.3 - Glen Huntly Structure Plan
 - Item 8.4 - COVID 19 - Amended Stimulus Package to Support Businesses, Residents and Community Groups
 - Item 8.5 – Tree Protection – Proposed Classified Tree Local Law
 - Item 8.9 - Public Interest Disclosure Policy
 - Item 8.10 - Delegations
 - Item 8.7 - Glen Eira Social and Affordable Housing Strategy Implementation Plan Year Two 2020-2035
 - Item 8.8 - Submission to Caulfield Racecourse Reserve Draft Land Management Plan 2020-2035

- Item 8.11 - Adoption of 2019-20 Financial Report
- Item 11.1 - Confidential – Tender 2021.14 Provision of Traffic Management Services
- Item 11.2 – Confidential – Tender 2020.239 Koornang Pavilion Upgrade
- Item 11.3 – Confidential – CEO Performance and Remuneration Review

2. General Business
Cr Magee – Men's Shed – Glen Eira Community Shed

Assembly finished at 9.17pm

**Assembly of Councillors
Tuesday 1 September 2020**

Meeting commenced at 6.03pm

A. Present

Cr Margaret Esakoff, Mayor
Cr Tony Athanasopoulos
Cr Anne-Marie Cade,
Cr Clare Davey
Cr Mary Delahunty
Cr Jamie Hyams
Cr Jim Magee
Cr Joel Silver
Cr Dan Sztrajt

Council Officers

Rebecca McKenzie, CEO
Peter Jones
Simon Thomas
Ron Torres
Peter Swabey
Janice Pouw
Alexandra Fry
Paul Wood

Matters considered

1. Apologies - Nil
2. Draft Special Council Meeting Agenda – 8 September 2020
 - 4.2 Planning permit fees for applications within the Heritage Overlay
 - 4.3 Community Engagement Plan to develop Environmental Sustainability Strategy 2021-2025
 - 4.4 Weekly Green Bin Rollout Project Plan
 - 4.5 Social Procurement
 - 4.6 Municipal Public Health and Wellbeing Action Plan 2020-21
 - 4.8 Community Safety Action Plan 2020-2022
 - 4.9 After-Hours Noise Complaints Policy
 - 4.11 Audit & Risk Committee Minutes

Assembly finished at 6.28pm

Pre-Meeting Agenda

1 September 2020

Meeting commenced at 7.15pm

A. Present

Cr Margaret Esakoff
Cr Tony Athanasopoulos
Cr Anne-Marie Cade
Cr Clare Davey
Cr Mary Delahunty
Cr Jamie Hyams
Cr Jim Magee
Cr Joel Silver
Cr Dan Sztrajt

Officers

Rebecca McKenzie – Chief Executive Officer
Peter Swabey
Ron Torres
Peter Jones
Simon Thomas
Paul Wood
Janice Pouw
Alex Fry

B. Matters considered

1. Apologies – Nil
2. Disclosure of Conflicts of Interest – Nil
3. Procedural Motion to change the order of business for Item 10.5 Written public questions to Council
4. Item 10.5 – Written Public Questions to Council
5. Item 8.3 – Glen Huntly Structure Plan
6. Item 8.6 – Carnegie Swim Centre Redevelopment – Business Case Review and Concept Design Consultation Outcomes
7. Item 8.1 – 7 Selwyn Street, Elsternwick
8. Item 10.1 – Request for reports from a member of Council staff
Cr Silver – Minimisation Options of Vehicular Impacts on the Selwyn Street Cultural Precinct

Pre-meeting finished at 7.28pm

8. OFFICER REPORTS (AS LISTED)

8.1 34-36 CLAIMONT AVENUE AND 2-4 TODD STREET, BENTLEIGH

Author: Zachary Van Grondelle, Principal Urban Planner

Trim No: 20/1179579

Attachments: 1. 34-36 Clairmont Avenue & 2-4 Todd Street BENTLEIGH VIC 3204 - Advertisised Plans [↓](#)

PURPOSE AND SUMMARY

Council has received a planning application for the construction of a three storey building, to be used as a residential aged care facility. The proposal involves the demolition of the existing single storey aged care facility on part of the site along with two dwellings and the construction of a three storey purpose built facility. The application also includes removal and creation of easements and display of business identification signage.

The assessment must consider Clause 53.17 (Residential Aged Care Facility) of the Glen Eira Planning Scheme, which has the purpose to facilitate well designed aged care facilities, to recognise that these types of facilities have a different scale of built form to the surrounding neighbourhood and to protect amenity.

The application was advertised to the surrounding community and 30 objections have been received which primarily relate to concerns about its size, the development not respecting neighbourhood character, impacts to amenity of adjoining properties and parking and traffic concerns.

On balance, the proposal is considered to provide a well designed and functional aged care facility that respects the existing character of the neighbourhood and does not unreasonably impact on the amenity of adjoining dwellings.





RECOMMENDATION

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/DP-33463/2020, allowing buildings and works for the construction of a three storey residential aged care facility, removal and creation of easements and the display of business identification signage at 34-36 Clairmont Avenue and 2-4 Todd Street, Bentleigh, in accordance with the following conditions:

Amended Plans

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as 190140/TP04-10,13 and 18, dated 20 March 2020, prepared by Clarke Hopkins Clarke), but modified to show:

Amended plans and documents

- (a) Any recommendations or modifications contained within the Tree Protection Management Plan required at Condition 6.
- (b) An elevation of all proposed fences within 3m of the street and for the fences to be generally in accordance with those shown in the renders provided with the application.
- (c) An overlooking diagram that includes screening of any east and south facing first and second floor habitable room windows or terraces in accordance with the requirements at Clause 53.17-3 (Overlooking) of the Glen Eira Planning Scheme.

Parking and access

- (d) The traffic direction of the ground level vehicle drop off area rearranged so that the traffic enters and exists in a conventional manner. This requires the entry and exit arrows to swap sides and for vehicles to travel on the left side of the accessway into the site and then move in an anticlockwise direction under the canopy.

- (e) Clear line marking and traffic direction arrows for the ground level vehicle drop off area including the installation of west facing 'no entry' signs on either side of the line marking.
 - (f) Installation of a convex mirror at the bend in the basement car park ramp to provide visibility of any oncoming vehicles or obstructions.
 - (g) Installation of wheel stops for car spaces 16, 17, 19, 20, 21, 23, 24, 26 and 27 and designed in accordance with AS2890.1:2004.
 - (h) Parking bays for residents, visitors, staff and disabled be clearly marked, with car space 15 allocated to staff.
2. Before a Plan of Removal and/or Creation of Easements can be certified under the *Subdivision Act 1988*, 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 but modified to show:
- (a) Engineering computations and information (including stormwater drainage diversion design), demonstrating that the realigned easements provide for the required drainage and sewerage infrastructure as required by Glen Eira City Council as the relevant authority for the easement.

Layout not to be altered

3. The layout of the uses and the development as shown on the endorsed plans, including the location and details of the signs must not be altered or modified (unless the Glen Eira Planning Scheme specifies a permit is not required) without the prior written consent of the Responsible Authority.
4. The location and details of the signs including their structures as shown on the endorsed plans must not be altered or modified (unless the Glen Eira Planning Scheme specifies a permit is not required) without the prior written consent of the Responsible Authority.

Landscaping and tree protection

5. Before the development starts, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of the permit. The plan must be prepared by a suitably qualified landscape professional and must be drawn to scale and dimensioned. The plan must include:
- (a) All existing retained vegetation to be identified.
 - (b) Buildings and trees (including botanical names) on neighbouring properties within 3m 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) All external accessways and pathways are provided with artificial lighting.
 - (f) Advanced canopy trees (minimum 3m tall when planted unless otherwise agreed to in writing by the Responsible Authority) across the site.

- (g) Trees are not to be sited over easements.
 - (h) All species selected must be to the satisfaction of the Responsible Authority.
6. All landscaping works as shown on the endorsed plans must be maintained, including that any dead, diseased or damaged plants are to be replaced, to the satisfaction of the Responsible Authority.
7. Before the development starts, including any demolition, a Tree Protection Management Plan (TPMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of the permit. The plan must be prepared by a suitably qualified Arborist and must be drawn to scale and dimensioned. The plan must include:
- (a) Protection measure in relation to Trees 20, 21, 26 and 27 (identified in the Arboricultural Assessment and Report, prepared by TreeLogic and dated 20 March 2020) and the two street trees in front of 2 Todd Street.
 - (b) Measures to be implemented to ensure the protection of the health and appearance of the specified trees. Including:
 - i. The specification of tree protection zones;
 - ii. The type, installation and maintenance of tree protection fencing;
 - iii. Vehicular or pedestrian access within a tree protection zone;
 - iv. The protection of the canopies and trunks of the specified trees;
 - v. Specific details of any works proposed in any TPZ and how impacts will be mitigated;
 - vi. How canopies will be managed, including pruning;
 - vii. Excavation within or near a tree protection zone;
 - viii. Maintenance, including mulching and watering, of tree protection zones;
 - ix. Schedule of Project Arborist inspections.
 - (c) A program for the implementation of the proposed measures before, during and on completion of construction, including demolition.
8. The provisions, recommendations and requirements of the endorsed Tree Protection Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.
9. Before the development starts, a Waste Management Plan (WMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The WMP must include:
- (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 the basement area.
 - (b) Designation of methods of collection including the need to provide for private collection services. The private collection service must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
 - (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.

- (d) Details for best practice waste management once operating.
 - (e) Provision for glass recycling and organic waste collection.
10. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.
11. Before the development starts, including any demolition and excavation, a Construction Management Plan (CMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The CMP must show:
- (a) Delivery and unloading points and expected frequency;
 - (b) Truck haulage routes, circulation spaces and queuing lanes;
 - (c) Details how traffic and safe pedestrian access will be managed, including during school times associated with the Bentleigh West Primary School. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
 - (d) A liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (e) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (f) Any requirements outlined within this permit as required by the relevant referral authorities;
 - (i) Hours for construction activity must only occur within the following hours:
7am to 6pm – Monday to Friday;
 - (ii) 7am to 1pm – Saturdays;
 - (iii) No construction on Sundays or public holidays;
 - (g) Measures to control noise, dust, water and sediment laden runoff;
 - (h) Measures to ensure that subcontractors/tradespersons operating on the site are aware of the contents of the CMP;
 - (i) Any construction lighting to be baffled to minimise intrusion on adjoining lots.
12. All construction (including demolition and excavation) must be carried out and complied with in accordance with the approved Construction Management Plan to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

Parking and access arrangements

13. Before the building is occupied, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
- (a) fully constructed;
 - (b) properly formed to such levels that may be used in accordance with the plans;

- (c) surfaced with an all-weather surface or seal coat (as appropriate);
- (d) drained and maintained in a continuously usable condition;
- (e) line marked to indicate each car space, loading bay and/or access lane;
- (f) clearly marked to show the direction of traffic along access lanes and driveways,

all to the satisfaction of the Responsible Authority.

- 14. Vehicular crossings must be constructed to the road to suit the proposed driveways to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
- 15. The loading and unloading of goods from vehicles must only be carried out on the subject land and must be conducted in a manner which does not cause any interference with the circulation and parking of vehicles on the land.

General amenity

- 16. Noise that is audible from the premises, including plant and other equipment must comply with the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1, to the satisfaction of the Responsible Authority.
- 17. External lighting must be designed, baffled and located so as to prevent any adverse effect from light spill on adjoining land to the satisfaction of the Responsible Authority..
- 18. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building unless otherwise agreed in writing by the Responsible Authority.

Signage requirements

- 19. No flashing, intermittent lighting or changing coloured lighting is permitted.
- 20. The signs must be located wholly within the boundaries of the subject land.
- 21. The signs must be maintained in good condition to the satisfaction of the Responsible Authority.

Requirements relating to the easements

- 22. Before the development starts, any stormwater drainage diversion works must be completed to the satisfaction of the Responsible Authority and the easements must be realigned in accordance with the endorsed plans and be registered on title to the satisfaction of the Responsible Authority.

Permit expiry

23. This permit as it relates to the buildings and works to construct the residential aged care facility will expire if one of the following circumstances applies:

- (a) The development is not started within three years of the date of this permit.
- (b) The development is not completed within five years of the date of this permit.

The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of *Planning and Environment Act 1987*.

24. This permit as it relates to the signs will expire fifteen years from the date of this permit at which stage all signs and their supporting structures must be permanently removed from the land.

25. This permit as it relates to the removal and creation of easements will expire if one of the following circumstances applies:

- (a) The Plan of Removal and/or Creation of Easements is not certified within 2 years of the date of this permit;
- (b) The registration of the Plan of Removal and/or Creation of Easements is not completed within five years from the date of certification of the plan.

The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of *Planning and Environment Act 1987*.

Notes

- A. The amendments specified in Condition 1 and 2 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. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.

- D. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.

Address	34-36 Clairmont Avenue and 2-4 Todd Street, Bentleigh
Title details	Lot 52 on PS 010096, Lot 53 on PS 010096 and Lot 2 on PS 334965T
Restrictions on title	<p>A restrictive covenant affects Lot 2 of PS 334965T (34-36 Clairmont Avenue). The covenant states that the proprietor of the land will not: <i>“erect or cause to be erected on the Lot hereby transferred any construction other than a Supportive Care Hostel to be used for the care of the aged and infirmed and that such Hostel shall be constructed within two (2) years from the date of the creation of this covenant”</i>. It is understood the existing facility was constructed within this timeframe. Given that this proposal is for an aged care facility, any ongoing obligation of the covenant is not breached.</p> <p>Drainage and sewerage easements run along the west, north and east boundaries of Lot 2 of PS 34965T (34-36 Clairmont Avenue). These are the easements which are proposed to be varied as part of this application.</p> <p>A drainage and sewerage easement runs at the rear (east boundary) of lots 52 and 53 (2 & 4 Todd Street) a width of 1.83 metres.</p> <p>No sewerage assets are contained within these easements.</p>
Proposal	Buildings and works for the construction of a three storey residential aged care facility, removal and creation of easements and the display of business identification signage
Zoning and Overlay Controls	Neighbourhood Residential Zone, Schedule 1
Permit requirements	<ul style="list-style-type: none"> • Construct a building or construct or carry out works for a Residential Aged Care Facility (Clause 32.08-8) • To create, vary or remove an easement (Clause 52.02) • To display business identification signage (Clause 52.05)
Relevant Planning Scheme provisions	Clauses 11 (Settlement), 13.05-1S (Noise abatement), 15 (Built Environment and Heritage), 16.01-7S (Residential Aged Care Facilities), 18 (Transport), 21 (Municipal Strategic Statement), 22.08 (Minimal Change Area Policy), 22.10 (Aged Person's Policy), 32.09 (Neighbourhood Residential Zone), 52.02 (Easements, restrictions and reserves), 52.05 (Signs), 52.06 (Car parking), 53.17 (Residential Aged Care Facilities), 53.18 (Storm Water Management in Urban Development) and 65 (Decision Guidelines).
Seriously entertained amendments	None

Notification	Notice undertaken in accordance with Section 52 of the <i>Planning and Environment Act 1987</i> , including 3 notices on site and a notice mailed to 66 surrounding properties
Submissions	30 objections received and are detailed in the report
Cultural Heritage Management Plan required	The site is in an area of Cultural Heritage Sensitivity. Pursuant to Division 5 of the <i>Aboriginal Heritage Regulations 2018</i> , a residential aged care facility is not a high impact activity and therefore a Cultural Heritage Management Plan is not required.

DESCRIPTION OF PROPOSAL

The key aspects of the proposal are as follows:

- Demolition of the existing residential aged care facility building and two adjacent dwellings at 2 and 4 Todd Street (permit not required for demolition)
- Buildings and works for the construction of a three storey residential aged care facility containing 105 rooms and basement car parking.
- Variation of easements to allow the construction of the facility.
- Display of business identification signage.

LAND DESCRIPTION AND SURROUNDING AREA

The subject site is made up of three separate lots, one of which is occupied by an existing single storey aged care facility (Estia Health Bentleigh). The other two lots being 2 and 4 Todd Street are each developed with a single story detached dwelling.

The subject site is in the Neighbourhood Residential Zone, along with the properties to the north of the site. The southern side of Clairmont Avenue is made up of a mix of zonings including the Commercial 2 Zone and the Industrial 3 Zone. These non-residential zoned areas connect through to Nepean Highway.

Clairmont Avenue is narrow, with high on-street parking demand evident along the northern side of the street. Most dwellings in Clairmont Avenue are either single or double storey and the non residential uses are generally of a two to three storey height.

RELEVANT HISTORY

A previous application for a three storey residential aged care facility was refused by Council in 2014. The decision was appealed to the Victorian Civil and Administrative Tribunal who overturned this decision and issued a permit on 19 August 2014. The permit was never acted on and has now expired.

While the neighbourhood context has not significantly changed since this decision, the policy context has changed by the introduction of Clause 53.17 (Residential Aged Care Facilities) in October 2018. The introduction of this provision is an enabling provision to support and increase in supply of aged care facilities.

CONSULTATION AND ENGAGEMENT

There were 30 objections received as part of the notification process. The grounds of objection fall into the following themes:

- Neighbourhood Character
- Visual bulk, particularly the third floor
- Traffic and parking issues
- Amenity impacts including overlooking, overshadowing, noise and disturbance, light spill
- Impacts from the variation of the easements
- Impacts to the landscaped quality of the area
- Health concerns

An online planning conference was held on 23 July 2020 and was chaired by Cr. Cade. It was attended by 13 objectors and 4 representatives of the applicant.

REFERRALS

The following is a summary of comments and requirements from statutory referral authorities and relevant Council departments:

Statutory Referrals	
Department of Transport	The proposal was referred to Department of Transport given that more than 60 lodging rooms are proposed. The Department has no objection to the proposal and does not require any conditions be added to the permit.
Non-statutory referrals	
Transport Planning	The proposal is supported subject to minor modifications which are discussed in this report.
Asset Engineering	The proposal is supported subject to conditions relating to the easements which are discussed in this report.
Parks Services	<p>Council's Arborist in the Parks Services Department has raised issues with impacts to two adjoining English Elm trees at 13 and 15 Talbot Avenue (identified as Trees 26 and 27 in the submitted arborist report). The impact can be mitigated through tree protection measures and this is included as part of a condition requiring a Tree Management Plan.</p> <p>There will be no impact to street trees however protection measure will be required so that they are no damaged during construction.</p>
Waste Services	The proposal is supported subject to conditions which are discussed in this report.

ISSUES AND DISCUSSION

The assessment of the proposal will answer the following questions:

- Is there policy support for the residential aged care facility?
- Is the building appropriate?
- Are there any unreasonable amenity impacts?
- Is the landscaping and tree protection measure appropriate?
- Does the VCAT history assist the consideration of the matter?
- Are the traffic, transport and waste collection arrangements acceptable?
- Is the size and extent of signage appropriate?
- Are the variations to the easements acceptable?
- Are there any outstanding objector concerns?

Is there policy support for the residential aged care facility?

There is strong policy support for the development of residential aged care facilities.

Under the provision of the zone, the use as a residential aged care facility is as-of-right which means that the use does not need a planning permit. It is an accommodation use that is typical within residential areas such as the Neighbourhood Residential Zone.

The State Government introduced Clause 53.17 (Residential Aged Care Facilities) to all planning schemes in July 2019 as a recognition that Victoria needs more residential aged care facilities to meet existing and future demand from an ageing population and that the incorporation of these facilities within existing residential areas will allow older people to live in appropriate housing and remain in their local community.

Clause 53.17 streamlines the assessment of residential aged care facilities by using a number of tailored development standards and requirements to ensure appropriate, high quality, built form outcomes occur. This provision focuses on the following assessment requirements:

- How a development impacts on its adjoining neighbours (for example, overshadowing, overlooking).
- How a development interacts with the immediate streetscape (for example, front, side and rear setbacks).
- Caps building height at a maximum of 16 metres in the Neighbourhood Residential Zone to support a reasonably sized residential aged care facility that contains an appropriate number of beds.
- Ensures that a minimum number of car spaces (0.3 to each room) is provided.
- Addresses other issues such as site access, building footprint coverage and communal open space.

This clause of the planning scheme is an enabling provision to recognise the need for these facilities and to facilitate their development. Clause 53.17 identifies that if there is any inconsistency between a requirement in this clause and a requirement in another provision of this planning scheme, that this clause prevails.

Council has a long established policy in the Glen Eira Planning Scheme at Clause 22.10 (Aged Care Housing Policy) that guides residential aged care facilities. While this policy recognises the need for additional facilities, it seeks to direct them to certain locations. This is inconsistent with Clause 53.17. For the purpose of this assessment, the provisions of Clause 53.17 will prevail.

The planning framework is very clear in its support for increasing the supply of well designed residential aged care facilities, to recognise that these types of facilities will have a different scale of built form to the surrounding neighbourhood and that the development outcome must still provide reasonable amenity protection for neighbouring dwellings.

Is the building appropriate?

A purpose of Clause 53.17 recognises that residential aged care facilities will have a different scale and built form to the surrounding neighbourhood. It enables construction of a residential aged care facility in the Neighbourhood Residential Zone up to a maximum height of 16m where dwellings can be developed up to a maximum height of 9m. It also enables the site coverage for facilities to be up to 80 per cent of the site as opposed 50 per cent for dwellings.

The proposed development is constructed to 11.4m high to the top of the roof, however there is also a screen around roof mounted plant equipment that extends in part an extra 2m. This is well below the mandatory height limit of 16m and provides an appropriate scale transition to the surrounding dwellings which are between one and two stories.

The building design uses high quality materials. It has grounded two storey form that is clad mostly in white brick, with a lighter top floor clad in a grey metal finish. The upper level is set back further along all boundaries which reduces the visual bulk. The following is an image of the building:



The site is large at 4144.45sqm and the building occupies 61.1 per cent of this area which is well under the maximum of 80 per cent allowed under Clause 53.17. While it will still be a large building, it has been moderated from what could be developed to a scale that is more sympathetic to development in the Neighbourhood Residential Zone and expected through Council's Minimal Change Area Policy.

The building adopts appropriate street setbacks that respond to or are greater than the street setbacks of the adjoining dwellings. It is on a bend in the road and manages the transition well. From a character perspective, the development is softened by landscaping.

It provides a minimum 4m setback at ground floor level along the rear (eastern and southern) boundaries where it interfaces with backyards of abutting dwellings. This is consistent with the guidelines of the Minimal Change Area Policy and the expectation of development in the Neighbourhood Residential Zone. This also allows for good landscaping opportunity around the site boundaries. As a whole, the development responds well to the garden character of the area.

Details of front fencing have not been provided, however a low timber fence is depicted on the visual renders. A condition of permit will require details of the front fence to be shown to be generally in accordance with the renders.

Other aspects of the design that are positive include that both the eastern and southern facades have articulated set back which helps creates both visual interest to the form.

Overall the design of the building is considered to be very high quality and provides a good transition to the broader character of the area.

Are there any unreasonable amenity impacts?

Off-site amenity considerations

The dwellings to the north (Units 1 and 2, 6 Todd Street) have their main outlook and areas of secluded private open space away from the subject site. The proposed development is setback 8.27m from this (northern) boundary at the ground and first floors and further at the third floor. The basement entry ramp provides a separation from the northern boundary and includes landscaping between the ramp and the boundary ensuring there is no unreasonable impact to these neighbours particularly from visual bulk and outlook. There is no overlooking impact and this is managed at the ground floor by the existing boundary fence, at the first and second floors by the distance separation (ie. more than 9 metres) and oblique views to the rear of Talbot Avenue and restricted by the use of fins on the edge of the proposed windows.

The properties adjoining the site to the east all front Talbot Avenue with five backyards abutting the eastern boundary. The proposed development is setback from this boundary by a minimum of 4m but increases in sections of between 7.2m and 16m. These setbacks are generally consistent for all three levels. The setbacks are compliant with the side and rear setback requirements of Clause 53.17. Given the distance from the existing habitable room windows there will be no impact to their solar access.

Most of the overshadowing will be within the subject site, however there will be additional overshadowing caused by the proposed development from 2pm at the Equinox. Given the size and depth of the secluded private open space areas of the properties to the east, the level of overshadowing is acceptable. Additional shadowing will fall for the most part within the existing boundary fence shadow and the majority of each of the backyard areas will remain relatively free of shadow even at 3pm.

East facing windows at ground floor are screened by the boundary fence and at first floor require screening. Not only are they within 9m of adjoining secluded private open space, but there is also a significant number of windows, which would give the sense of being overlooked when people are in their backyards. Windows on the second (top floor) are set back further, which would give them a limited view of the adjoining secluded private open space areas. A condition will be included to ensure that overlooking is managed in accordance with Clause 53.17.

There are solar energy facilities on the roofs of 7B, 9 and 17 Talbot Avenue, however the shadow diagrams indicate that these facilities will not be impacted by overshadowing from the development at the Equinox and therefore their operation is not expected to unreasonably be reduced.

The four dwellings to the south are the most sensitive and all have their main living areas and secluded private open space orientated north towards the subject site. There are also north facing habitable room windows within 3 metres of the boundary at 20/1D Tovan Akas Avenue. The set back of the ground floor and first floor from these windows is 6.7m and where the wall height is 5.52m, the setback requirement under clause 53.17 is 2.15m. The setback provided is 4m and exceeds the requirement. It is noted that there are also north facing windows at 13/1D Tovan Akas Avenue and 14/1D Tovan Akas Avenue, however these are non-habitable room windows.

The secluded private open space of the properties to the south are small and already have limited solar access. The starting principle is that the proposed development should not further overshadow these areas. The following areas of secluded private open space will have some increase in overshadowing:

- 13/1D Tovan Akas Avenue is overshadowed an additional 1sqm at 9am, 2sqm at 10am and 1sqm at 11am.
- 19/1D Tovan Akas Avenue is overshadowed an additional 3sqm at 9am.
- 20/1D Tovan Akas Avenue is overshadowed an additional 2sqm at 1pm, 2sqm at 2pm and 3sqm at 3pm.

The extent of additional overshadowing is not sustained for the whole day and is a small increase. Clause 53.17 seeks to ensure that the amenity of adjoining dwellings is not unreasonably impacted. The small area of additional shadow cast on these dwellings is considered reasonable and will maintain areas of the secluded private open space free of shadowing throughout the day.

In terms of overlooking, the ground floor windows do not require screening as there are no views to adjoining properties. First floor windows should be fitted with screening in accordance with the requirements of Clause 53.17. Windows on the second floor are setback further, which will limit their view into the adjoining secluded private open space areas.

The dwellings to the west of the site (26-32 Clairmont Avenue) are setback from the boundary by a shared driveway (between 6 and 6.4m in width). The proposed development will be setback from this boundary a minimum of 4m. This provides an appropriate separation to the adjoining dwellings. The third floor is setback slightly further, with a terrace filling out the footprint of the floor below. Having a driveway along the boundary means that there is less sensitivity, however it is considered that matters of visual bulk from the proposal have been managed. It is noted that there are no solar energy facilities on the properties to the west.

On balance the amenity impacts as a result of the built form are suitably managed and do not unreasonably impact adjoining residential amenity.

Amenity for occupants of the building

The level of amenity for occupants of the building is high. As a starting point this is a purpose built residential aged care facility providing access to a range of services and amenities for the residents.

Both Clauses 53.17 and 22.10 (Aged Person's Policy) require residential aged care facilities to be provided with areas of communal open space. The proposal provides several separate areas including:

- Two courtyards along the eastern boundary including a larger area adjacent to southern dining room.
- One courtyard accessed from the lounge along southern boundary
- Two terraces at level 1 (facing north east and adjoining the library)
- Two Terrace at level 2 (facing east and adjoining the dining room)
- Two terraces at level 2 (both south facing)

The outdoor spaces are accessible from larger indoor communal areas, secured from the public realm and have good solar access. Additionally, this proposal provides appropriate internal recreational facilities including lounge areas, a salon and wellness centre, a cinema and multipurpose centre.

All lodging rooms have an external facing window with excellent solar access. North-facing rooms at the ground floor which are adjacent to the basement ramp are provided a planter box to soften the impacts of being adjacent to this accessway. It is noted that the accessway is between 1.5m and 3.5m below the habitable room windows.

No adjoining dwellings will overlook the rooms within the facility given that adjoining dwellings near the boundary are single storey and any double storey dwellings are in excess of 15m away. As the site is in a residential area and away from major roads and railway lines, it is protected from external noise. Noise generating parts of the use are either in the basement (the kitchen, laundry and waste collection areas) or screened on the roof (the mechanical plant).

Other amenity considerations

Concern has been raised about noise disturbance and impact from light. Mechanical plant is positioned on the roof in a central location and screened while the kitchen, laundry and waste collection areas are in the basement.

Lights may be visible from within the building, however it must be recognised that this is a residential type of use and its impact would not be unreasonable.

Conditions are included as part of the recommendation to ensure compliance with State Environmental Protection Policy (SEPP) noise requirements

Is the landscaping and tree protection measures appropriate?

The proposal includes a landscaping plan that includes a mix of canopy trees and shrubbery around the perimeter of the site which provides a green screen around the development. This helps to soften views of the building from the adjoining dwellings and the street front. Council's Aged Persons Policy requires that all external accessways and pathways are provided with artificial lighting which is included as part of the recommendation.

Council's Arborist has expressed a view that there is not enough canopy tree planting, however as Clause 53.17 anticipates a larger scale building on the site, the extent of landscaping is considered appropriate.

The arborist has also identified requirements to manage impact to trees on adjoining sites. A Tree Management Plan forms part of the recommendation to manage this.

Does the VCAT history assist the consideration of the matter?

It is noted in the History section of this report that a residential aged care facility was approved at this site in 2014. The proposal was for a similar scale three storey building. The ground and first floors extended further towards the northern boundary and had less articulation along the eastern boundary. The second floor was smaller than this proposal. While this decision provides an approval context for the site that accepts three storey development, the new policy context with the enabling Clause 53.17 provisions justifies that the current proposal is appropriate.

Are the traffic, transport and waste collection arrangements acceptable?

Car and bicycle parking arrangements

The Glen Eira Planning Scheme requires 0.3 parking spaces for each of the 105 lodging rooms requiring 31 parking spaces to be provided. The proposal includes 32 spaces with 28 in the basement and 4 at ground level. The planning scheme does not require any bicycle spaces, however 8 have been provided at ground level which is a positive outcome. The appropriate quantum of parking is exceeded for cars and bicycles.

The layout of the basement and ground floor parking areas comply with the design standards of Clause 52.06 subject to some modification which are detailed below and form part of the recommendation:

- The traffic direction of the ground level vehicle drop off area rearranged so that the traffic enters and exists in a conventional manner. This requires the entry and exit arrows to swap sides and for vehicles to travel on the left side of the accessway into the site and then move in an anticlockwise direction under the canopy.

- Clear line marking and traffic direction arrows for the ground level vehicle drop off area including the installation of west facing 'no entry' signs on either side of the line marking.
- Installation of a convex mirror at the bend in the basement car park ramp to provide visibility of any oncoming vehicles or obstructions.
- Installation of wheel stops for car spaces 16, 17, 19, 20, 21, 23, 24, 26 and 27 and designed in accordance with AS2890.1:2004.
- Parking bays for residents, visitors, staff and disabled be clearly marked, with car space 15 allocated to staff.

The layout of the parking areas is acceptable. Direct access is provided for emergency vehicles along with disabled and visitor parking adjacent to the front door of the facility. All other parking and loading is in the basement with access provided as close as possible to the main road.

There is adequate space for the unloading / loading of a community bus under the porte cochere. A proposed pedestrian path will connect the existing footpath on the street to the entrance of the facility.

The area around the entrance is covered by the porte cochere which provides weather protection and clearly identifies the main entry to the building. The front entrance is in visual proximity to the lift from the basement car park and the ground floor parking area.

Traffic associated with the proposal

Council's Transport Planners are satisfied that the proposal is acceptable and will not unreasonably impact the operation of the road network. The main flow of traffic will be into the basement and this is closer towards Brewer Road. While the previous VCAT decision found that there were existing traffic problems in the area which were not the result of the application, it did not consider that the proposal would further exacerbate the issue. It is considered that the proposal will not unreasonably result in traffic issues in the area.

Waste collection and facilities

A loading bay is provided in the basement for waste collection with appropriate access arrangements for waste vehicles to enter and exit the site. A refuse room is provided adjacent to the loading bay. This is considered an appropriate layout. The recommendation will require a Waste Management Plan to be approved as part of the permit and for it to include provision for glass recycling and food/organic waste recycling.

Overall the traffic, transport and waste collection arrangements are acceptable.

Is the size and extent of signage appropriate?

Three business identification signs are proposed as follows:

- A 3m sign with an area of 3.3sqm on the west side of the accessway.
- A 1.6m sign with a total area of 1.04sqm on the north side of the basement ramp.
- A 0.81sqm sign on the Clairmont Avenue front fence.

The area of the three signs is modest and consists of the corporate branding. Given the size of the site and length of the street frontage, the proposed signs are appropriate. The signs will be externally illuminated by small 'up lights' installed in the ground and will only illuminate the face of the signs. Overall it is considered that the signs are compatible with the amenity and visual appearance of an area, do not contribute to excessive visual clutter or visual disorder and do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of the road.

Are the variations to the easements acceptable?

The sites have various drainage easements that run along the west, north and east boundaries of the Clairmont Avenue site. This application proposes removal of these easements and creation of a new easement along the southern boundary of the site. Specifically, the following easements are to be removed:

- E-1 – a drainage and sewerage easement (noting that this easement contains no sewerage or drainage assets benefitting South East Water or Melbourne Water)
- E-3 – a drainage easement

Having considered the interests of affected people, the removal and realignment of the easements is acceptable.

Are there any outstanding objector concerns?

Further comments are made in relation to the grounds of objection as follows:

Neighbourhood Character

The introduction of Clause 53.17 anticipates that residential aged care facilities will have a different and more robust built form than other buildings in residential areas. The assessment has identified that the proposal provides a building that well managed relationship with the existing character, while appreciating that a larger scale can be expected for this building.

Visual bulk, particularly the third floor

The planning scheme allows for buildings of up to 4 storeys in height for the use of a residential aged care facilities. It is considered that the 3 storey proposal is a good balance between the expected built form outcome and the prevailing neighbourhood character. It is noted that the top floor is setback 7 metres from the east boundary and 8 metres from the south boundary.

Increased traffic and parking

Both parking and traffic have been discussed in this report. No reduction of parking is sought and it is noted that there is a surplus of 1 parking space. The proposal is not considered to unreasonably impact the traffic situation in the area.

Overlooking

Generally, overlooking has been appropriately managed, however the recommendation requires additional screening to the east and south facing windows on the first floor in accordance with Clause 53.17.

Overshadowing

There is no unreasonable overshadowing to the properties as has been set out in the report.

Noise and light spill

The proposal is for a residential use within a residential zone and therefore is not expected to have unreasonable noise and light spill impacts.

Removal of easement (impacts to other easements)

Council Asset Engineering department support the easement removal and does not consider that it will impact upon other easements.

Additional paving areas, loss of vegetation and lack of proposed vegetation

The development provides an appropriate level of landscaping that respects the landscape character of the area.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

There are no financial, resource or asset management implications associated with this report.

POLICY AND LEGISLATIVE IMPLICATIONS

All matter required at Section 60 of the *Planning and Environment Act 1987* have been taken into consideration as part of the assessment of this application.

LINK TO COUNCIL AND COMMUNITY PLAN

Theme One: Liveable and Well Designed
A well planned City that is a great place to live.

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 proposal provides a purpose building 105 room residential aged care facility of a very high standard. The scale of the building is respectful of the character of the area, while recognising that the planning controls enable it to be larger in size than the surrounding dwellings. It has a high degree of compliance with policy and therefore it is recommended that a Notice of Decision to Grant a Planning Permit be issued.

ESTIA BENTLEIGH AGED CARE

34 Clairmont Ave, 2 & 4 Todd St Bentleigh



Advertised Plan
This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

List Of Drawings Town Planning

Number	Sheet Name	Revision
TP00	Cover	a.1
TP01	Site Analysis and Neighbourhood Character	b.1
TP02	Existing Site and Demolition Plan	-
TP03	Design Response	-
TP04	Basement	-
TP05	Ground Floor Plan	-
TP06	First Floor Plan	-
TP07	Second Floor Plan	-
TP08	Roof Plan	-
TP09	Elevations - Sheet 1	-
TP10	Elevations - Sheet 2	-
TP11	Sections	-
TP12	Site Boundary Sections	-
TP13	Signages	-
TP14	Bedroom Types	-
TP15	Shadow Diagram - Sheet 1	a.1
TP15.1	Shadow Diagram - Sheet 1.1	-
TP15.2	Shadow Diagram - Sheet 1.2	-
TP16	Shadow Diagram - Sheet 2	-
TP16.1	Shadow Diagram - Sheet 2.1	-
TP16.2	Shadow Diagram - Sheet 2.2	-
TP17	Shadow Diagram - Sheet 3	-
TP18	Material Board	-
TP19	Perspective View 1	-
TP20	Perspective View 2	-

ClarkeHopkinsClark
115 Backville Street
Collingwood VIC 3068
03 9319 4340
studio@chc.com.au
www.chc.com.au

ESTIA BENTLEIGH AGED CARE
34 Clairmont Ave, 2 & 4 Todd St Bentleigh

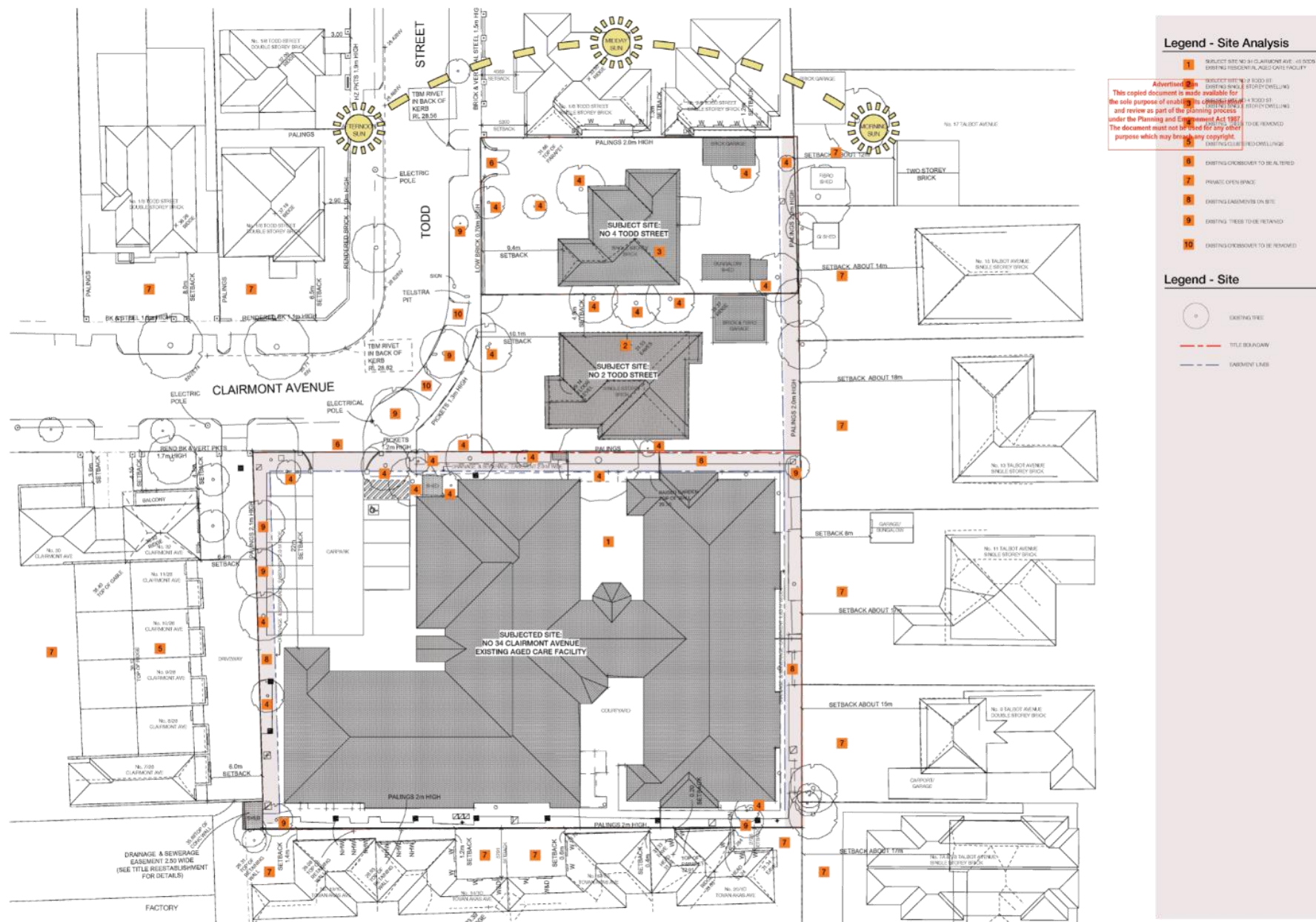
Cover

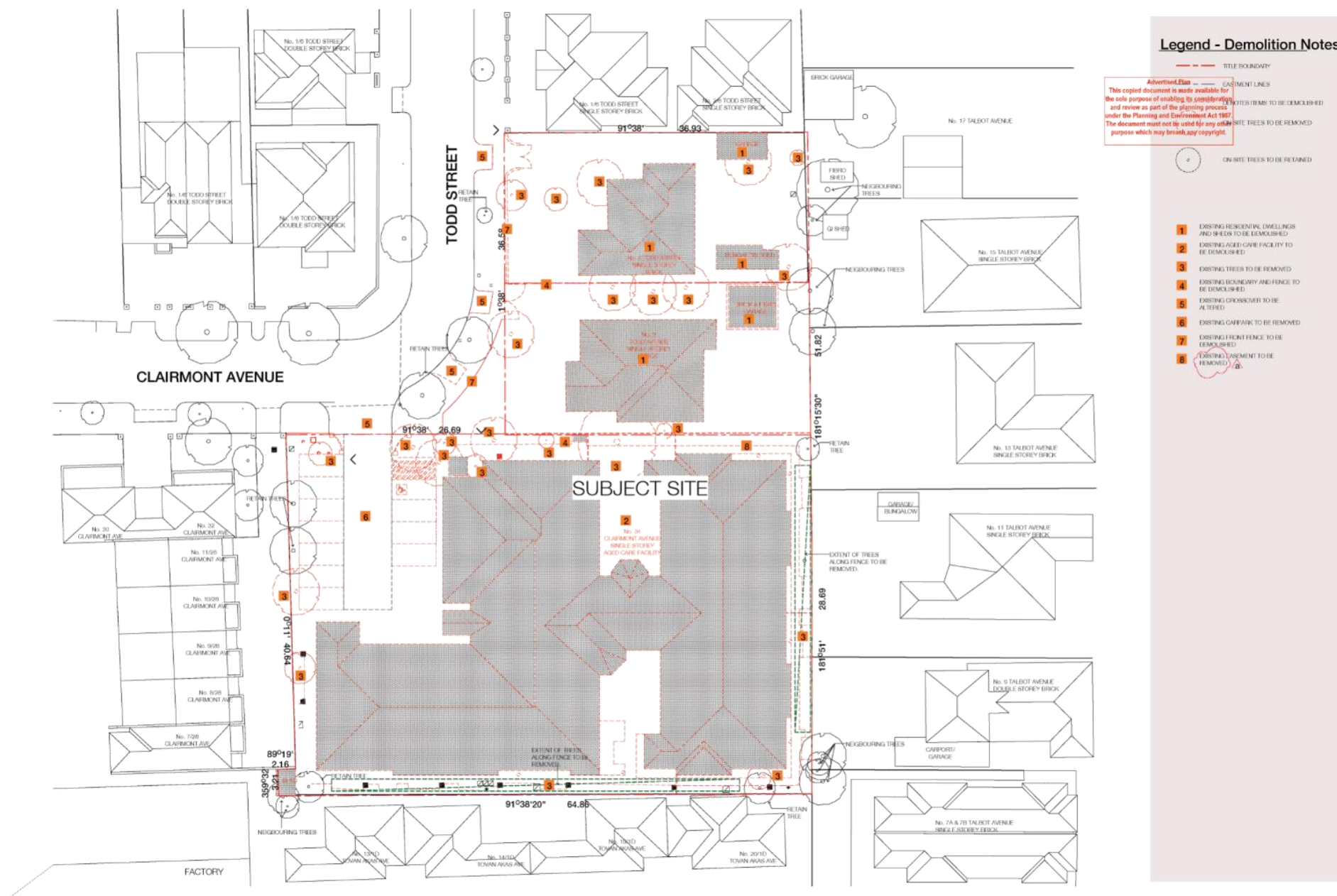
© A1

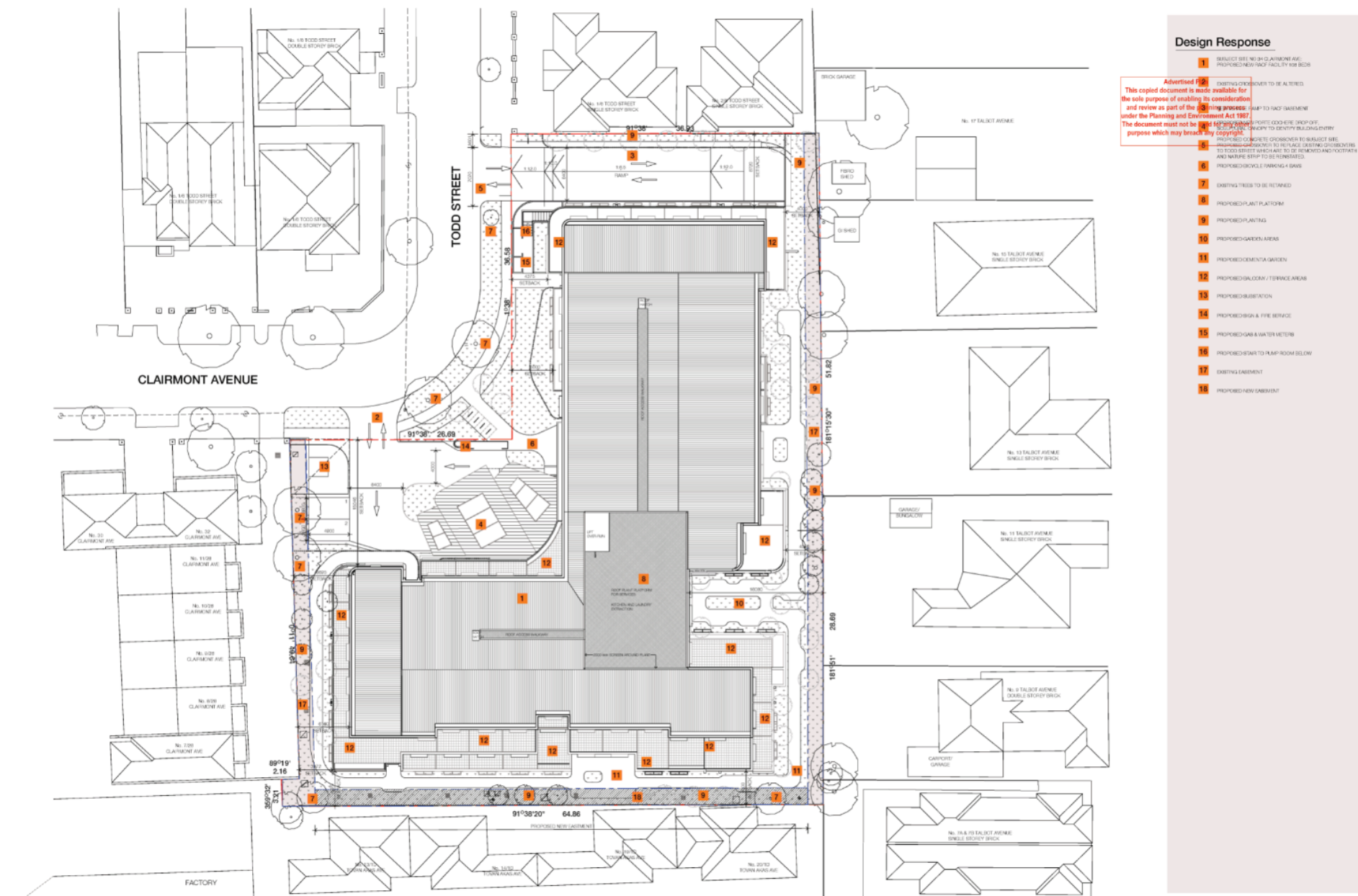
FOR APPROVAL
190140/TP00

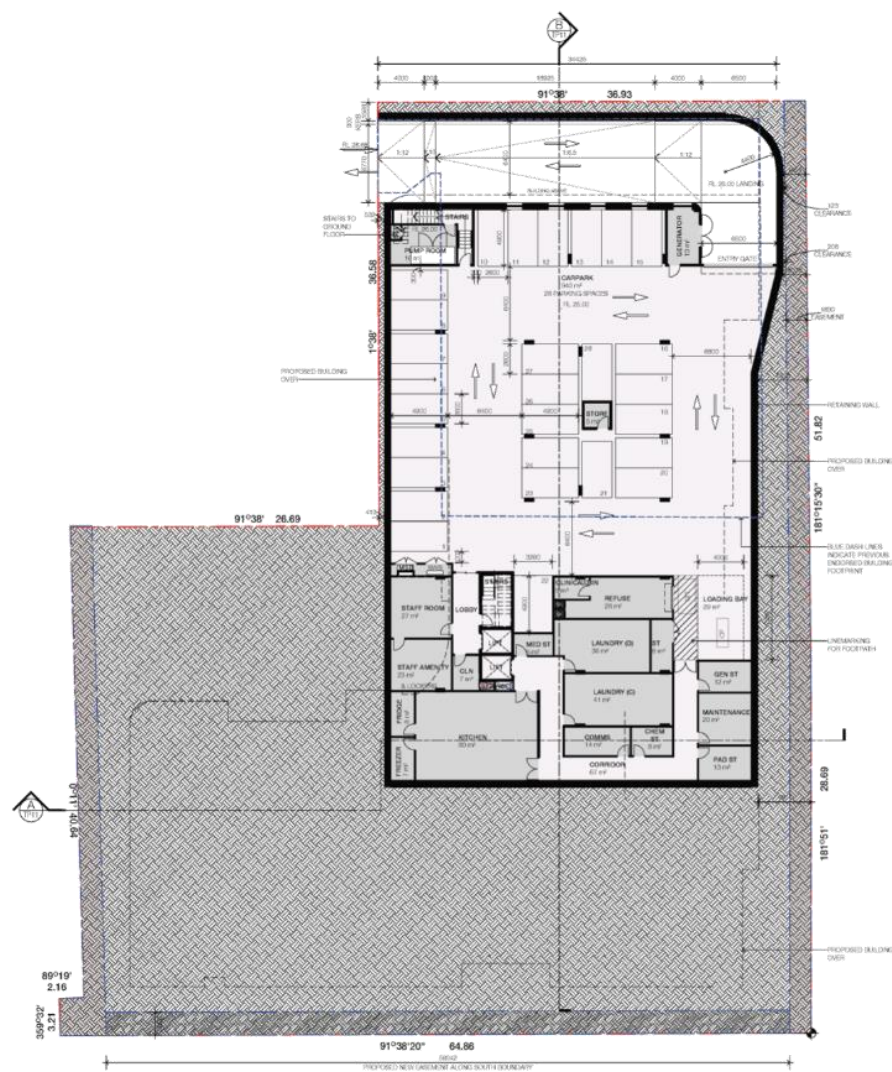
16.04.2020

a





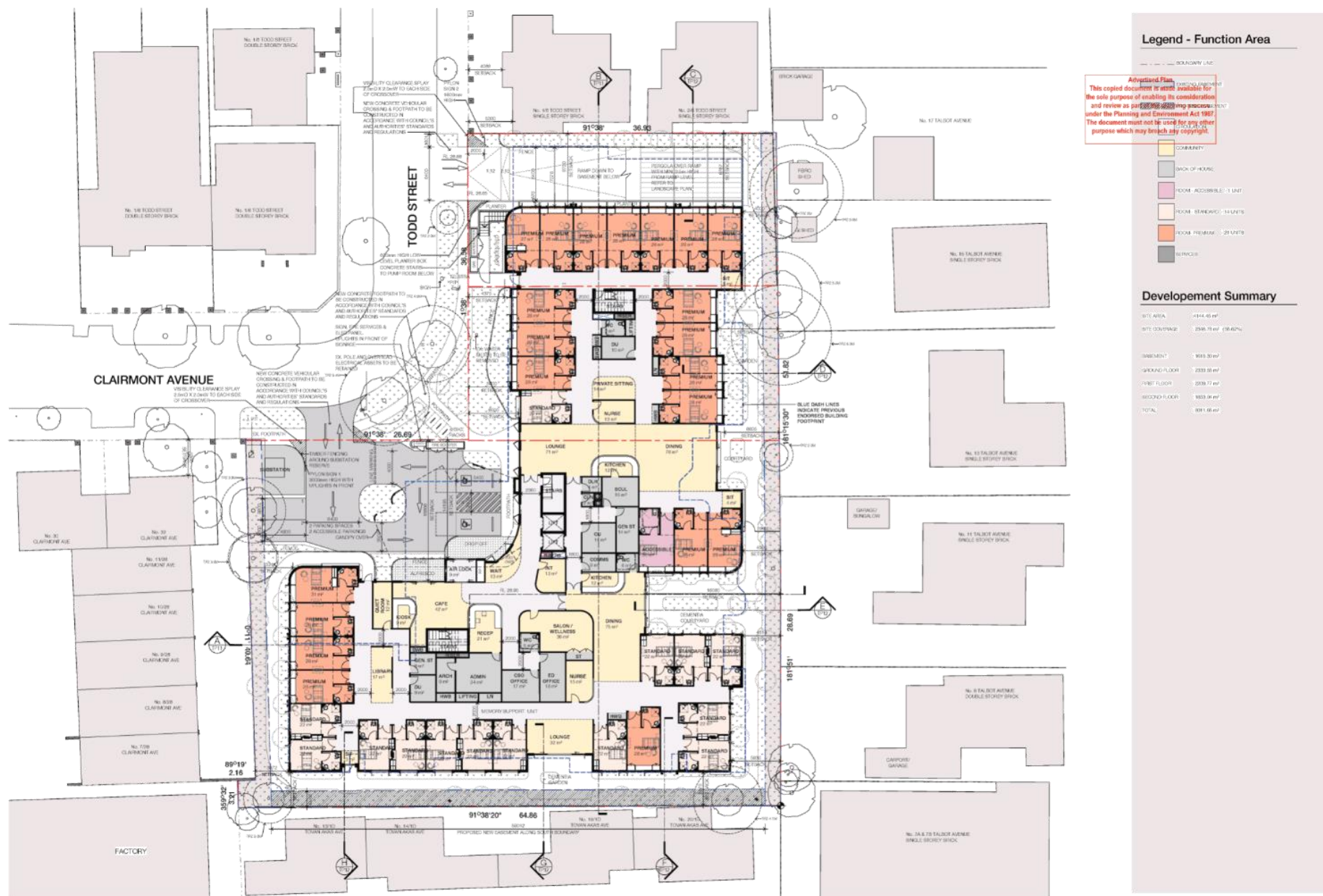


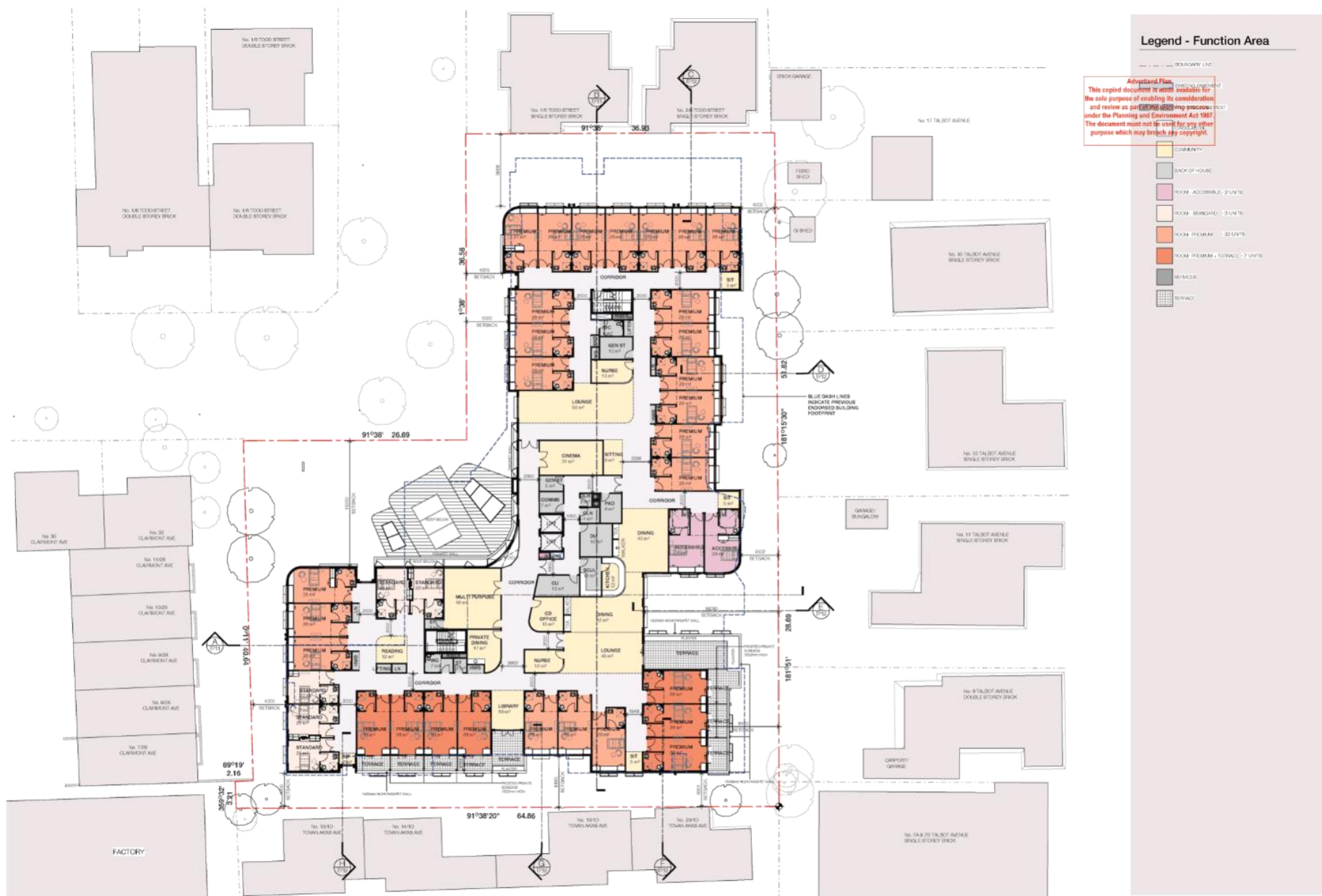


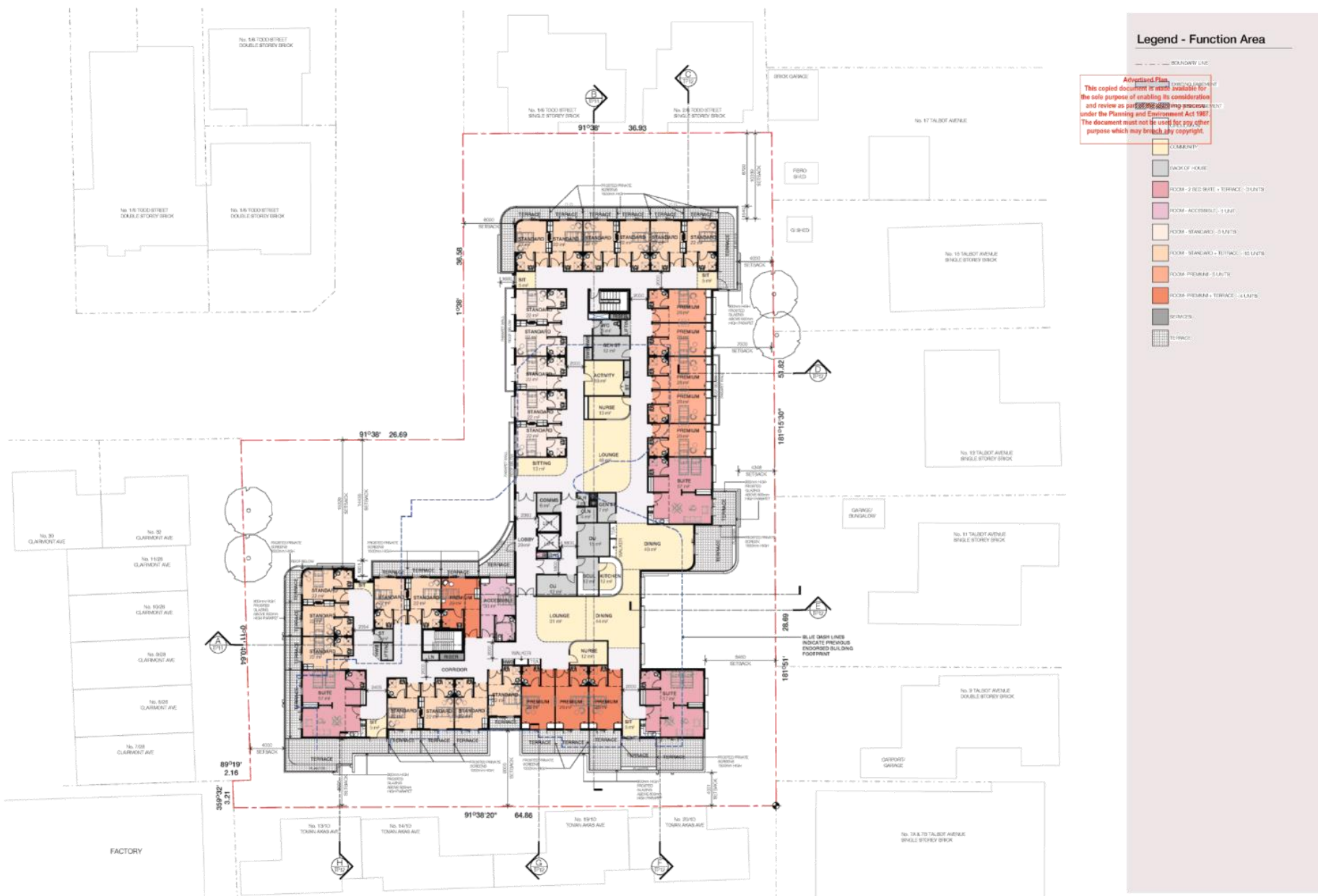
Legend - Function Area

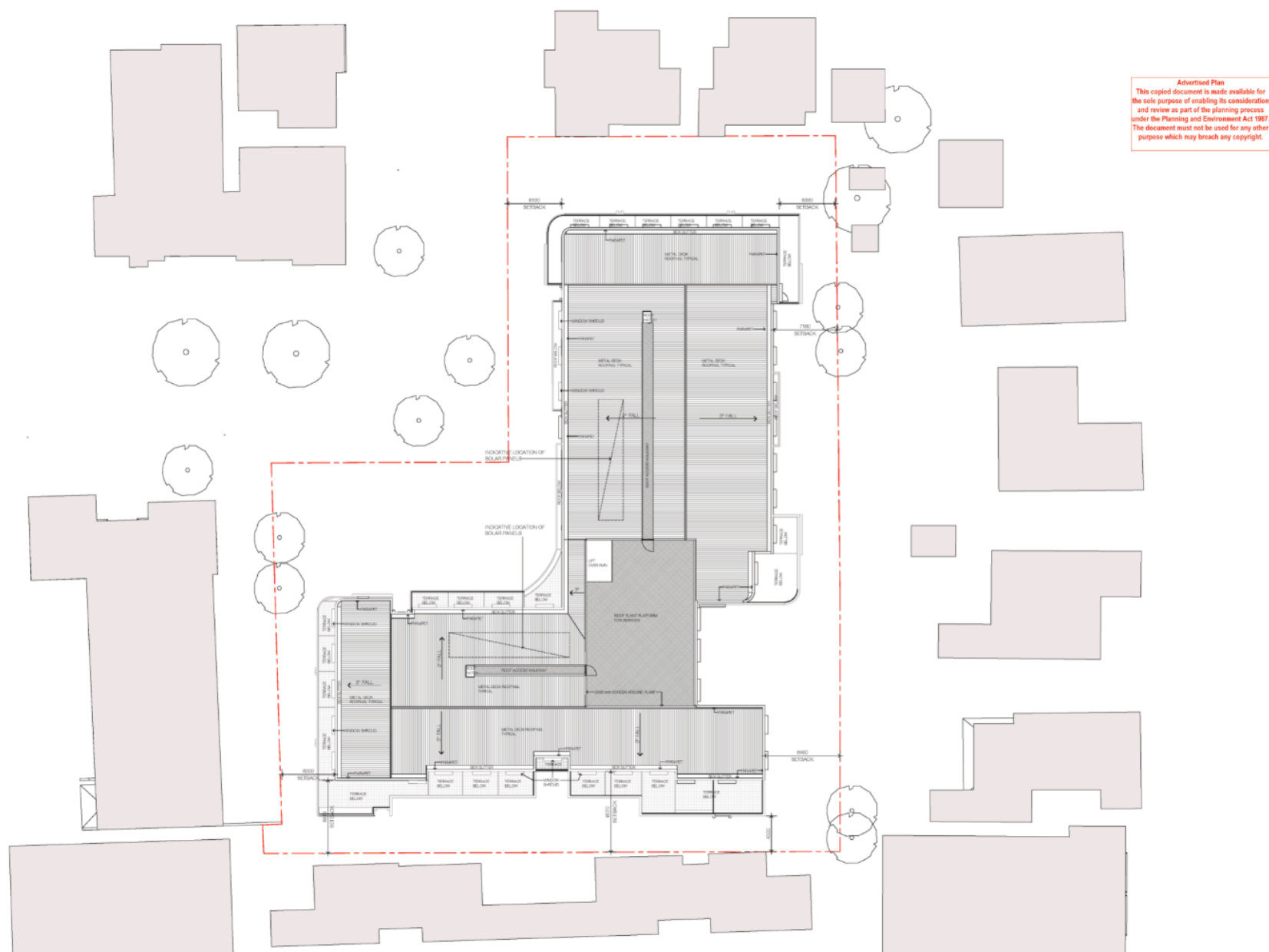
Architectural Plan
 This copied document is available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

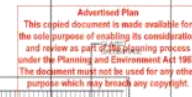
BOUNDARY LINE
 SWACK OF HOUSING
 SPACES











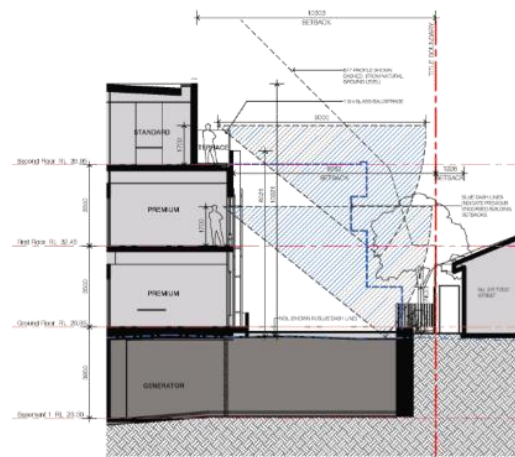




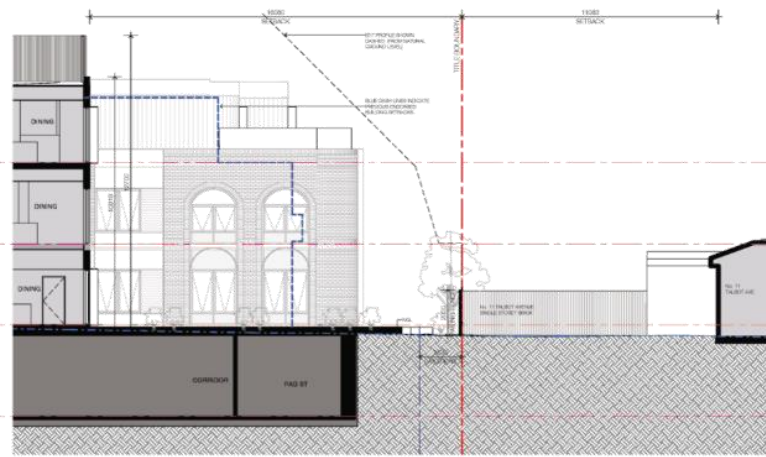
Section A



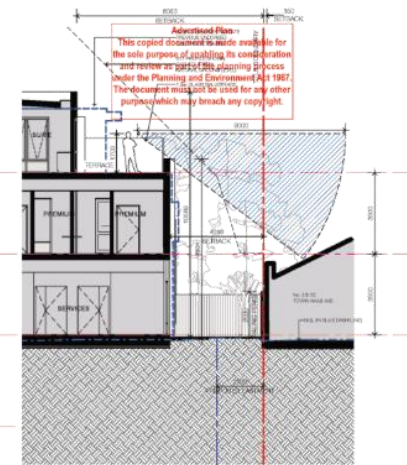
Section B



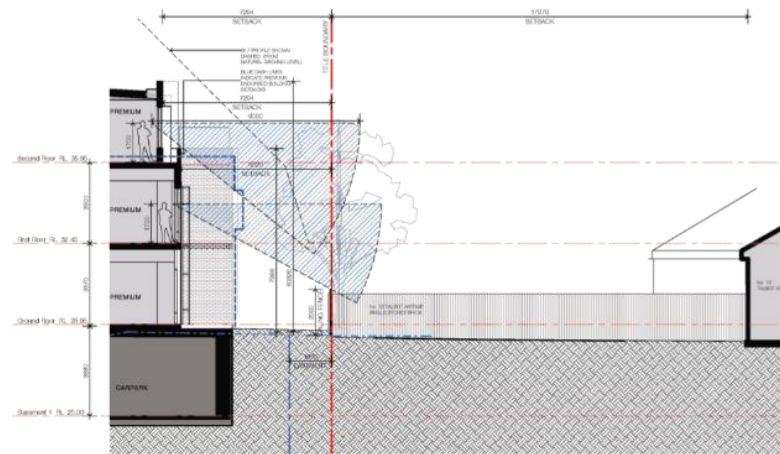
Section C



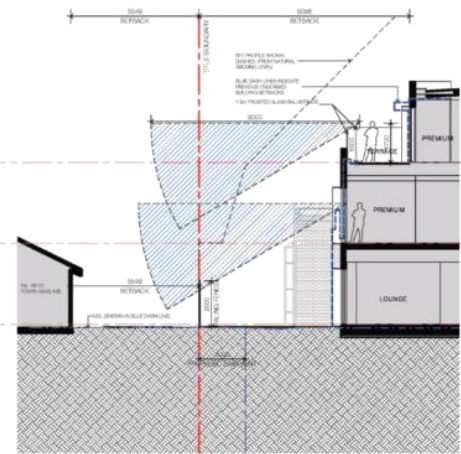
Section E



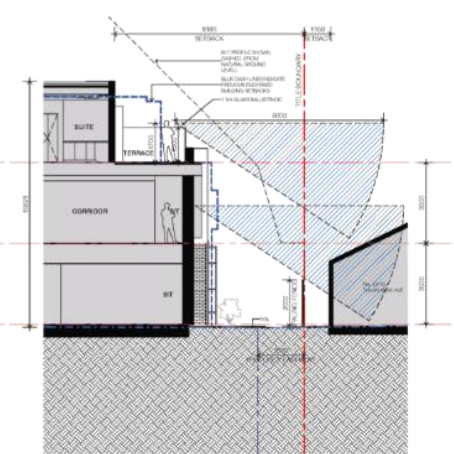
Section F



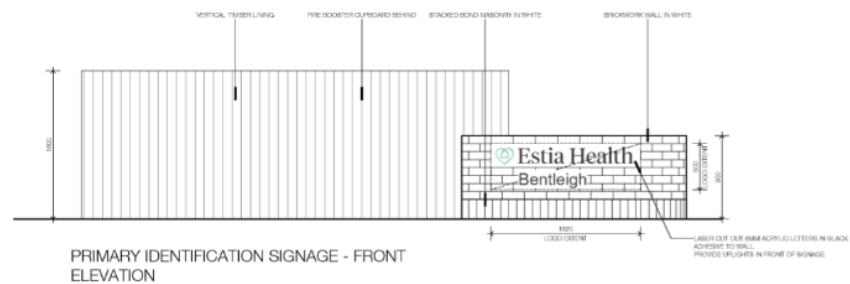
Section D



Section G

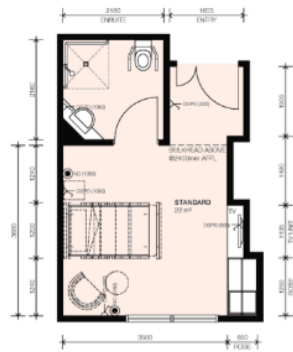


Section H

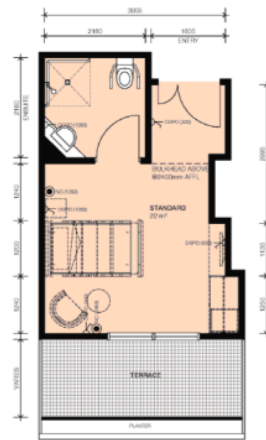


Advertised Plan
This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

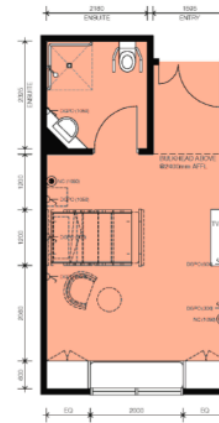




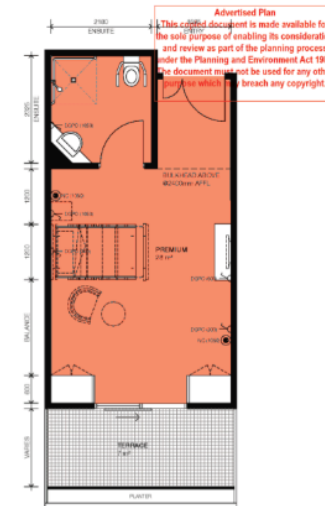
Standard Room
24 Units



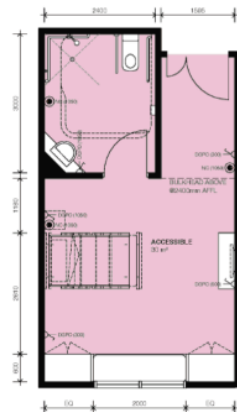
Standard Room + Terrace
15 Units



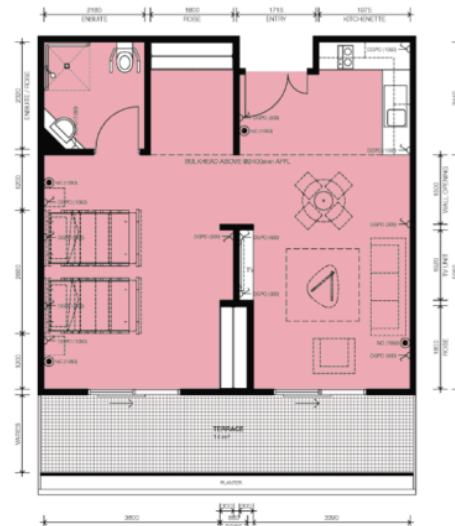
Premium Room
48 Units



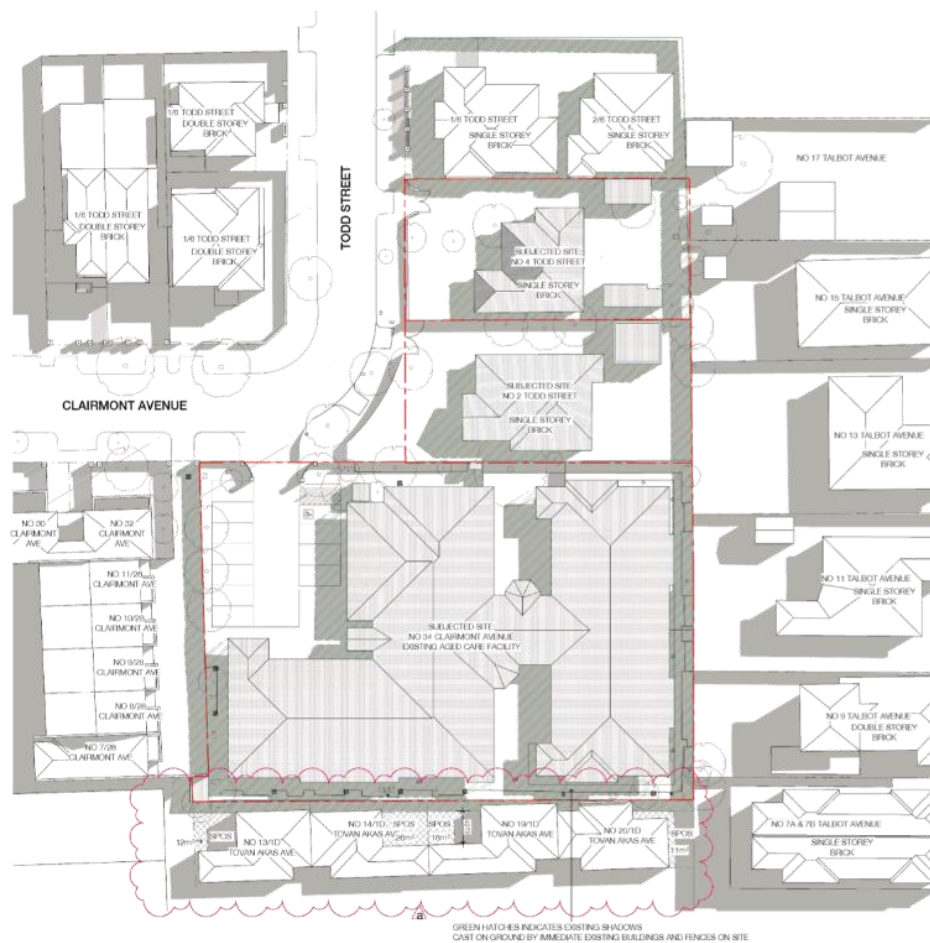
Premium Room + Terrace
11 Units



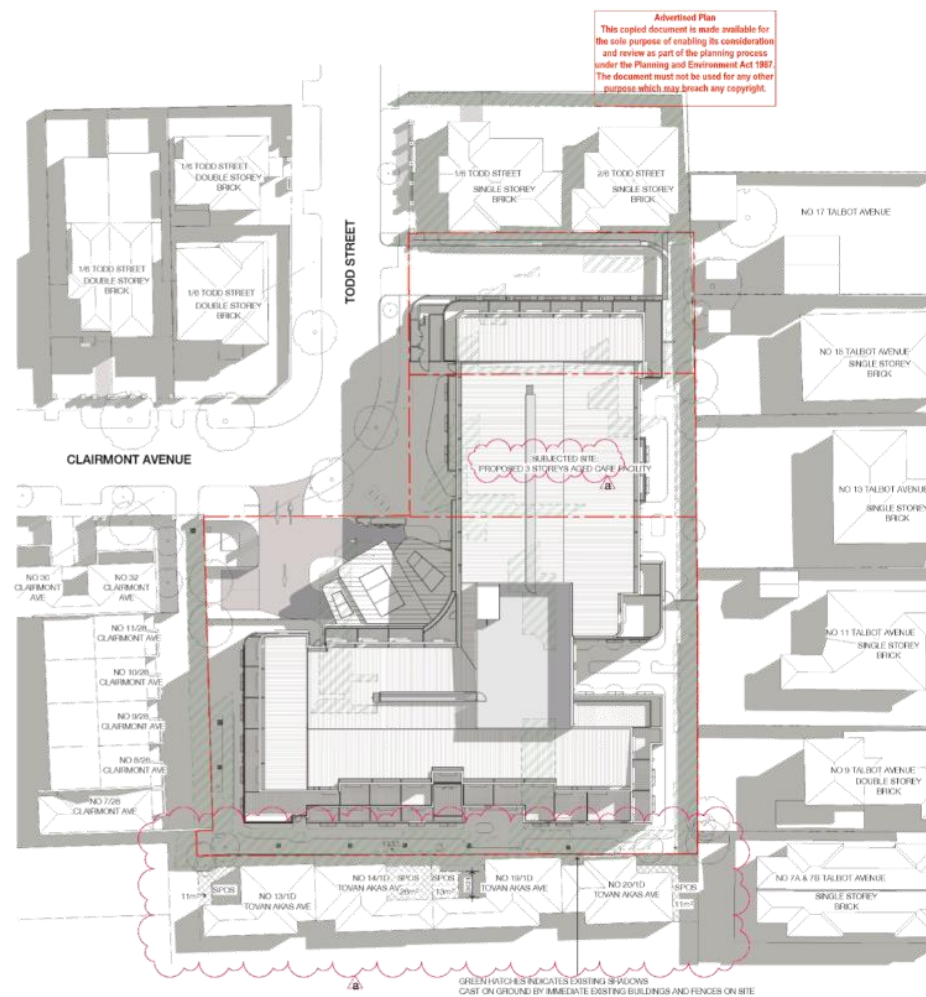
Accessible Room
4 Units



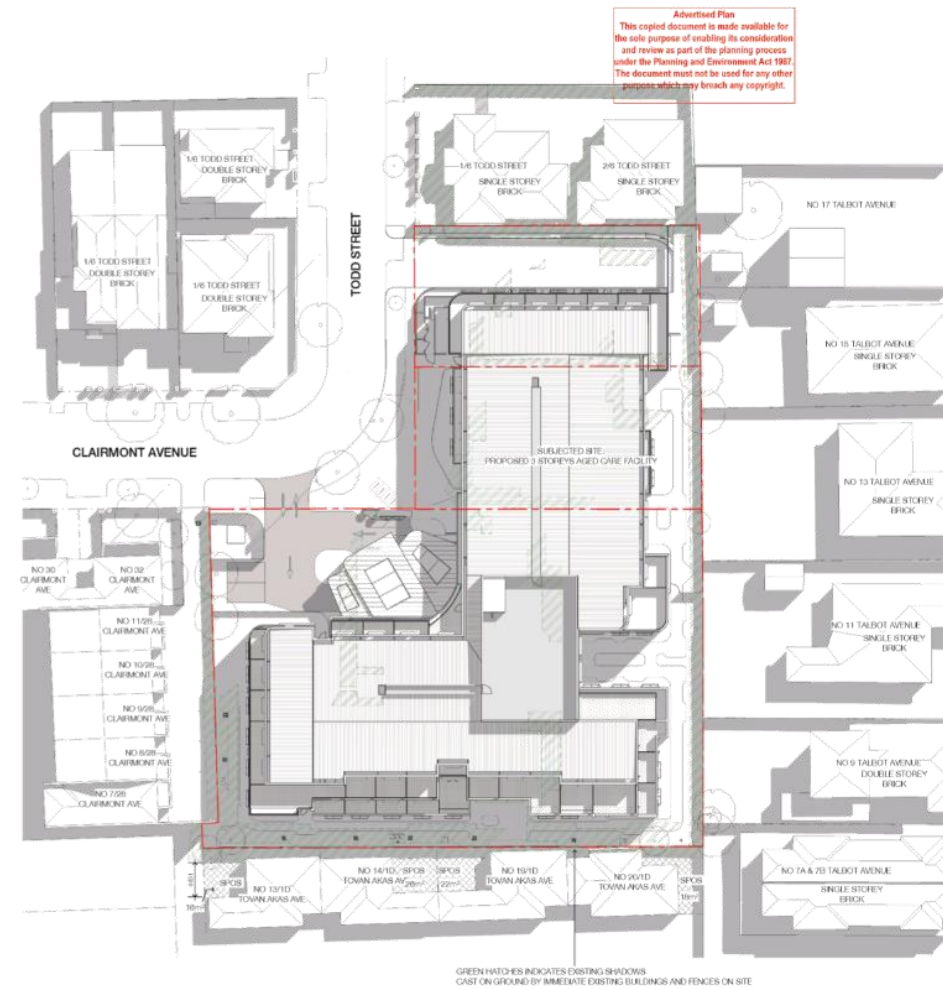
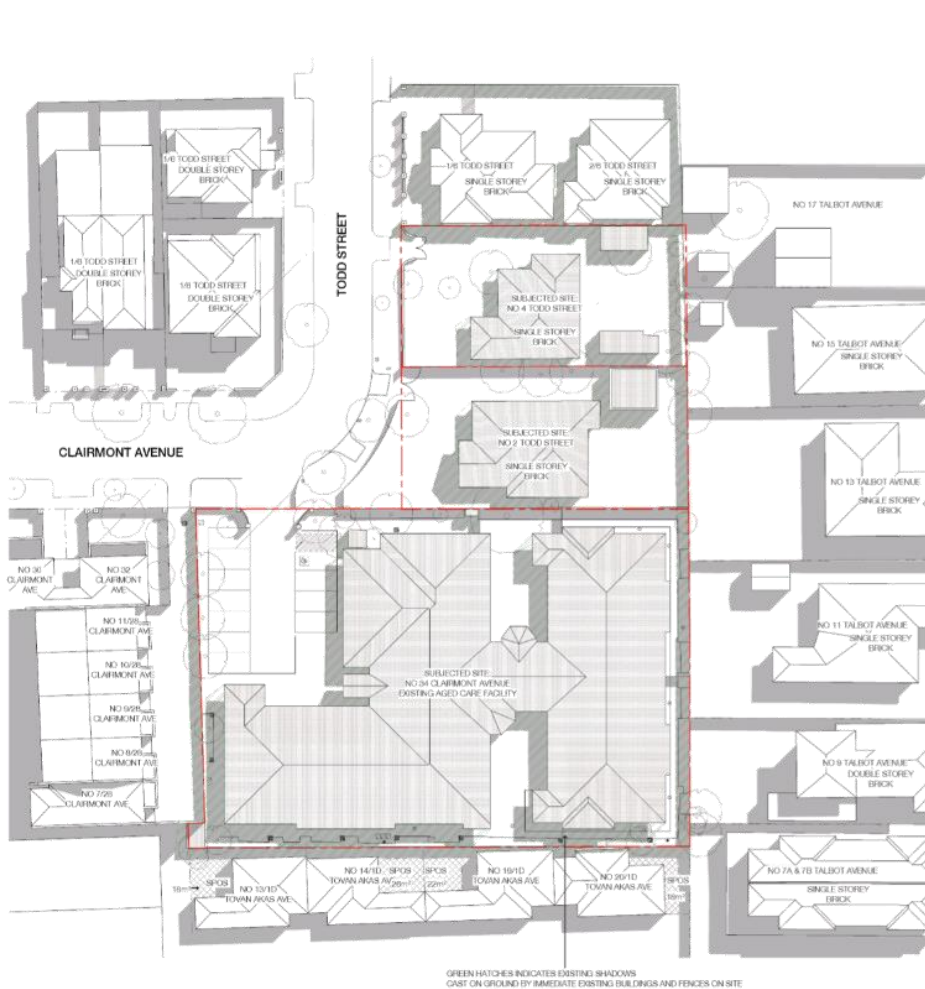
2 Beds Suite + Terrace
3 Units

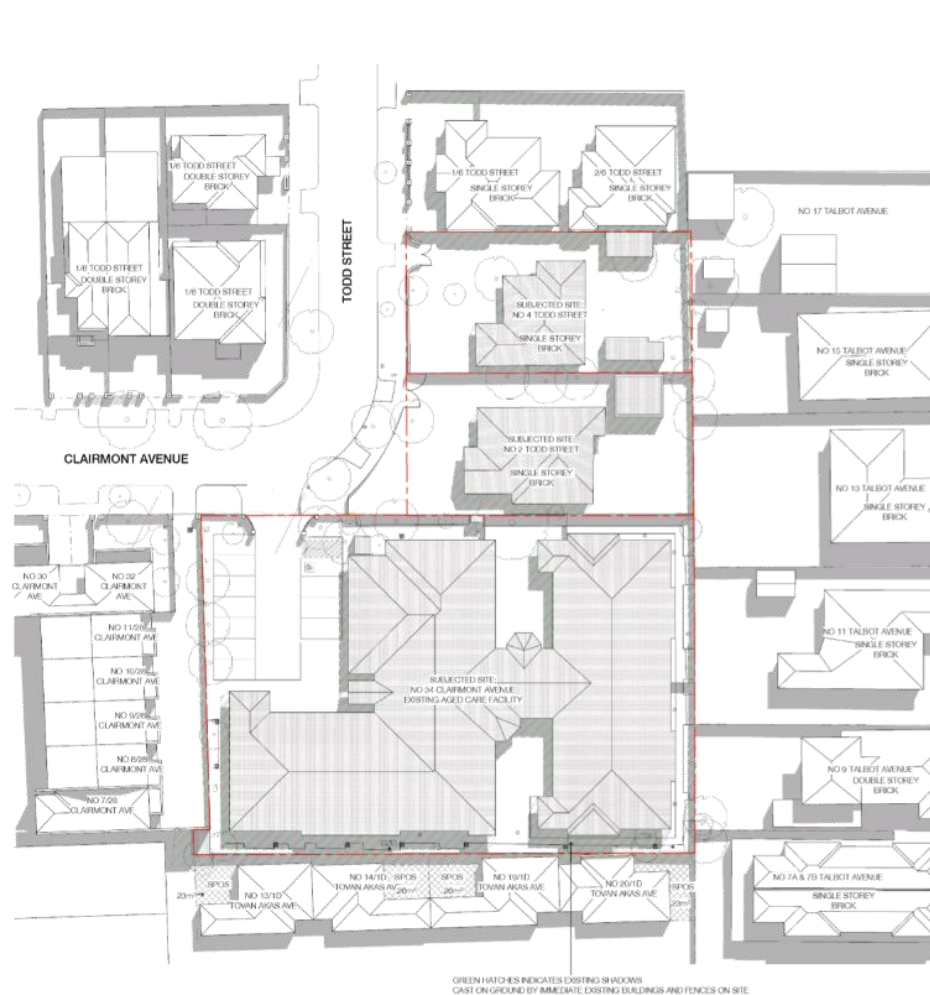


Shadow Diagram_Existing 9am 22 September

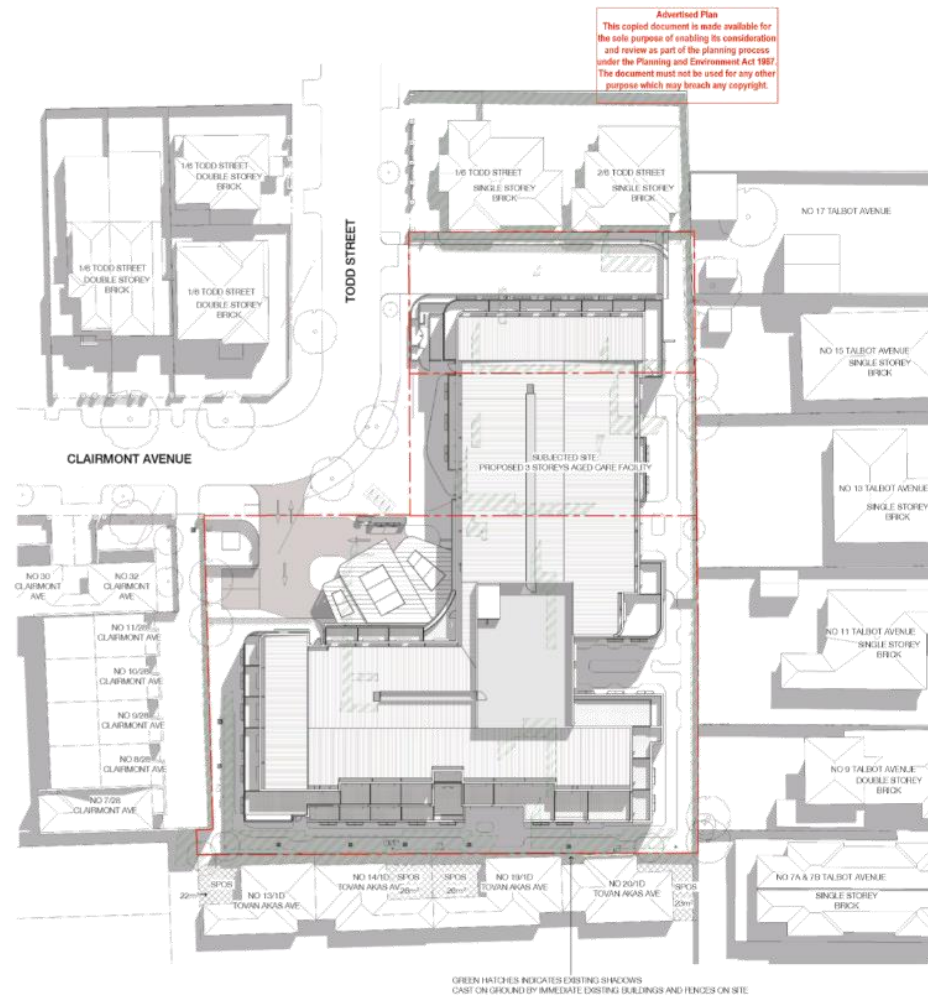


Shadow Diagram_Proposed 9am 22 September

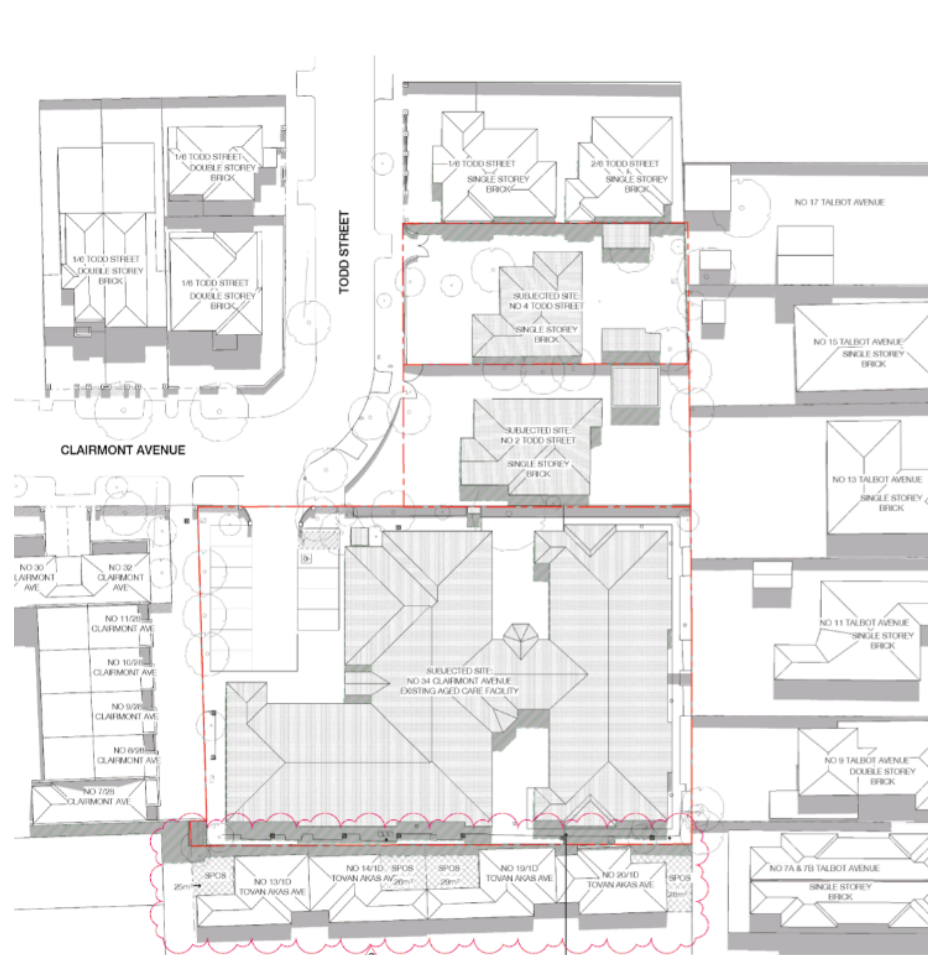




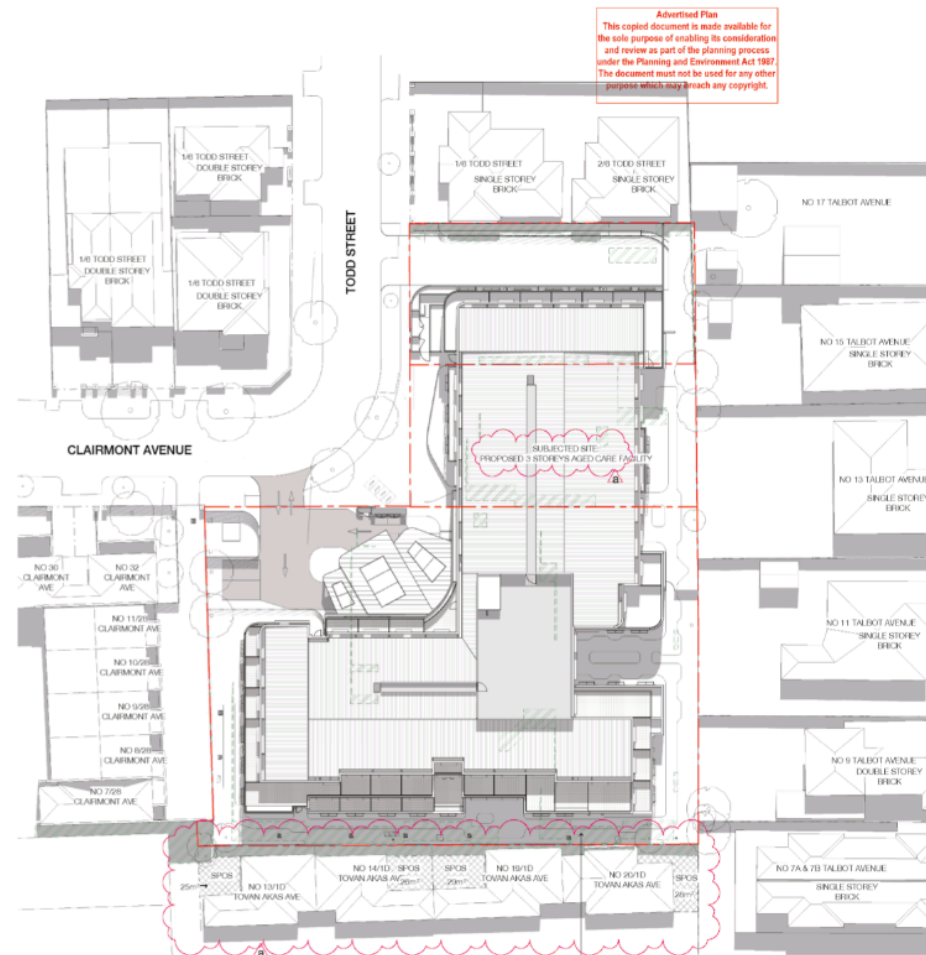
Shadow Diagram_Existing 11am 22 September



Shadow Diagram_Proposed 11am 22 September

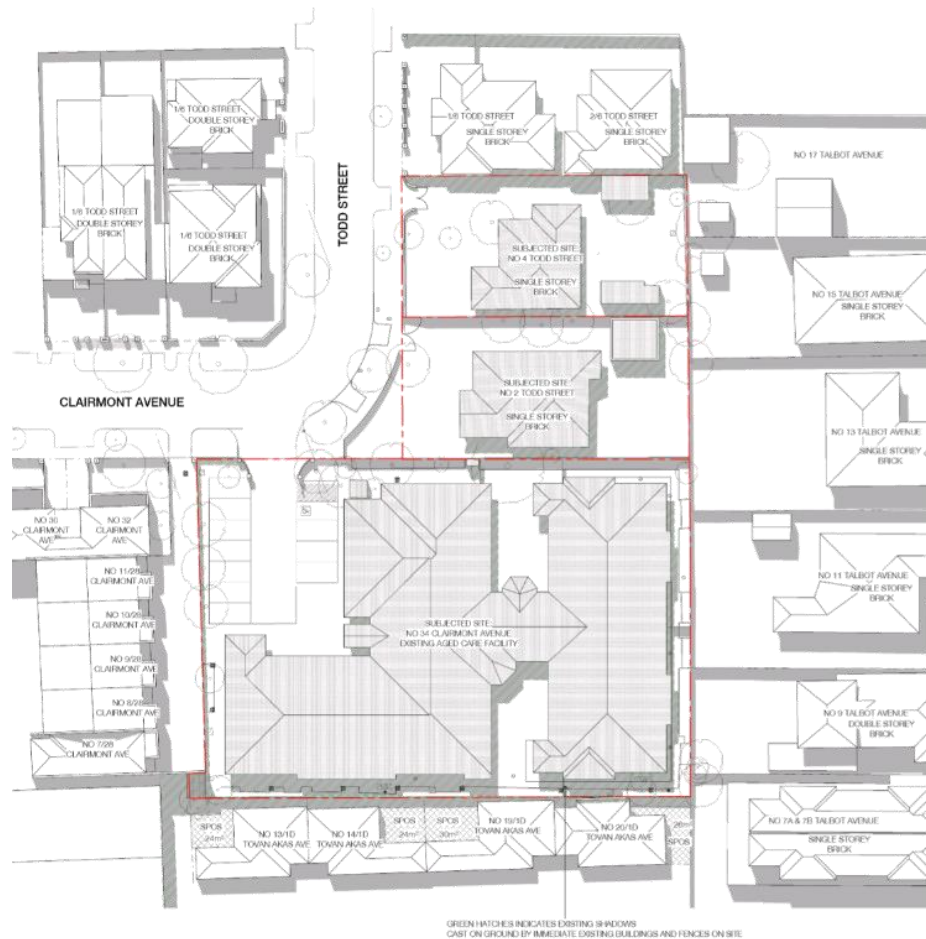


Shadow Diagram_Existing 12pm 22 September

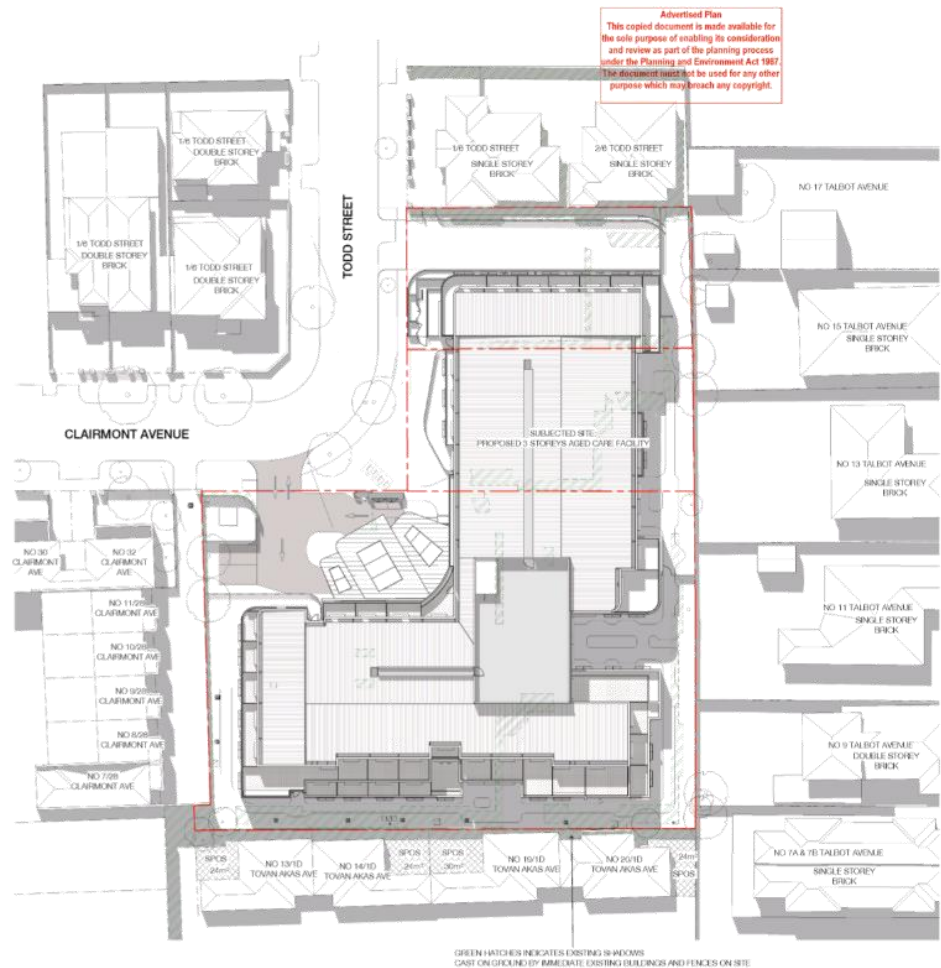
GREEN HATCHES INDICATES EXISTING SHADOWS
CAST ON GROUND BY IMMEDIATE EXISTING BUILDINGS AND FENCES ON SITE

Shadow Diagram_Proposed 12pm 22 September

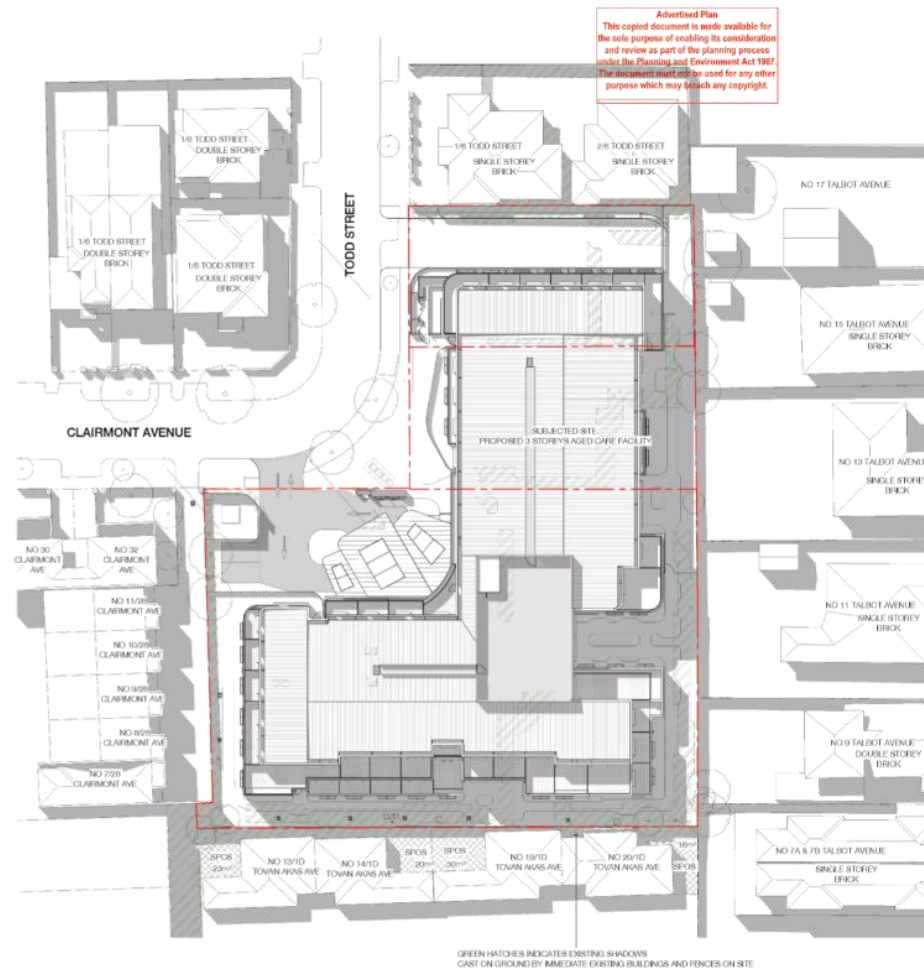
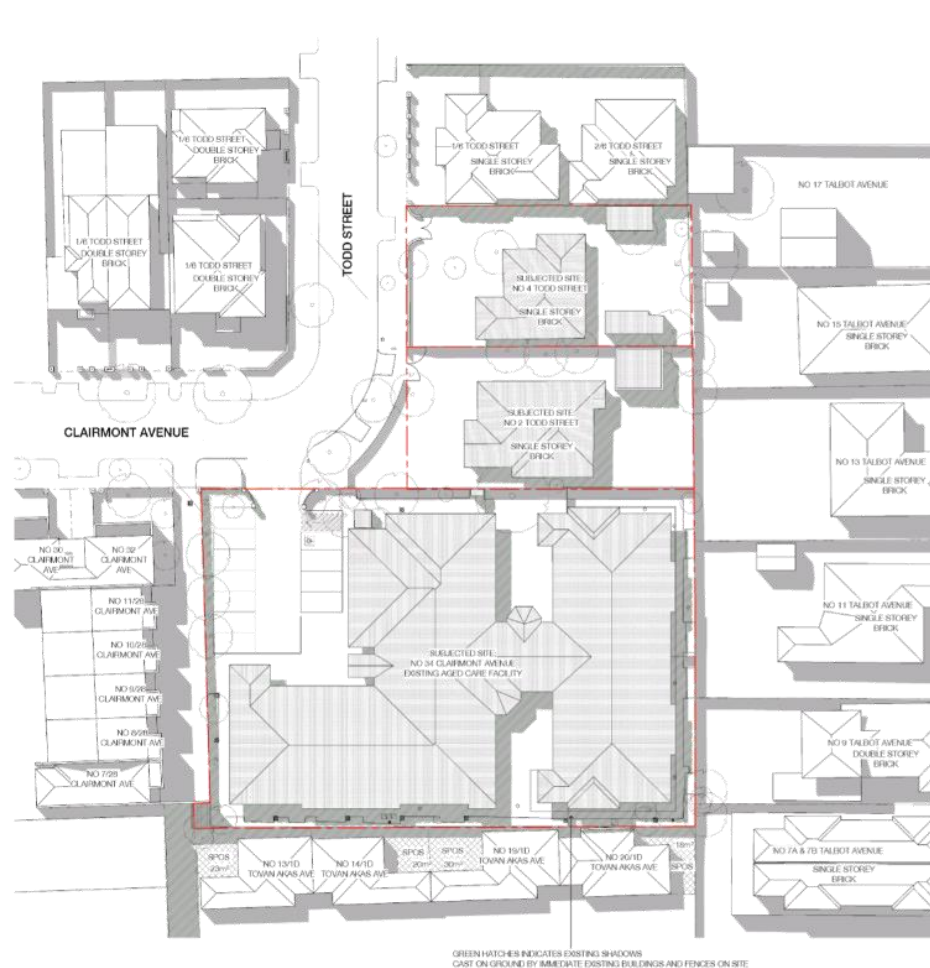
GREEN HATCHES INDICATES EXISTING SHADOWS
CAST ON GROUND BY IMMEDIATE EXISTING BUILDINGS AND FENCES ON SITE

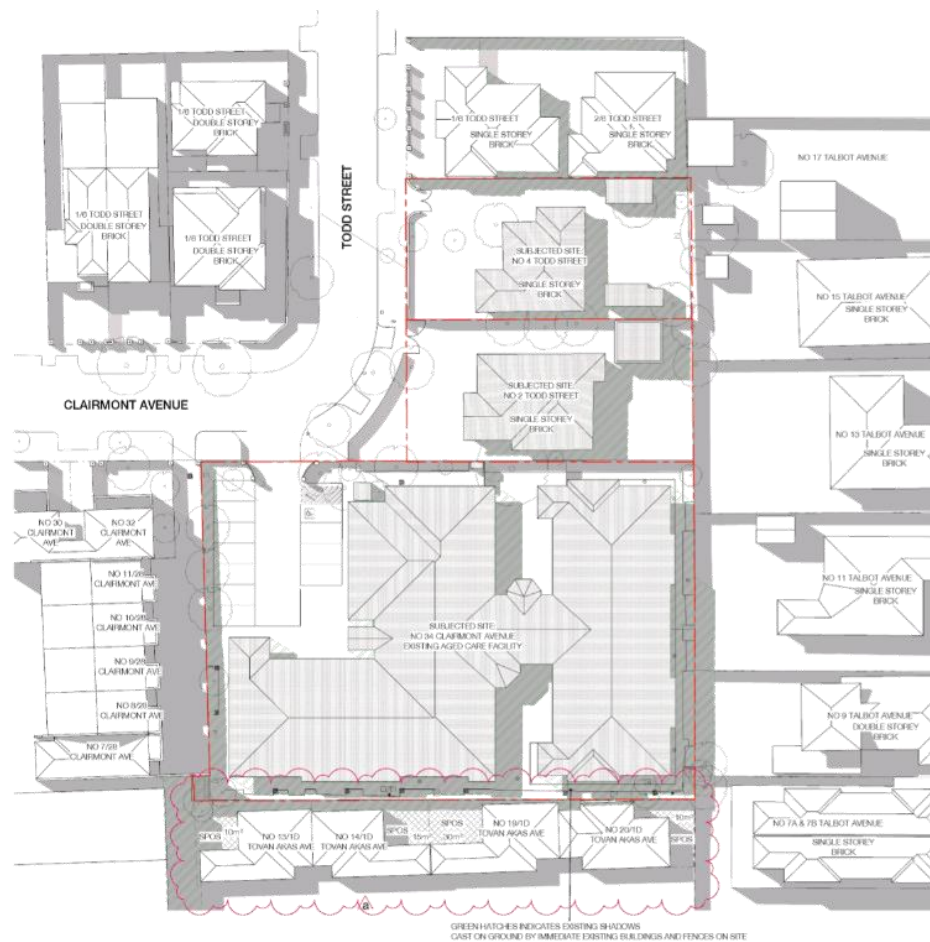


Shadow Diagram_Existing 1pm 22 September

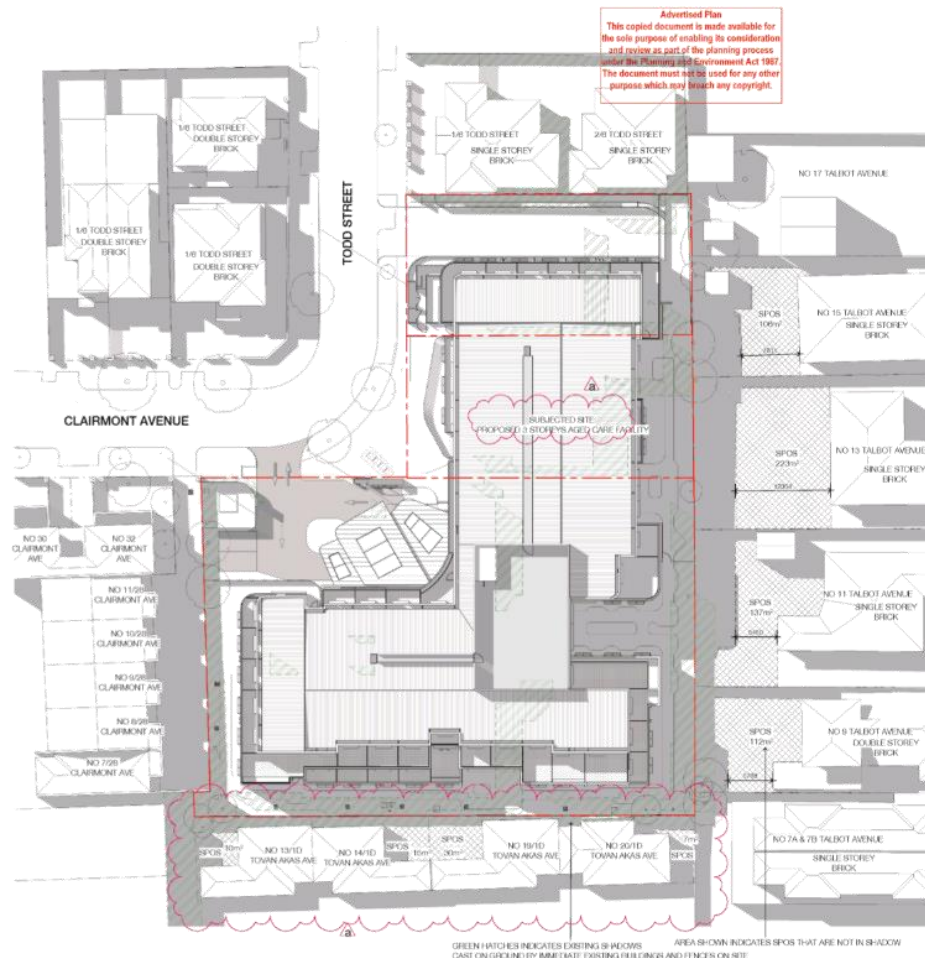


Shadow Diagram_Proposed 1pm 22 September





Shadow Diagram_Existing 3pm 22 September



Shadow Diagram_Proposed 3pm 22 September







ESTIA HEALTH RACE BENTLEIGH
LANDSCAPE SCHEMATIC PACKAGE
MARCH 2020

Advertised Plan
This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

DRAWING INDEX

SK000	COVER SHEET
SK001	SITE PLAN
SK002	EXISTING TREE PLAN & SCHEDULE
SK101	LANDSCAPE PLAN 01 GROUND FLOOR
SK102	LANDSCAPE PLAN 02 GROUND FLOOR
SK103	LANDSCAPE PLAN 03 FIRST FLOOR
SK104	LANDSCAPE PLAN 04 FIRST FLOOR
SK105	LANDSCAPE PLAN 05 SECOND FLOOR
SK106	LANDSCAPE PLAN 06 SECOND FLOOR
SK201	MATERIALS PALETTE 01
SK202	MATERIALS PALETTE 02

SITE IMAGE



Site image Landscape Architects (VIC) 149 Drummond Street Carlton VIC 3053 Australia | T +61 3 9329 4833



Melbourne | Sydney

ESTIA HEALTH RACF, BENTLEIGH

SITE PLAN

SCALE: 1:500 @ A3
0 2 5 10M 20M



CLIENT
ARCHITECT
SITE IMAGE JOB NUMBER

ESTIA HEALTH
CHCA ARCHITECTS
SM29947

DRAWING NUMBER
ISSUE
DATE

90001
C
17.03.2020

Site Image Landscape Architects (VIC) 148 Drummond Street Carlton VIC 3053 Australia | T +61 3 9026 4033

ARBORIST REPORT (JOHN PATRICK)

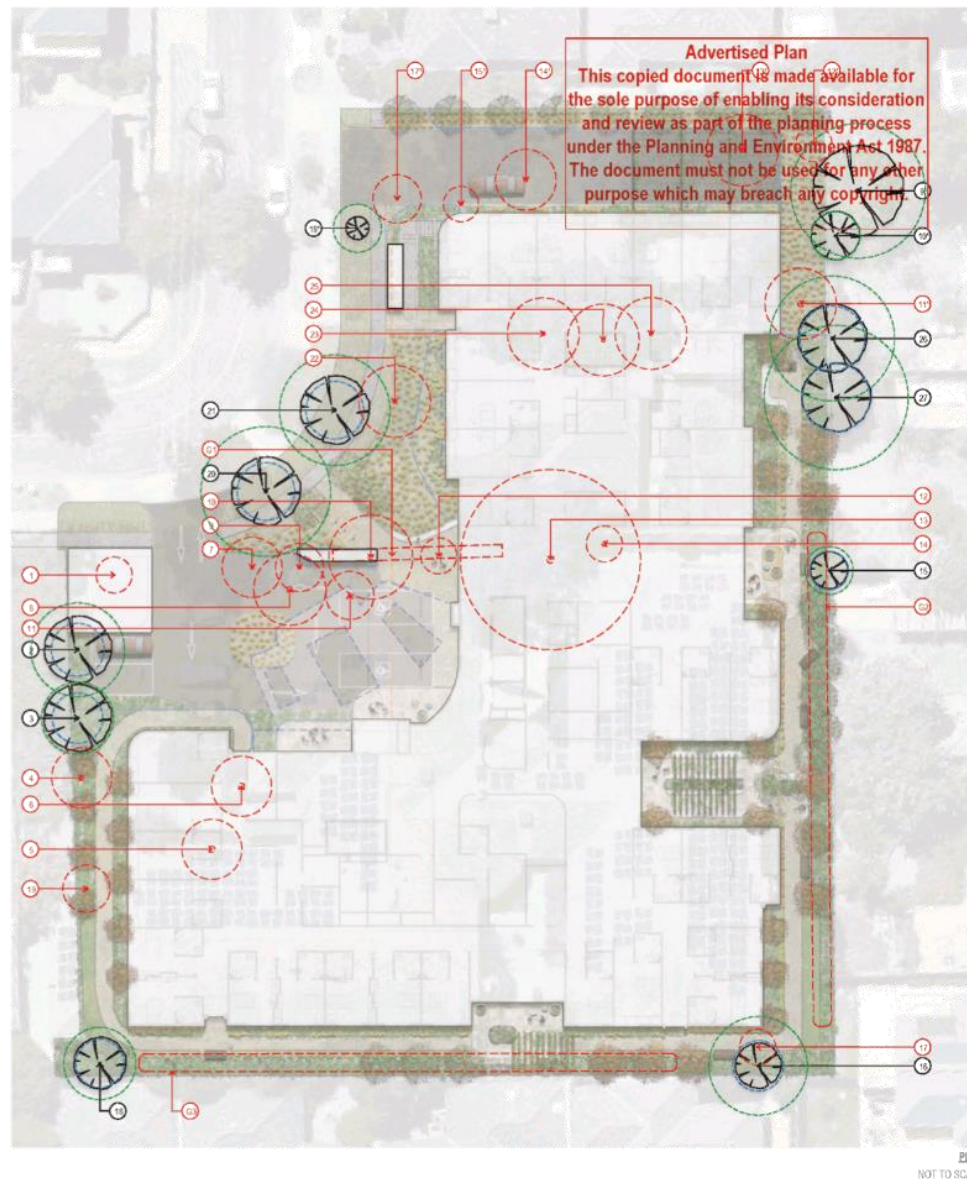
Source: Howe, Simon, Tree Assessment Report, John Patrick Pty Ltd, 2020, pp. 8-12.

TREE NO.	ADDRESS	BOTANICAL NAME	COMMON NAME	HxW (m)	TPZ (m)	SRZ (m)	HEALTH	STRUCTURE	RNR RATING	STATUS
9*		<i>Cuscuternia viminalis</i>	Weeping Bottlebrush	6.0 x 9.0	5.8		Fair	Fair	Low	TO BE RETAINED
10*		<i>Proximus angustifolia subsp. angustifolia</i>	Desert Ash	4.0 x 3.0	2.6		Dominant	Fair-Poor	Low	TO BE RETAINED
11*		<i>Pinus x domestica</i>	European Plum	5.0 x 5.0			Poor	Fair-Poor	Low	TO BE REMOVED
12*		<i>Ficus carica</i>	Common Fig	4.0 x 3.0			Fair	Poor	Low	TO BE REMOVED
13*		<i>Morus domestica</i>	Apple	4.0 x 4.0			Poor	Fair-Poor	Low	TO BE REMOVED
14*		<i>Wakabayashi japonica</i>	Lyall's	4.0 x 4.0			Fair	Fair-Poor	Low	TO BE REMOVED
15*		<i>Olea europaea</i>	Olive	3.0 x 3.0			Fair	Poor	Low	TO BE REMOVED
16*		<i>Persea americana</i>	Avocado	4.0 x 3.0			Fair	Fair	Low	TO BE REMOVED
17*		<i>Citrus limon</i>	Lemon	5.0 x 4.0			Poor	Fair-Poor	Low	TO BE REMOVED
18*		<i>Waterfordia laurina</i>	Water Gum	2.0 x 1.0	2.0		Fair-Poor	Fair-Poor	Low	TO BE RETAINED

ARBORIST REPORT (TREE LOGIC)

Source: Appendix 1: Tree Data / Appendix 2: Tree Group Data, Tree Logic Pty Ltd, 2020.

TREE NO.	ADDRESS	BOTANICAL NAME	COMMON NAME	HxW (m)	TPZ (m)	SRZ (m)	HEALTH	STRUCTURE	RNR RATING	STATUS
1	34/36 Clarendon Ave.	<i>Pinus taeda</i>	Pinus taeda	8.0 x 10.0	2.0	1.5	Fair to Poor	Fair	Low	TO BE REMOVED
2		<i>Betula nigra</i>	River Birch	8.0 x 10.0	3.9	2.5	Fair to Poor	Fair	Mod.C	TO BE RETAINED
3		<i>Betula nigra</i>	River Birch	8.0 x 10.0	3.0	2.1	Fair to Poor	Fair	Mod.C	TO BE RETAINED
4		<i>Betula nigra</i>	River Birch	8.0 x 10.0	4.2	2.5	Poor	Fair	Low	TO BE RETAINED
5		<i>Laurophyllum sp.</i>	Creeper Myrtle	6.0 x 5.0	2.0	2.3	Fair to Poor	Fair	Low	TO BE REMOVED
6		<i>Laurophyllum sp.</i>	Creeper Myrtle	6.0 x 5.0	2.0	2.3	Fair	Fair	Low	TO BE REMOVED
7		<i>Pinus coccinea</i>	Cullen's Pear	6.0 x 5.0	4.2	2.4	Poor	Fair to Poor	Very Low	TO BE REMOVED
8		<i>Mitella ca. amabilis</i>	Bracket Honey-Myrtle	6.0 x 4.0	4.8	2.3	Poor	Fair to Poor	Low	TO BE REMOVED
9		<i>Boerhaavia rotundifolia</i>	Queen Palm	5.0 x 4.0	2.2	1.8	Fair	Fair	Mod.C	TO BE REMOVED
10		<i>Betula nigra</i>	River Birch	9.0 x 7.0	4.8	2.3	Fair to Poor	Fair to Poor	Low	TO BE REMOVED
11		<i>Phyllocladus orientalis</i>	Phyllocladus orientalis	5.0 x 1.0	2.0	1.5	Fair	Fair	Low	TO BE REMOVED
12		<i>Cuscuternia viminalis</i>	Weeping Bottlebrush	4.0 x 3.0	3.8	2.1	Fair	Fair to Poor	Low	TO BE REMOVED
13		<i>Betula nigra</i>	River Birch	12.0 x 15.0	4.8	2.8	Fair to Poor	Fair	Mod.C	TO BE REMOVED
14		<i>Olea europaea</i>	Olive	5.0 x 3.0	2.0	1.7	Fair	Fair	Mod.C	TO BE REMOVED
15		<i>Agave lucidum</i>	Irish Privet	6.0 x 3.0	2.0	1.6	Fair	Fair	Low	TO BE REMOVED
16		<i>Phyllocladus tenuifolium</i>	Kahuhu	8.0 x 7.0	4.1	2.1	Fair to Poor	Fair	Low	TO BE RETAINED
17		<i>Grevillea robusta</i>	Silky Oak	8.0 x 3.0	2.1	1.5	Fair	Fair	Low	TO BE REMOVED
18		<i>Phyllocladus tenuifolium</i>	Sweet Kahuhu	8.0 x 7.0	3.0	2.0	Good	Fair	Mod.C	TO BE RETAINED
19		<i>Azalea rugosa</i>	Rose Elder	8.0 x 8.0	2.4	2.1	Fair to Poor	Fair to Poor	Low	TO BE REMOVED
20	Street Tree	<i>Pinus pseudocarolinensis</i>	Local	7.0 x 8.0	3.4	2.4	Good	Fair	Mod.B	TO BE RETAINED
21	Street Tree	<i>Pinus carolinensis</i>	Cherry	6.0 x 10.0	4.4	3.4	Poor	Poor	Very Low	TO BE RETAINED
22	2 Todd St.	<i>Proximus angustifolia subsp. angustifolia</i>	Desert Ash	8.0 x 10.0	3.7	2.1	Fair	Fair	Mod.B	TO BE REMOVED
23		<i>Proximus angustifolia subsp. angustifolia</i>	Desert Ash	12.0 x 10.0	2.9	2.0	Fair to Poor	Fair to Poor	Low	TO BE REMOVED
24		<i>Proximus angustifolia subsp. angustifolia</i>	Desert Ash	12.0 x 7.0	3.5	2.3	Fair to Poor	Fair to Poor	Low	TO BE REMOVED
25		<i>Proximus angustifolia subsp. angustifolia</i>	Desert Ash	12.0 x 7.0	3.8	2.3	Fair to Poor	Fair to Poor	Low	TO BE REMOVED
26	13-15 Tobol Ave.	<i>Pinus taeda</i>	English Elm	12.0 x 9.0	3.2	2.7	Fair	Fair	Mod.C	TO BE RETAINED
27		<i>Pinus taeda</i>	English Elm	12.0 x 9.0	4.0	3.8	Fair	Fair	Mod.B	TO BE RETAINED
G1		<i>Proximus angustifolia</i>	Chinese Hawthorn	4.0 x 1.0	2.0	1.5	Fair	Fair to Poor	Low	TO BE REMOVED
G2		<i>Phyllocladus tenuifolium</i>	Woolly Tea-tree	6.0 x 3.0	2.0	1.7	Fair	Fair to Poor	Low	TO BE REMOVED
G3		<i>Agave lucidum</i>	Irish Privet	5.0 x 3.0	2.0	1.6	Fair	Fair to Poor	Low	TO BE REMOVED

PLAN
NOT TO SCALE







SITE IMAGE
Landscape Architects
Melbourne | Sydney

ESTIA HEALTH RACF, BENTLEIGH
LANDSCAPE PLAN 03 | FIRST FLOOR

SCALE: 1:200 @ A3
0 1 2 3 4 5
10M

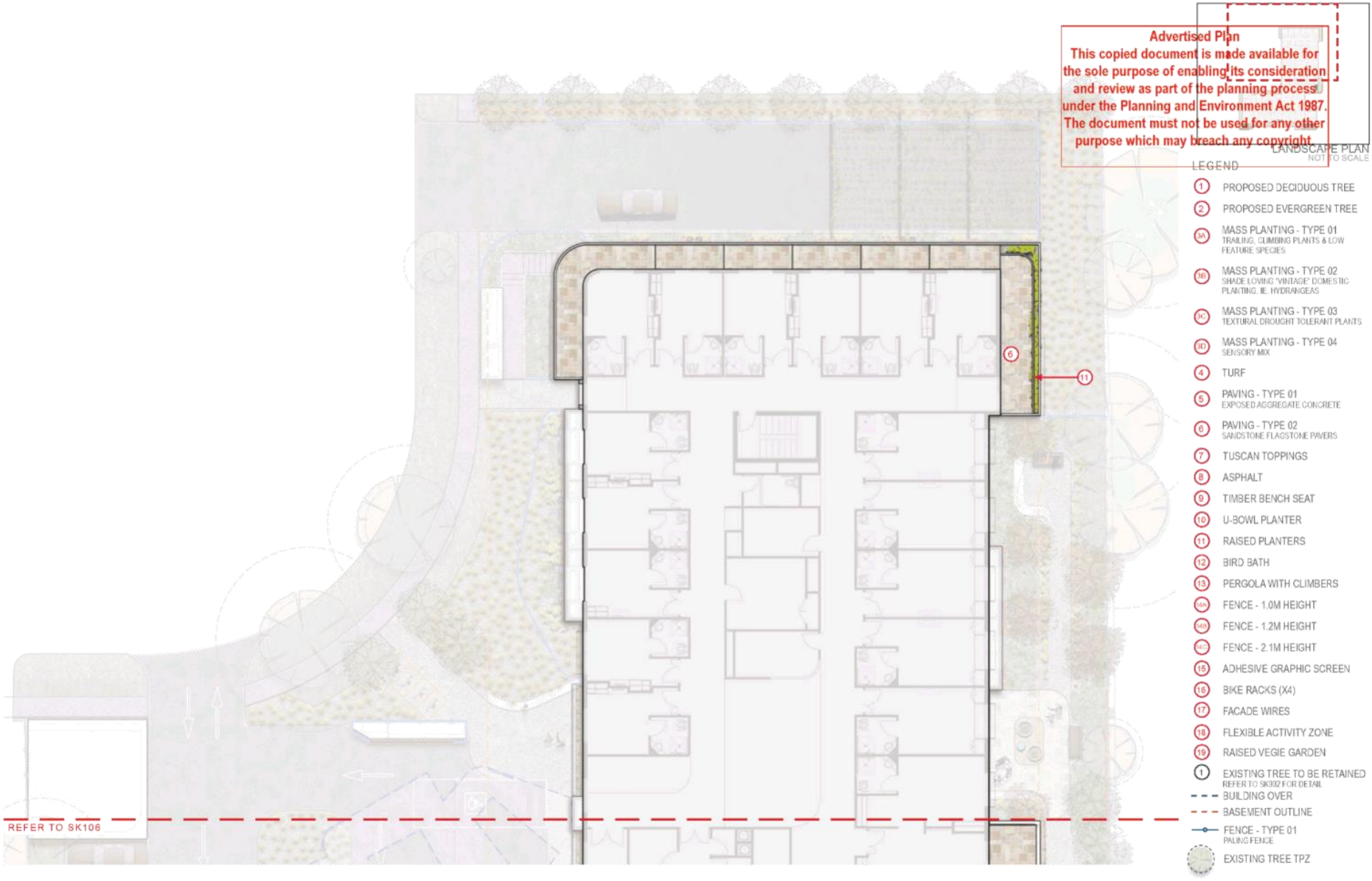


CLIENT
ARCHITECT
SITE IMAGE JOB NUMBER

ESTIA HEALTH
CHC ARCHITECTS
SM29347
DRAWING NUMBER
ISSUE
DATE
SK103
C
17.03.2020

Site Image Landscape Architects (VIC) 149 Drummond Street Carlton VIC 3053 Australia | T +61 3 9028 4833





SITE IMAGE
Landscape Architects
Melbourne | Sydney

ESTIA HEALTH RACF, BENTLEIGH
LANDSCAPE PLAN 05 | SECOND FLOOR

SCALE: 1:200 @ A3
0 1 2 3 4 5 10M

CLIENT
ARCHITECT
SITE IMAGE JOB NUMBER

ESTIA HEALTH
CHCA ARCHITECTS
SM29047
DRAWING NUMBER
ISSUE
DATE
SK105
C
17.03.2020

Site Image Landscape Architects (VIC) 148 Drummond Street Carlton VIC 3053 Australia | T +61 3 9328 4833



PLANT MATERIALS PLANTING TYPES



TRAILING, CLIMBING PLANTS AND LOW FEATURE PLANTING



SHADE LOVING "VINTAGE" DOMESTIC PLANTING



TEXTURAL DROUGHT TOLERANT PLANTING



SENSORY MIX PLANTING

Advertised Plan
This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach copyright.

INDICATIVE PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT X SPREAD (M) AT MATURITY	INSTALLATION SIZE
TREES				
LI	<i>Lagerstroemia indica</i>	Crepe Myrtle	8.0 x 4.0	45L
MG	<i>Magnolia grandiflora</i>	Bull Bay	25.0 x 10.0	45L
PC	<i>Pyrus calleryana 'Capital'</i>	Ornamental Pear	12.0 x 3.0	45L
MASS PLANTING				
AC	<i>Arthropodium cirratum</i>	New Zealand Rock Lily	0.5 x 1.0	150MM
AP	<i>Agapanthus praecox subsp. orientalis</i>	Agapanthus	2.0 x 1.0	150MM
CG	<i>Carpobrotus glaucescens</i>	Pigface	0.4 x SPREADING	150MM
CS	<i>Camellia sasanqua</i>	Small Leaved Camellia	6.0 x 4.0	300MM
DS	<i>Dahlia sp.</i>	Dahlia	0.9 x 0.6	150MM
GA	<i>Gardenia augusta 'Florida'</i>	Gardenia 'Florida'	1.0 x 1.0	150MM
GS	<i>Geranium sp.</i>	Geranium Variety	VARIES	150MM
KP	<i>Kennedia prostrata</i>	Running Postman	PROSTRATE x 0.75 SPREADING	150MM
LA	<i>Lavandula angustifolia</i>	Lavender	0.5 x 0.5	150MM
LL	<i>Lomandra longifolia</i>	Mat Rush	0.6 x 0.6	150MM
LM	<i>Liriope muscari</i>	Lily Turf	0.3 x 0.5	150MM
LM	<i>Patersonia occidentalis</i>	Purple Flag	0.6 x 0.6	150MM
OB	<i>Ocimum basilicum</i>	Basil	0.5 x 0.5	150MM
PL	<i>Poa labillardierei</i>	Common Tussock Grass	0.6 x 0.6	150MM
RS	<i>Rosa sp.</i>	Rose	VARIES	150MM
SF	<i>Scaevola 'Fan Magic Spielbinder'</i>	Fan Flower	PROSTRATE x 0.75 SPREADING	150MM

TREE PLANTING



Lagerstroemia indica
CREPE MYRTLE



Magnolia grandifolia
BULL BAY



Pyrus calleryana 'Capital'
ORNAMENTAL PEAR

HARDSCAPE
SURFACE FINISHES



EXPOSED AGGREGATE PAVING



SANDSTONE FLAGSTONE PAVING
ENTRY AND ACCESS PAVING



TUSCAN TOPPINGS
TO SERVICE AREAS



ASPHALT AND PAVERS

FIXTURES



ROOFTOP GRC PLANTERS



ROOFTOP GRC PLANTERS
CURVED PLANTER EDGE



GRC BOWL PLANTER



WATER FEATURE



FACADE TRELLIS WIRES WITH CLIMBERS



Advertised Plan
This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



SITE IMAGE
Landscape Architects
Melbourne | Sydney

ESTIA HEALTH RACF, BENTLEIGH
MATERIALS PALETTE 02

CLIENT	ESTIA HEALTH	DRAWING NUMBER	SK002
ARCHITECT	CHC ARCHITECTS	ISSUE	B
SITE IMAGE JOB NUMBER	SM20047	DATE	17.03.2020
Site Image Landscape Architects (VIC) 148 Drummond Street Carlton VIC 3053 Australia T +61 3 9026 4833			

8.2 483 NORTH ROAD, ORMOND

Author: Stuart Taylor, Urban Planner

Trim No: 20/1196239

Attachments: Nil

PURPOSE AND SUMMARY

The purpose of this report is to provide an assessment and recommendation for a planning permit application for buildings and works within a Commercial 1 Zone and Heritage Overlay and alteration to a liquor licence associated with an existing bar. The buildings and works relate to external changes to the building. The application proposes to increase the hours and patron numbers as well as increase the area in which liquor can be served and consumed.

The application was advertised by way of letters to adjoining properties and 21 objections were received. The objections raised concerns regarding the hours of operation, the total patron numbers, the cumulative impact of venues in the area, amenity concerns including noise and patron behaviour, concern about use of the footpath for trading, impact on parking availability and the works will detract from the heritage significance of the building.

Subject to conditions to manage amenity and the appearance of the works, it is considered acceptable to issue a Notice of Decision to Grant a Planning Permit.



RECOMMENDATION

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/CP-33565/2020 allowing buildings and works including part demolition, display of business identification signage and alteration to existing liquor licence to allow for an increase in patron numbers, alteration of hours and increase in area where liquor can be served and consumed at 483 North Road Ormond in accordance with the following conditions:

1. Before the development starts or any of the variations in relation to the sale and consumption of liquor start, 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 A.002, A.003, A.100, A.101, A2.00, A2.01 and A4.00, prepared by Splinter Society and dated 12 June 2020) but modified to show:
 - (a) The red line plan at ground floor reduced to inside the venue and existing rooftop terrace;
 - (b) Removal of fixed furniture on the ground floor plan along Newham Grove;
 - (c) Plans showing the location, size and graphics/text of the proposed signage. The signage must be of a design and colour to complement the Heritage Area to the satisfaction of the Responsible Authority;
 - (d) Colour/material samples provided for all external walls/doors windows which are visible from the street to the satisfaction of the Responsible Authority.

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

2. The development and layout and description of the use as shown on the endorsed plans must not be altered or modified (unless the Glen Eira Planning Scheme specifies a permit is not required) without the prior written consent of the Responsible Authority.
3. The sale and consumption of liquor must only occur within the endorsed red line plan between the following hours:
 - Monday to Thursday – 10am-1am
 - Friday to Saturday – 10am-3am
 - Eve of Public Holidays other than ANZAC day & Good Friday – 10am-3am
 - ANZAC day and Good Friday – 12pm noon-1am
 - Sunday – 10am-11pm
 - Rooftop terrace (all days) – 10am-10pm
4. The sale and consumption of liquor is limited to no more than 128 patrons at any one time, unless otherwise agreed in writing by the Responsible Authority.
5. A sign must be displayed at each exit to the premises reminding patrons to limit noise when leaving the premises and to be respectful to the residential neighbours.

6. Before any of the variations in relation to the sale and consumption of liquor start, an amended Venue Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of the permit. The plan must be generally in accordance with the plan submitted with the application (identified as 'Venue Management Plan', prepared by Splinter Society and dated July 2020), but modified to include:
- (a) Deletion of any referenced to outdoor trading;
 - (b) The hours and patron numbers referenced to reflect the conditions of this permit;
 - (c) All amenity requirements of this permit.
7. The provisions and requirements of the endorsed Venue Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.
8. The use must be managed so that the amenity of the area is not detrimentally affected though the:
- (a) transport of materials, goods or commodities to or from the land;
 - (b) appearance of any buildings, works or materials;
 - (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and
 - (d) the presence of vermin.
- to the satisfaction of the Responsible Authority.
9. This permit will expire if one of the following circumstances applies:
- (a) The development is not started within two years of the date of this permit.
 - (b) The development is not completed within four years of the date of this permit.
 - (c) The variations in relation to the sale and consumption of liquor is not started within two years of the date of this permit.

The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of *Planning and Environment Act 1987*.

Address	483 North Road, Ormond
Title details	Lot 7 PS007282
Restrictions on title	<p>Covenant 085754 applies to the land. The covenant states '<i>...that he or they will not erect on the said lot 7 any building but a brick shop and private residence combined with slate or tile roof containing 5 rooms at least, to cost of £700 exclusive of outbuildings and fences and will not erect more than one combined shop and private residence on the said lot...</i>'</p> <p>It is considered that any approval of the application will not breach the covenant because the site has been used continuously for a number of years as a retail premise, on both levels with no residence. As the proposed application is not changing the nature of the use, the permit will not breach the covenant.</p> <p>Works are associated with the existing commercial premise. The building will remain of brick construction with a tile roof.</p>

Proposal	Buildings and works including part demolition, display of business identification signage and alteration to existing liquor licence to allow for an increase in patron numbers, alteration of hours and increase in area where liquor can be served and consumed.
Zoning and Overlay Controls	Clause 34.01 – Commercial 1 Zone Clause 43.01 – Heritage Overlay, Schedule 75 (Ormond Precinct environs) Clause 45.09 – Parking Overlay, Schedule 2 (Student Housing in Specific Areas: Precinct 2-2)
Permit requirements	Pursuant to Clause 34.01 (Commercial 1 Zone) a permit is required to construct a building or construct or carry out works Pursuant to Clause 43.01 (Heritage Overlay) a permit is required to construct or carry out works including for part demolition and to display signage Pursuant to Clause 52.27 (Licensed Premises) a permit is required if: <ul style="list-style-type: none"> • The hours of trading allowed under a licence are to be extended. • The number of patrons allowed under a licence is to be increased. • The area that liquor is allowed to be consumed or supplied under a licence is to be increased.
Relevant Planning Scheme provisions	Clauses 11.03-1S (Activity Centres), 11.03.1R (Activity Centres – Metropolitan Melbourne), 13.05-1S (Noise Abatement), 15.01-1R (Urban Design – Metropolitan Melbourne), 15 (Built Environment) particularly 15.03-1S (Heritage conservation), 17.01-1R (Diversified economy – Metropolitan Melbourne), 17.02-1S (Business), 21 (Municipal Strategic Statement) particularly 21.06 (Business) and 21.10 (Heritage), 22.01 (Heritage Policy), 34.01 (Commercial 1 Zone), 43.01 (Heritage Overlay), 52.27 (Licensed Premises) and 65 (Decision Guidelines)
Seriously entertained amendments	There are no seriously entertained amendments that would impact on the proposal.
Notification	Notice undertaken in accordance with Section 52 of the <i>Planning and Environment Act 1987</i> , including notices mailed to surrounding properties.
Submissions	21 objections have been received and the grounds of objection are detailed in the report
Cultural Heritage Management Plan required	The site is not within a mapped area of Aboriginal Cultural Heritage Sensitivity and therefore a Cultural Heritage Management Plan is not required.

DESCRIPTION OF PROPOSAL

This application is for buildings and works and the alteration to an existing liquor licence associated with a bar. The application proposes to increase the area in which liquor can be served and increase hours and patron numbers.

Buildings and works

The works to be undertaken to the existing building include internal alterations, changes to the façade and signage. The internal works do not require planning permission. The existing brick fence along Newham Grove is to be demolished and a new lightweight wall is to be added which will conceal mechanical services/bin storage.

It is proposed to alter the front entrance, with a new door added to Newham Grove, with the existing front door to be fixed shut. There will also be alterations to the side entrances, including replacement of the garage wall with a new sliding glass door. The existing highlight window will also have its windowsill height lowered.

It is also proposed to construct permanent street furniture along Newham Grove to allow for on-street trading.

Changes to liquor licence

The changes to the existing liquor licence are as follows:

- Increase in patron numbers from 92 to 180
- Increase in red line plan area where liquor is to be served and consumed. The proposed area is to include the footpath out the front of the venue on North Road and Newham Grove as well as a previously unused function area on the first floor.
- It is also proposed to increase the hours of liquor service as follows:

Day	Existing Time	Proposed Time
Monday - Thursday	10 am - 1am	10 am - 1am (No change)
Friday - Saturday	10 am - 1am	10am - 3am
Eve of Public Holiday other than ANZAC day & Good Friday	10 am - 1am	10am - 3am
ANZAC day & Good Friday	12pm noon - 11pm	12pm noon - 11pm (No change)
Sunday	10am - 11pm	10am - 11pm (No change)
Rooftop terrace (All Days)	10am - 10pm	10am - 11pm with no amplified music after 10pm

LAND DESCRIPTION AND SURROUNDING AREA

The subject site is within the Commercial 1 Zone and is located within the North Road shopping area of Ormond which surrounds Ormond Station. The site has a total area of 223sqm, and a building area of 350sqm. It is a brick building partially painted white at the first floor adjacent to North Road with the rest of the building generally being exposed red brick. There is more intricate façade detail at the first floor towards the south of the site, with the side of the building facing Newham Grove highly graffitied with the pipes/services visible from this side.

The site is an existing food and drink premise/live music venue known as 'On Top Bar'. As it currently operates, liquor can be served consumed inside the venue and on the roof top terrace with no on-street trading.

Other commercial uses in this area include services such as hairdressers, cafes and restaurants. The site immediately to the north over the ROW that runs along the rear is located within the Neighbourhood Residential Zone and used as the Ormond Senior Citizens Centre (akin to a club house not used for residential purposes). The wider residential area to the north generally includes detached dwellings on land affected by the Heritage Overlay.

There is a Mixed Use Zone to the south of the site which includes commercial uses at ground floor with apartments above.

RELEVANT HISTORY

Planning permit GE/PP-19073/2006 was issued for the site on 13 February 2007 and allowed for *'The sale and consumption of liquor in association with the existing food and drink premises in accordance with the endorsed plans.'* This allowed for the hours of alcohol service between 12 noon and 10pm Monday to Sunday.

The permit has since been amended 3 times, once to allow for sale of packaged liquor, and another to amend the hours of service.

CONSULTATION AND ENGAGEMENT

There were 21 objections received as part of the notification process and included the following concerns:

- Increase in hours
- Increase in patron numbers
- Cumulative impact of other venues
- Noise impacts
- Safety on surrounding streets
- Antisocial behaviour
- Footpath trading
- Traffic hazards from patrons outside
- Parking
- Impact on heritage significance of the building

A planning conference was chaired by Cr. Athanasopoulos and attended by the applicant, owners and 6 objectors. No changes were made to the application as a result of the planning conference.

REFERRALS

The following is a summary of comments and requirements from relevant referral areas:

Statutory referrals	
Victorian Commission for Gambling and Liquor Regulation (Section 55)	<p>The Victorian Commission for Gambling and Liquor Regulation responded that they did not intend to make any comments or submissions with regards to the referral.</p> <p>The Commission advised that offering no comment does not affect any decision they may make pursuant to the Liquor Control Reform Act 1998 in respect to any application that is required to be made directly to VCGLR.</p>
Chief Commissioner of Victoria Police (Section 52)	<p>A Section 52 referral was sent to Victoria Police who advised that they had no objection to the planning application.</p>

Non-statutory referrals	
Heritage Advisor	<p>Councils Heritage Advisor was generally satisfied with the proposal, noting the only aspect of concern is the proposed relocation of the entry door around the corner. It should be retained and an additional door around the corner included as well. The front door could be permanently fixed shut.</p> <p>These comments were provided to the applicant and the design was amended to retain the front door, addressing the concerns of the Heritage Advisor.</p>
Building Department	Advised the National Construction Code (NCC) regulations require 1 patron per square metre for seated patrons and 0.5 patrons per square metre for standing patrons to meet safety requirements.

ISSUES AND DISCUSSION

The assessment of the proposal has regard to the following:

- Zoning and policy context
- Referrals
- Footpath trading
- Increase in hours
- Increase in patrons
- Cumulative impact of other venues
- Noise impacts
- Safety of surrounding streets and anti-social behaviour
- Traffic hazard from patrons outside
- Works in commercial zone
- Impact on the heritage significance
- Parking
- Objector Concerns

Zoning and policy context

The subject site is within the Commercial 1 Zone which surrounds the Ormond Station. The purpose of the Commercial 1 Zone is to create vibrant mixed-use commercial centres for retail, office, business entertainment and community uses.

Within the Commercial 1 Zone, the existing use of the building as a food and drink premise is as-of-right and does not require a permit. The existing liquor licence in place cannot be further restricted.

A permit is only required to vary aspects regarding the sale of liquor and for the works proposed to the building.

Clause 34.01, with respect to buildings and works in a Commercial 1 Zone, provides the framework for considering this type of application and required that Council consider as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*

- *The interface with adjoining zones, especially the relationship with residential areas.*
- *The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.*
- *The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.*
- *The storage of rubbish and materials for recycling.*
- *Defining the responsibility for the maintenance of buildings, landscaping and paved areas.*

Clause 43.01-8 provides the framework for considering this type of application, with respect to the works in heritage overlay, that Council consider as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Any applicable heritage design guideline specified in the schedule to this overlay.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.*

Clause 52.27, with respect to the sale and consumption of liquor, provides the framework for considering this type of application and requires that Council consider as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The impact of the sale or consumption of liquor permitted by the liquor licence on the amenity of the surrounding area.*
- *The impact of the hours of operation on the amenity of the surrounding area.*
- *The impact of the number of patrons on the amenity of the surrounding area.*
- *The cumulative impact of any existing licensed premises and the proposed licensed premises on the amenity of the surrounding area.*

The Planning Policy Framework (PPF) seeks to ensure that any works to buildings will enhance usability and ensure the continued functionality of commercial premises. This functionality relates to both the site itself and its surrounding context including the public realm. In this instance, it also seeks to ensure the works respect the heritage status of the building. Subject to appropriate conditions, it is considered the works appropriately respond to the PPF.

The PPF also seeks vibrant retail environments that do not adversely impact amenity. The sale of liquor in association with a bar is a typical offering and subject to managing any impacts associated with the sale and consumption of liquor, the proposal is wholly supported by the policy framework.

Referrals

As the hours are proposed to extend past 1am, a referral to the Victorian Commission for Gambling and Liquor Regulation (VCGLR) and a notice to the office of the Chief Commissioner of Victoria Police took place.

VCGLR responded stating that they had no comments in relation to the referral of the application. However, it is noted that there is a separate assessment that is required by the VCGLR, should a permit issue. The granting of a planning permit will not necessarily ensure that the VCGLR will grant a licence.

A referral was sent to the Victoria Police who advised that they did not have any objection to the planning application.

Footpath trading

It is proposed to utilise the existing footpath outside the venue along North Road and Newham Grove for footpath trading, and to allow this area to be used for patrons to consume liquor.

While footpath trading is considered acceptable for a restaurant or café venue (where alcohol would be served in conjunction with food), it is considered inappropriate for a bar as it would have the potential to impede access on the footpath and could create noise and disturbance potentially creating a significant impact on the amenity of the surrounding area.

Further, the application proposes permanent fixed furniture along Newham Grove which would result in the 'privatisation' of this space which is inappropriate given it is a Council owned footpath intended for pedestrians.

While the design of these fixtures would be acceptable based on the planning controls, it is the impact of the use of this area as a bar that would result in an unacceptable outcome. As such it is considered appropriate for the use to remain concentrated inside the venue.

The recommendation therefore includes a requirement to reduce the area where liquor can be served and consumed (known as the 'red line area') to exclude the footpath and that the plans be amended to remove reference to the permanent on-street furniture.

Increase in hours

It is proposed to extend the opening hours of the venue on Friday and Saturday from a 1am closing time to a 3am closing time.

It is also proposed to extend the hours on the eve of Public Holidays other than ANZAC day and Good Friday from 1am to 3am and also extend the outside trading hours (for both rooftop terrace and on-street trading) from 10pm to 11pm (with no amplified music after 10pm).

Internally, it is proposed to increase the hours of service by 2 hours on Friday, Saturday and the eve of public holidays (excluding ANZAC day and Good Friday) from 1am to 3am.

It is considered that the noise associated with the internal use of the venue can be appropriately managed and addressed via a venue management plan which is recommended to be endorsed and form part of the approval.

The proposed hours outside the walls of the venue (including the existing rooftop deck at the rear) is considered excessive. While only proposed to increase for an hour, the noise impact is considered likely to cause an impact on the amenity of the area, as it is acknowledged there are residential properties to the north.

Further, as discussed above, the footpath trading is considered unacceptable and it is recommended this is not permitted.

It is recommended the hours be amended to allow for the increase in hours for Friday and Saturday from 1am to 3am, and the eve of Public Holidays other than ANZAC day and Good Friday from 1am to 3am.

Increase in patrons

The application proposes to increase the number of patrons on site from 92 to 180.

It is also proposed to extend the area for alcohol to be consumed to include an upstairs function area inside the building. It is acceptable to include this space, as it is internal to the building. However, due to the recommended condition to remove outdoor trading, 180 patrons within the venue is considered excessive.

Advice was sought from Council's Building Department about how many patrons would be acceptable under Building Regulations (which pertain to matters such as safely accommodating people due to fire regulations and other matters). Council's Building Department advised the National Construction Code (NCC) regulations require 1 patron per square metre for seated patrons and 0.5 patrons per square metre for standing patrons.

Given the recommended reduction in outdoor seating, and the increase of the function area upstairs of 35 square metres, it is recommended that the maximum allowable patron number that can be served and consume alcohol on site should be 128 (this is the existing allowed number plus an additional 35 to accommodate for the additional up-stairs function area).

Cumulative impact of other venues

Within the immediate area along North Road, there are a number of other liquor licences, however, they are mainly associated with restaurants and cafes, with one associated with a whiskey bar. The below map indicates where the licenced venues are in the vicinity of the proposal (shown by the red dots).



Map of Liquor licences in nearby vicinity.

The subject site is the only General Licence (which authorises the sale of liquor on and off the premises) within the area. As the only bar/live music venue in the immediate area, the likelihood of large numbers of patrons walking between venues and causing amenity issues late at night is minimal.

Further, the site is directly across Newham Grove from Ormond Station, meaning patrons will not need to walk through residential areas to access/leave the site via train.

Noise impacts

It is considered that any additional noise generated as a result of this amendment would be from on-street trading.

As described above, it is recommended that the plans be amended to exclude the proposed on-street trading, and that the hours for the outside usage (being the upstairs roof top area) remain as already approved.

Safety on surrounding streets and antisocial behaviour

The applicant has provided a patron management plan, which will be endorsed should a permit issue, and outlines details of how matters such as anti-social behaviour and intoxication will be addressed.

A further condition is also recommended for the provision of signs reminding patrons to limit noise when leaving the premises and be respectful to residential neighbours.

Traffic hazards from patrons outside

Any increase of traffic hazards would be as a result of the proposed on-street trading. As this is recommended to be removed, there would not be an increased risk.

Works in a commercial zone

The works proposed are internal alterations, changes to the façade and fixed furniture along Newham Grove. It is noted that the building footprint is not changing, and that the internal alterations do not trigger a permit under the Commercial 1 Zone.

The alterations to the façade (implementation of a new door, alterations to windows) are considered acceptable, as they will not impact on movement of pedestrians and provide an appropriate/minimal design impact. The proposed roller doors are considered acceptable from a design perspective as they screen bins/services.

The street furniture is proposed in the form of fixed tables, chairs and planter boxes along the side of the building on Newham Grove. On-street furniture will provide a disruption to pedestrians along the footpath of Newham Grove and give the impression of this area as a private space associated with the venue. Further, as outlined above in 'Footpath trading' sub heading, this is not considered to be an appropriate area for the consumption of alcohol. As such, the removal of this furniture is recommended as a condition.

Impact on the heritage significance

The application was referred to Council's Heritage Advisor who originally requested that the front door remain, however was supportive of it being permanently fixed shut while the new side door be utilised, as this 'reflects the symmetry of the façade'. The plan was amended to retain this front door. It is considered that the works to the building are an upgrade to the existing, and that the materials provided are sympathetic.

Along the Newham Grove interface, it is proposed to add in some screening and a new glass door. A new covered area with roller doors it is proposed to be in a charcoal colour, which will provide minimal impact to the significance of the heritage place given the façade first floor detailing along North Road and partially along Newham Grove is not changing. A condition recommends that colour samples are provided so that colours indicated are appropriate.

The application also proposes a new sign along the Newham Grove entrance. This is shown on the plans, however, details of this sign (including dimensions and the display) have not been provided. It is recommended that this be addressed on any decision to issue by way of amended plans.

Parking

The car parking consideration of the Planning Scheme relates solely to the floor area for using the land as a food and drink premise. As acknowledged above, the land is zoned so that use as a food and drink premise is 'as of right' and no permit is required (including to extend the floor area of what is being used in the existing building).

It is extension to the sale and consumption of liquor that is being assessed.

Therefore, Council is unable to consider parking rates as part of this application.

Objector concerns

As highlighted previously, the objections raised a number of issues relating to traffic, noise, increase in hours, increase in patron numbers, on-street trading and antisocial behaviour. The concerns raised have been addressed within this report and the conditions recommended.

Whilst the number of toilets provided has been raised in the objections, this is assessed under Building Regulations, and will be assessed by the relevant building surveyor.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

There are no financial, resource or asset management implications associated with this report.

POLICY AND LEGISLATIVE IMPLICATIONS

All matter required at Section 60 of the *Planning and Environment Act 1987* have been taken into consideration as part of the assessment of this application.

LINK TO COUNCIL AND COMMUNITY PLAN

Theme One: Liveable and Well Designed
A well planned City that is a great place to live.

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.

8.3 679-683 GLEN HUNTLY ROAD, CAULFIELD

Author: Zachary Van Grondelle, Principal Urban Planner

Trim No: 20/1219767

Attachments: 1. 679-683 Glen Huntly Road CAULFIELD VIC 3162 - Amended Plans [↓](#)
2. 679-683 Glen Huntly Road CAULFIELD VIC 3162 - Advertised Plans [↓](#)

PURPOSE AND SUMMARY

To resolve a position on plans that have been substituted as part of an appeal to the Victorian Civil and Administrative Tribunal (VCAT) for a development at 679-683 Glen Huntly Road, Caulfield South.

Council refused a planning permit under officer delegation for an 8 storey mixed use building on 30 April 2020. The applicant has sought a review of the decision at VCAT. The applicant is able to amend the proposal before the hearing which is scheduled for 12 October 2020.

The amended proposal reduces the height of the building to 6 storeys, improves the setback of the building from the rear and provides an appropriately scaled podium street wall height. It also provides car parking above the statutory rate.

It is considered that the amended plans have adequately addressed grounds of refusal and the recommendation proposes that Council support the amended proposal at the upcoming VCAT appeal subject to conditions contained in the recommendation.



Subject Site shown in red

RECOMMENDATION

That Council resolves to support Planning Permit application GE/DP-33237/2019 as part of the hearing at the Victorian Civil and Administrative Tribunal, for construction of a six storey building (containing 50 apartments), use of the land as dwellings and a reduction of the retail car parking requirement at 679-683 Glen Huntly Road Caulfield, subject to the following conditions:

Amended plans

1. Before the development starts, 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 substituted as part of the VCAT hearing (identified as Sheet No. TP1.000-TP2.003, revision C, dated 26 August 2020, produced by CHT Architects) but modified to show:
 - (a) Any changes required by the Waste Management Plan required by condition 7.
 - (b) Any changes required by the Environmentally Sustainable Design Report required by condition 11
 - (c) Installation of speed deterrent devices on the ramp to slow vehicles as they approach the street
 - (d) Screening on the north facing bedroom windows of dwellings 106, 108, 206 and 208, to limit views within 9m of habitable room windows and private open space areas of adjoining dwellings

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

Layout not to be altered

2. The development as shown on the endorsed plans must not be altered or modified (unless the Glen Eira Planning Scheme specifies a permit is not required) without the prior written consent of the Responsible Authority.

Landscaping and tree protection

3. Before the development starts, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of the permit. The plan must be prepared by a suitably qualified landscape professional and must be drawn to scale and dimensioned. The plan must include:
 - (a) Buildings and trees (including botanical names) on neighbouring properties within 3 metres of the boundary.
 - (b) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.
 - (c) Provision of replacement tree planting along the street front to offset the removal of the eastern most street tree and for its replacement to be at the cost of the permit holder
 - (d) The provision of irrigation systems for planter boxes.
 - (e) Landscaping and planting as shown on the development plans.

4. All landscaping works as shown on the endorsed plans must be maintained, including that any dead, diseased or damaged plants are to be replaced, to the satisfaction of the Responsible Authority.
5. Before the development starts, including any demolition, excavation or construction, tree protection measures must be established around the western most street tree on the Glen Huntly Road frontage in accordance with the standard and guidance prescribed in *AS 4970 – 2009: Protection of Tree on Development Sites*. The tree protection measures must identify and isolate a tree protection zone (TPZ) and include the restriction of activities within the TPZ; protective fencing; and signs identifying the TPZ. The area within the TPZ should be mulched, watered and maintained free of weeds.
6. The tree protection measures must remain in place until the development is complete and any alteration to the TPZ or works inside the TPZ must only be undertaken with the prior written consent of the Responsible Authority.

Management plans

7. Before the development starts, a Waste Management Plan (WMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The WMP must include:
 - (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 the basement area.
 - (b) Designation of methods of collection including the need to provide for private collection services. The private collection service must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
 - (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
 - (d) Details for best practice waste management once operating.
 - (e) Swept path analyses of waste vehicles in and out of the site, prepared by a suitably qualified traffic engineer.
 - (f) Demonstration all headroom clearances within the development are adequate for waste vehicles to complete waste collection on site.
 - (g) Waste collection to occur outside the operating hours of the retail premises.
 - (h) Provision for glass recycling and organic waste collection.
8. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.
9. Before the development starts, including any demolition and excavation, a Construction Management Plan (CMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The CMP must show:
 - (a) Delivery and unloading points and expected frequency;
 - (b) Truck haulage routes, circulation spaces and queuing lanes;

- (c) Details how traffic and safe pedestrian access will be managed. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
 - (d) A liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (e) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (f) Any requirements outlined within this permit as required by the relevant referral authorities;
 - (i) Hours for construction activity must only occur within the following hours:
7am to 6pm – Monday to Friday;
 - (ii) 7am to 1pm – Saturdays;
 - (iii) No construction on Sundays or public holidays;
 - (g) Measures to control noise, dust, water and sediment laden runoff;
 - (h) Measures to ensure that subcontractors/tradespersons operating on the site are aware of the contents of the CMP;
 - (i) Any construction lighting to be baffled to minimise intrusion on adjoining lots.
10. All construction (including demolition and excavation) must be carried out and complied with in accordance with the approved Construction Management Plan to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.
11. Before the development starts, an Environmentally Sustainable Design Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the report will be endorsed and will then form part of the permit. The report must outline how the development complies with Standards D6 and D13 of Clause 58 of the Glen Eira Planning Scheme. Any Environmentally Sustainable Design features within the report must be included and shown on the plans.
12. The provisions, recommendations and requirements of the endorsed Environmentally Sustainable Design Report must be implemented and complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

Parking and access

13. Before the building is occupied, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
- (a) fully constructed;
 - (b) properly formed to such levels that may be used in accordance with the plans;
 - (c) surfaced with an all-weather surface or seal coat (as appropriate);
 - (d) drained and maintained in a continuously usable condition;
 - (e) line marked to indicate each car space, loading bay and/or access lane;
 - (f) clearly marked to show the direction of traffic along access lanes and driveways,
- all to the satisfaction of the Responsible Authority.
14. Vehicular crossings must be constructed to the road to suit the proposed driveways to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.

15. The loading and unloading of goods from vehicles must only be carried out on the subject land and must be conducted in a manner which does not cause any interference with the circulation and parking of vehicles on the land.
16. A minimum 1 metre horizontal clearance must be maintained between the edge of the proposed vehicle crossing and the edge of the existing Council pit and Telstra pit, unless otherwise agreed in writing by the Responsible Authority.
17. 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.
18. The car parking allocation for the approved development must be:
 - (a) Not less than one car space for each one or two bedroom dwelling.
 - (b) Not less than two car spaces for each three or more bedroom dwelling.
 - (c) Not less than two car spaces for the retail use.

General amenity

19. External lighting must be designed, baffled and located so as to prevent any adverse effect from light spill on adjoining land to the satisfaction of the Responsible Authority.
20. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building unless otherwise agreed in writing by the Responsible Authority.

Permit expiry

21. This permit will expire if one of the following circumstances applies:
 - (a) The development is not started within three years of the date of this permit.
 - (b) The development is not completed within five years of the date of this permit.

The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of *Planning and Environment Act 1987*.

Permit notes

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

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

- B. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.
- C. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- D. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- E. There is an existing 300mm diameter Council drain that runs along the western boundary of 685 Glenhuntly Road. The building proposed is within 1.0m from the edge of the existing Council drain. The developer must expose the Council drain on site and call Engineering Services for inspection to confirm exact location of this drain. If any structures are proposed within 1.0m of Council drain, then an Application to Build within 1.0m to Council drain must be submitted to Engineering Services.
- F. Protection works must be in place during excavation and construction of the building to protect the Council's drain. Developer/Owner is required to submit the proposed protection works plan to Council for approval prior commencement of any works.
- G. The developer/owner is required to submit CCTV report of the easement drain before and after the construction is completed. Any damage to the drain will be the responsibility of the developer/owner and any reinstatement works to be carried out must be to Council satisfaction at the developer/owner's cost.

Address	679-683 Glen Huntly Road, Caulfield
Title details	Lot 15 and 16 on PS002693
Restrictions on title	None
Proposal	Construction of a six storey building (containing 50 apartments), use of the land as dwellings and a reduction of the retail car parking requirement
Zoning and Overlay Controls	Clause 34.01 – Commercial 1 Zone Clause 45.09 – Parking Overlay, Schedule 2 (Student Housing in Specific Areas)
Permit requirements	Clause 34.01-1 – Use of the land as dwellings (as the frontage at ground floor level exceeds 2m) Clause 34.01-4 – To construct a building or construct or carry out works Clause 52.06-3 – To reduce the number of parking spaces for the retail use

Relevant Planning Scheme provisions	Clauses 11 (Settlement), 15 (Built Environment and Heritage), 16 (Housing), 17 (Economic development), 18 (Transport), 21 (Municipal Strategic Statement), 22.07 (Housing Diversity Area Policy), 34.01 (Commercial 1 Zone), 52.06 (Car Parking), 52.34 (Bicycle Facilities), 53.18 (Storm Water Management in Urban Development), 58 (Apartment Developments) and 65 (Decision Guidelines)
Seriously entertained amendments	There are no seriously entertained amendments applicable to the consideration of this matter.
Notification	<p>Notice of the original application was undertaken in accordance with Section 52 of the <i>Planning and Environment Act 1987</i>, including 4 notices on site and a notice mailed to 27 surrounding properties. 59 objections were received during the original application and were considered as part of the decision making process.</p> <p>Two objector parties (one of which includes a group of 29 residents) have lodged Statements of Grounds with VCAT against the proposal, only one of which has elected to appear at the hearing. Both of these parties are from the residential neighbourhood to the north.</p>
Cultural Heritage Management Plan required	The site is not located in an area of Cultural Heritage Sensitivity and therefore a Cultural Heritage Management Plan is not required.

HISTORY

Council refused a planning permit under officer delegation for 'construction of an eight storey building (containing 52 apartments), use of the land as dwellings and a reduction of the retail car parking requirement' on 30 April 2020 for the following reasons:

1. *The height, bulk, scale and form of the proposed development is excessive and will appear overly dominant from the immediate and surrounding streets and will not adequately respect the existing or preferred neighbourhood character contrary to Clause 15.01-1R (Urban design – Metropolitan Melbourne), Clause 15.01-1S (Building Design), Clause 15.-1-5S (Neighbourhood Character), Clause 22.07 (Housing Diversity Area), Clause 58.02-1 (Urban Context) and Clause 58.04-1 (Setbacks) of the Glen Eira Planning Scheme, as follows:*
 - (i) *The height, bulk, scale and form of the proposed development is excessive and is not complementary to the role and scale of the Caulfield South Neighbourhood Activity Centre.*
 - (ii) *The height, bulk, scale and form of the proposed development does not provide for an appropriate scale transition to the dwellings to the north in Murray Street.*
 - (iii) *The height, bulk and scale of the proposed development will appear overly dominant in the streetscape when viewed from the east and the west, along Glen Huntly Road.*
2. *The proposal will unreasonably impact upon the amenity of the adjoining properties to the north by way of overlooking.*

This decision was appealed to the Victorian Civil and Administrative Tribunal. This process enables amended plans to be substituted as part of the proceeding. This has occurred with changes including the deletion of two storeys and a reduction in the building height by 6.6 metres; a reduction in the podium height from 4 to 3 storeys, modified setbacks across northern (rear façade), a reduction of 2 dwellings with a new mix containing 44 x 2 bed and 6 x 4 bed dwellings and other minor modifications to the building designs.

Council is required to form a position on these amended plans which will then be the basis of submissions made at the VCAT hearing.

The proposed changes are considered a vast improvement and have addressed the grounds of refusal insofar as they propose a lower building height which is more consistent with the scale of development that the site and surrounding context would enable.

The street wall height has been lowered from 4 storeys to 3 (a reduction of 1.94 metres), which is consistent with emerging character along this section of Glen Huntly Road. Levels 3, 4 and 5 are setback consistently above the street wall, which provides a clear podium and midrise typology.

The interface at the rear has been improved with increased setbacks, providing a better scale transition to the residential properties in Murray Street. Given the reduction in built form and increased setbacks, the sense of scale is now considered reasonable. It also helps to manage overlooking.

While the same amount of car parking is provided, the parking requirement has been reduced by the conversion of several 3 bedroom dwellings to 2 bedroom dwellings and the deletion of 2 dwellings. There is now a surplus of 12 parking spaces and these will remain allocated to the residential component of the proposal. The reduction in spaces associated with the retail component is unchanged.

The discussion below will set out further how the development sits within the context of the Caulfield South Neighbourhood Activity Centre, it is now considered an acceptable outcome which would not unreasonably impact the Glen Huntly Road streetscape and the Caulfield South Neighbourhood Activity Centre. The 6 storey height, coupled with the reduced street wall height and increased setbacks to the north provides a respectful design response which sits comfortably with surrounding built form. It provides would not result in unreasonable amenity impact to the adjoining dwellings to the north and respects the rhythm of development along Glen Huntly Road at this location.

LAND DESCRIPTION AND SURROUNDING AREA

The subject site comprises two separate titles, being 679 Glen Huntly Road, and 681 -683 Glen Huntly Road, with a combined site area of 1460 square metres. It is presently developed with 2 single storey dwellings and both sites are zoned Commercial 1. Murray Lane, a 3 metre wide laneway, extends along the rear of the site separating the commercial zoned land from the residential neighbourhood to the north.

Features of adjoining land include:

- To the east is a single storey building used as an office. The site has been subdivided into two lots and the rear lot appears to be used for storage.
- Further east (687 Glen Huntly Road) is a 4 storey apartment building, approved by Council in 2013. This building is 14.2 metres high.
- Adjoining to west at 677 Glen Huntly Road is a 3 storey apartment building, approved by Council in 2010.
- Further west (667 Glen Huntly Road) is a 3 storey apartment building, approved at the direction of VCAT in 2002.
- A recently constructed 5 storey apartment building (670 Glen Huntly Road) occupies land on the southern side of Glen Huntly Road directly opposite the site. This was approved at the direction on VCAT in 2017. A row of single storey shop fronts characterises the streetscape west of this site.
- To the north, land is in the Neighbourhood Residential Zone which has a mandatory maximum height of 9 metres. A sealed laneway extends along the rear boundary of the subject site. The lots immediately north of the laneway (90 and 92 Murray Street) are developed by a set of single storey units. More broadly, Murray Street is developed by single and double storey dwellings in garden settings, as is sought by the residential policy which applies there (ie. Minimal Change Area Policy).

CONSULTATION AND ENGAGEMENT

Their statement of grounds of the parties to the VCAT appeal have concerns regarding the height, bulk and scale of the development, as well as overlooking.

Each of these parties, as well as all persons originally notified of the original application have been given notice of the amended proposal in accordance with an order of VCAT.

If Council resolves to support the amended proposal at VCAT, it is noted that the two other parties, and all others notified persons retain their right to dispute the amended proposal as part of the VCAT process.

REFERRALS

There are no statutory referral requirements under the provisions of the Glen Eira Planning Scheme. The original application was referred to various internal departments with Council's Transport Planners, Asset Engineers and Parks Services Departments not objecting to the proposal subject to conditions. Their requirements are included in the recommendation.

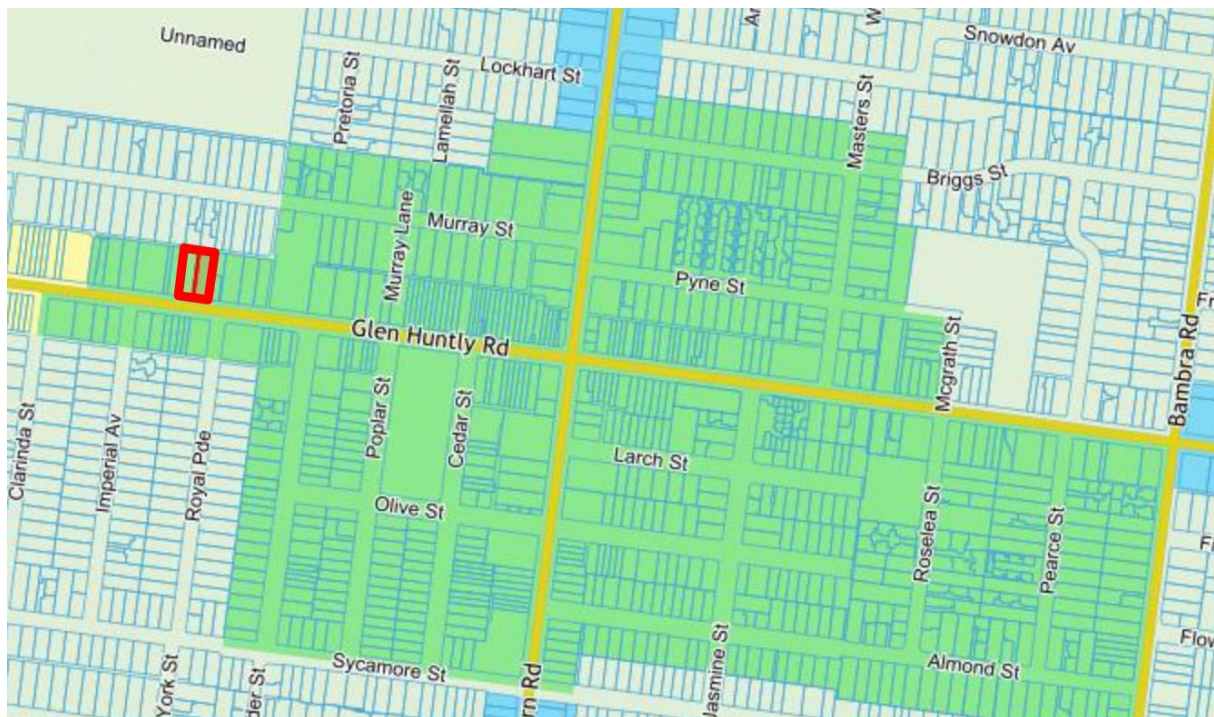
ISSUES AND DISCUSSION

The assessment of the amended proposal has regard to the following:

- Zoning and policy context
- Building form and design
- Onsite amenity
- Use of the land as dwellings
- Landscaping and Environmentally Sustainable Design outcomes
- Car and bicycle parking
- The role of City Plan

Zoning and policy context

The site is subject to consideration against Council's Housing Diversity Area Policy at Clause 22.07 of the Glen Eira Planning Scheme. The policy places the development expectations for these areas in the middle of our hierarchy in terms of housing density within the municipality, behind the Urban Villages (Carnegie, Bentleigh and Elsternwick) and the Phoenix Precinct (Caulfield Station). The policy itself is further divided into three types of growth areas: Neighbourhood Centres; Tram Routes; and Local Centres. The subject land is located within the Caulfield South Neighbourhood Centre. The figure below shows the extent of the Caulfield South Neighbourhood Centre, with the subject site outlined in red, towards the western edge of the centre.



Caulfield South Neighbourhood Centre - shown in green with the subject site shown in red.

The objectives of the Housing Diversity Area Policy, as relevant, are as follows:

- *To encourage housing diversity in preferred strategic locations that have good access to public transport, commercial, community, educational and recreational facilities.*
- *To promote a range of housing types, comprising of a mix of single dwellings, two dwelling developments and other forms of multi-unit development.*
- *To promote a diversity of dwelling layouts and sizes.*
- *To ensure that the density, mass and scale of residential development is appropriate to the location, role and neighbourhood character of the specific housing diversity area.*
- *To ensure that key development sites that are located in close proximity to fixed public transport or commercial areas are developed for multi-unit development.*
- *To ensure that the siting and design of new residential development takes account of its interface with existing residential development on adjoining sites.*
- *To ensure that the design of new residential development is sensitive to and respectful of the scale of existing residential development on adjoining sites.*

At a broader strategic level, the site is considered appropriate for a more intensive form of housing, such as an apartment building given that it is on a public transport route and it is within an established commercial centre. It is considered that just because this is a lower order centre (in comparison to an Urban Village), it does not follow that all development must also be of a lower order, it is subject to an analysis of the context of the site and its surrounds.

The development of the subject site therefore must balance the opportunities afforded to it by its commercial zoning and location within the Caulfield South Neighbourhood Activity Centre, whilst at the same time account for its abuttal to low scale residential zones. The amended proposal is supported by the relevant broader strategic policy contained within the planning scheme and the built form outcome in one which respects the rhythm of building scale along Glen Huntly Road and its setbacks and form are sympathetic to the residential interface to the north.

The following provides a detailed assessment of the building form and design.

Building form and design

Glen Huntly Road Streetscape

In this section of Glen Huntly Road, the development is eclectic in nature, however where larger development is occurring, a clear street wall of 3 storeys on the north side of the street and 4 storeys on the south side of the street is forming. Any additional levels are setback atop the podium level.

The original proposal has been amended to reduce the street wall from 4 storeys to 3 storeys in height and proposes a contemporary well designed building interface to Glen Huntly Road. This scale is appropriate as it responds to the surrounding context, forming a consistent street wall while presenting a contemporary well designed façade characterised by framed elements and generous glazing.

The floors above the street wall are setback as follows:

- Level 3 is setback 6 metres behind the front façade with an unroofed terrace area extending forward into the setback
- Level 4 and 5 have a setback of 5 metres (with roofed balconies set into the building)

The clear delineation between the podium and upper three floor levels above is a good urban design outcome, and one which was suggested in the original officer report as being a preferred outcome for this site – as opposed to the stepped ‘wedding cake’ approach which was previously adopted.

Previously, officers were concerned with the dominance of the building as viewed from east and west approaches along Glen Huntly Road. However, the deletion of two levels has successfully mitigated this by reducing overall height by 6.6 metres. The increased setbacks of levels 3 and 4 proposed by the amended application has also made significant improvement to how the building blends into the streetscape and, in doing so, appeases previous concerns with the scale and bulk of the building at the street interface.

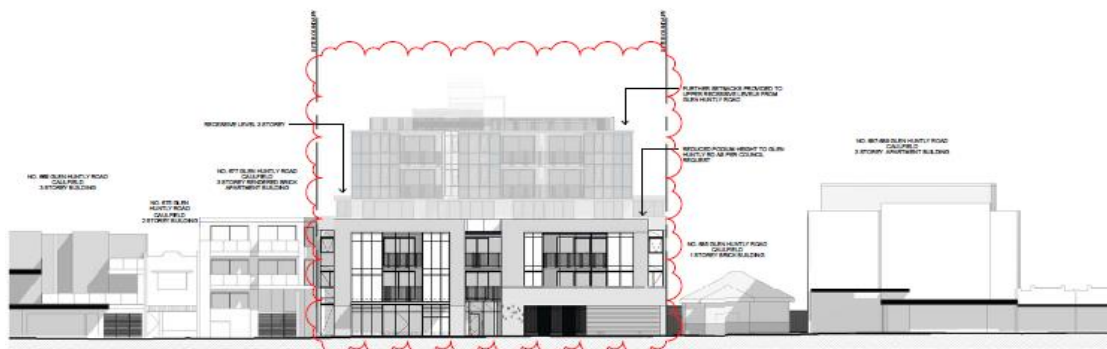
At 19.2 metres, the height of the building is now more responsive to the existing buildings in the area (notably, 670 Glen Huntly Road is 15 metres in height) and sits comfortably in the broader context of the Caulfield South Neighbourhood Activity Centre. The height of the building needs to be considered in concert with the generous front and rear setbacks now proposed. The amended proposal is considered to respond well to surrounding built form characteristics whilst being well mannered and sensitive to the low scale residential neighbourhood to the north.



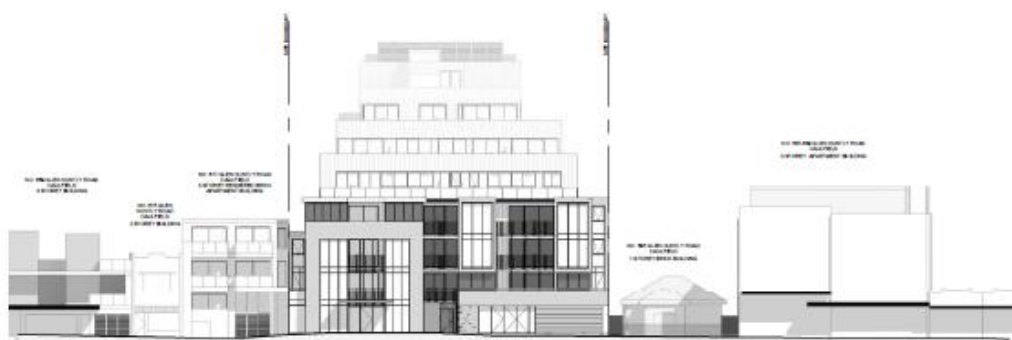
Amended Proposal – Front elevation



Original Proposal - Front elevation (Refused)



Amended streetscape perspective



Original streetscape perspective (refused)

Residential abuttal to the north:

The adjoining residential area to the north is characterised by single and double storey homes set within established gardens reflecting the general age of the neighbourhood. A 3 metre sealed laneway extends along the rear of the subject site providing additional setback to the subject site. Beyond the laneway, the two residential properties directly opposite the

subject site are both developed with single storey dual occupancy developments, both tandem layout. Both of these developments have oriented their main living rooms and main areas of secluded open space away from the commercially zoned land so that it is positioned to the north.

In addition to the 3 metre wide laneway separating adjoining residential properties from the subject site, the amended proposal will be setback from the laneway:

- A minimum of 3 metres at ground, first and second floors;
- 6 metres at the third floor (noting that a largely unroofed balcony encroached to 3 metres).
- At the fourth floor, a setback to the balcony edge of 6 metres, with a stepped building setback of between 6.5 and 8.7 metres.
- 12.13 metres at the fifth floor (noting that a balcony (unroofed) encroaches by 3 metres, and would be largely indiscernible at this height).

The total height of the building is 19.2 metres. The existing 3 storey development abutting to the west adopts a lesser setback of 2.55 metres from the laneway, while 687 Glen Huntly Road to the east provides a setback of 2 metres. Therefore, the setbacks proposed on this site at the podium levels are considered to be a sensitive and well-mannered response to the neighbouring residential zone, and provides adequate space for landscaping which is often not a feature of a development such as this.

The site's location to the south of these dwellings means that issues of overshadowing are avoided. The proposed reduction in height coupled with sensitive rear setbacks to the building will ensure that no unreasonable amenity impacts will result to the north.

The original proposal raised concerns of overlooking to the north. This concern was largely attributed to the extensive glazing across the northern façade, which gave a sense of being overlooked. The deletion of levels 6 and 7 has improved this, as has the increased setbacks. It is considered that overlooking has been appropriately managed at Level 4 and 5 by the generous setback and at level 3 by the inclusion of planter boxes. At level 1 and 2, overlooking is a concern only on the oblique views (north west and north east) given that the immediately adjoining properties turn their back to the subject site. It is recommended to require screening on the north facing bedroom windows of dwellings 106, 108, 206 and 208, to limit oblique views.



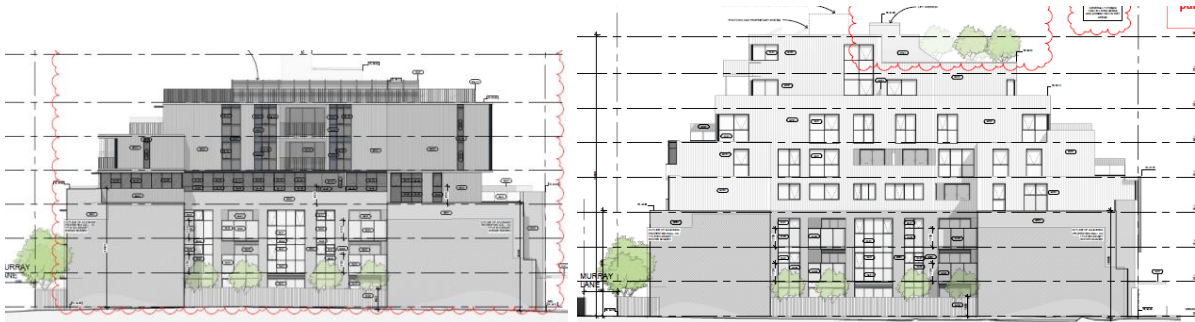
Amended northern (rear) façade



Original northern (rear) facade

Western perspective:

The development to the west is a three-storey apartment building. The proposed development has taken account of the light courts at 677 Glen Huntly Road. This is an appropriate arrangement as it will allow appropriate light into the dwellings which face this light court. The amended plans have an increased setback at level 3, which is a positive outcome. While the setback at level 5 has been reduced from 4.5 metres to 3 metres in a small section, this is appropriate as this level is above the adjoining dwellings and not adjacent to any windows, therefore not causing any further loss of daylight or visual bulk.



Amended western elevation

Original western elevation (refused)

Eastern perspective

Amended east elevation

Original east elevation – (Refused)

Number 685 Glen Huntly Road adjoins the site to the east and is a commercial property that sits between the subject site and a four storey development at 687 Glen Huntly Road. The original lot has been subdivided into two lots and the rear of the site (lot 2) appears to be used for storage purposes. The front lot is developed with a single storey building (originally constructed as a dwelling) but now used as an office.

The proposed development on the subject site allows a large light court along the eastern boundary which would allow equitable development opportunity for any future development at 685 Glen Huntly Road. Officers had limited amenity concerns for this interface, given that the site is used as an office and zoned commercial. The amended plans, while marginally increasing walls on boundary at levels 1 and 2 and reducing the setback in a small section at level 5, overall, provides a better amenity outcome from this perspective.

The Housing Diversity Area Policy (Clause 22.07) provides direction for new development in Neighbourhood Centres. In particular, it seeks to;

- *ensure that the density, mass and scale of development is appropriate to the scale, character and physical size of the neighbourhood centre.*
- *ensure that any new residential development is designed and sited to minimise its adverse impacts on adjoining existing residential properties by way of building bulk, overlooking and overshadowing.*
- *ensure that residential buildings are encouraged to step down at the rear to achieve a transition to residential areas.*
- *ensure that the rear boundaries of residential buildings incorporate a landscaped buffer (except where the premises adjoin a publicly owned car park or laneway) to ensure a sensitive interface to the residential area behind.*
- *ensure that building heights are compatible with their site context and the wider neighbourhood centre.*
- *ensure that where the new building is greater in height than the prevailing building height or where significant changes in building height are proposed for residential buildings:*
 - *There is a graduated transition in building height between the proposed building and adjoining buildings.*
 - *The resulting height, mass and scale of the building does not dominate or visually intrude on the streetscape and takes account of views from the wider neighbourhood and at a distance.*
 - *The upper storeys are recessive so that the visibility of upper storeys is reduced when viewed from the footpath opposite or residential properties to the rear.*

It is considered that the amended plans have addressed the previous concerns and the amended proposal now complies with the local policy. The proposal does not have adverse off-site amenity impacts, has managed visual bulk reasonably and will be an acceptable contribution to the streetscape.

Onsite amenity

Clause 58 of the planning scheme sets out several tests regarding the internal amenity of proposed apartments. The development is compliant insofar as:

- 50% of the dwellings satisfy the accessibility requirements (which meets the minimum requirement of 50%)
- All dwellings are provided external and internal storage. In all cases, the overall storage space satisfies the requirements set out in Table D6, however in 3 dwellings, the internal storage falls short by 1m³. This is an acceptable variation and is considered that the objective is met.
- All bedrooms and living areas satisfy the space and depth requirements.
- No living rooms exceed the room depth requirements (which is 6.75 metres given that the ceiling height is 2.7 metres), except where the kitchen is at the rear of the space.
- All habitable room windows within the development are on the outside wall with clear views to the sky. Where a secondary area has been used for light (ie a battle axe arrangement), the dimensions are compliant with Standard D26.
- 40% of the dwellings (20 out of 50) have dual aspect and appropriate natural ventilation, which is compliant with the standard requirement of 40%.
- An adequate private open space area has been provided for each dwelling, either on a balcony or within a courtyard.

An issue raised by officers in the original decision regarded the lack of natural light in the internal corridors. In the amended plans, all internal corridors have been provided a natural light source, which is considered to be an acceptable outcome. The entrance to the residential component of the development has an airlock and is secured off the street, which is a safe arrangement.

A centralised waste chute is provided and leads to a bin room in the basement. This is an appropriate set up. A Waste Management Plan which is recommended to be endorsed as part of the permit.

Use of the land as dwellings

As the residential frontage to the street is more than 2 metres wide, a permit is required under the Commercial 1 Zone (Clause 34.01-1) to use the land as a dwelling. The purpose of the commercial zoning is 'to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses'. Given that much of the frontage is activated by the retail space, which would contribute to the economic vibrancy of the Glen Huntly Road shopping area, it is considered that the residential won't dominate this frontage. Housing above an activated commercial frontage at ground floor is encouraged in commercial centres.

Landscaping and Environmentally Sustainable Design outcomes

The subject site currently contains single storey detached dwellings with sparse landscaping. It is acknowledged that the purpose of the zone is for commercial uses at ground floor and therefore to provide landscaping throughout the site is not practical. However, the development does provide for a landscaped strip along the rear property boundary, which satisfies the deep soil area requirements. There are also landscaped areas within the east and west setbacks. A landscape plan has been provided with the amended plans which demonstrates an adequate level of landscaping can be provided across the site. This landscaping plan should be endorsed as part of the permit.

Developments of more than 40 dwellings are required to provide a communal open space, which has been provided on the roof level (level 6). The communal space would receive an excellent amount of sunlight throughout the day, due to its unencumbered northern aspect.

A Sustainable Management Plan was provided with the original application which confirmed compliance with the Environmentally Sustainable Design (ESD) standards (D6 & D13). Specifically this included a water tank in the basement, the achievement of a STORM report rating of 101 per cent and a compliant cooling load of 10.6 MJ/M2 per annum.

Car and bicycle parking

The amended proposal includes 68 car spaces for the dwellings which is a surplus of 12 car parking spaces over the statutory rate. For the retail use, 4 spaces are required and two are provided including one space for each of the tenancies.

The net car parking provided on site is an oversupply and while two spaces are proposed to be reduced from the retail component, it is not considered that this will impact the parking availability in this area. Council's Transport Planners support the car parking arrangements including the reduction of two retail spaces. They are also satisfied that the traffic generation rates are acceptable and won't impact the operation of the road network.

The layout and design of the basement has not changed since the previous proposal, which was accepted by Transport Planners. Speed bumps are required on site to slow vehicles as they approach the street, for safety and are included as part of the recommendation.

Clause 52.34 requires that 15 bicycle spaces be provided, including 10 for residents and 5 for visitors. 26 spaces are provided in the basement which exceeds this requirement.

On balance the car and bicycle parking arrangements are acceptable.

The role of City Plan

The City Plan aims to balance the need to accommodate growth within the municipality, with the community's desire to make sure Glen Eira retains its strength as a place with wonderful amenities, a diverse community and a number of well-connected activity centres. The City Plan is an adopted document of Council, however it does not have statutory weight in planning permit decision making and will be used to form the basis for future planning scheme amendment work to implement aspects of the plan.

City Plan sets a framework for expected heights of development throughout the municipality. In this part of Caulfield South, it establishes a preferred height of 5 storeys, with the site being in a substantial change area.

Areas of substantial change will be the areas of greatest housing diversity and change. The City Plan recognises that not all substantial change areas will be the same and will vary significantly with respect to expected built form outcomes. The City Plan provides an expected height (expressed in terms of number of levels) to occur in these areas but still requires analysis of the site context.

In this consideration, where the City Plan does not have statutory weight, the planning scheme requires the decision maker to ensure that development 'responds to its context' and this includes the physical and planning context. This context is one that includes a large land area that can accommodate a more robust building form without unreasonable off-site amenity impacts. In a planning context the purpose of the planning controls supports mixed use developments that are complimentary to the role and scale of the commercial centre.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

There are no financial, resource or asset management implications associated with this report.

POLICY AND LEGISLATIVE IMPLICATIONS

All matter required at Section 60 of the *Planning and Environment Act 1987* have been taken into consideration as part of the assessment of this application.

LINK TO COUNCIL AND COMMUNITY PLAN

Theme One: Liveable and Well Designed
A well planned City that is a great place to live.

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

Council is required to balance many competing planning policy considerations in the interest of net community benefit. It is required to undertake analysis of the site and surrounding area and apply this against the established planning framework contained in the Glen Eira Planning Scheme. In relation to the amended proposal, it is considered to achieve an appropriate outcome and it is recommended that Council provides support to the application at the upcoming VCAT hearing, subject to the conditions that are included as part of the recommendation.



NO.	SHEET NAME
TP0.000	COVER SHEET
TP0.001	DEVELOPMENT SUMMARY
TP0.002	EXISTING & DEMOLITION SITE PLAN
TP0.003	PROPOSED SITE PLAN
TP1.000	BASEMENT LEVEL 02 PLAN
TP1.001	BASEMENT LEVEL 01 PLAN
TP1.002	GROUND FLOOR PLAN
TP1.003	LEVEL 01 PLAN
TP1.004	LEVEL 02 PLAN
TP1.006	LEVEL 03 PLAN
TP1.006	LEVEL 04 PLAN
TP1.007	LEVEL 05 PLAN
TP1.008	ROOF PLAN
TP2.000	SOUTH ELEVATION
TP2.001	NORTH ELEVATION
TP2.002	EAST ELEVATION
TP2.003	WEST ELEVATION
TP3.000	SECTIONS
TP3.001	SECTIONS
TP3.002	STREETSCAPE ELEVATION
TP4.000	SHADOW DIAGRAMS
TP4.001	SHADOW DIAGRAMS
TP4.002	SHADOW DIAGRAMS

11/01/21 08/2020 5:15:39 AM



CHT Architects Pty Ltd
ABN 20 108 008 310
URSA 100 sqm

CHT Architects Pty Ltd
40 Colwell Street
Collingwood VIC 3066
Ph: 03 9360 1180
Collingwood VIC 3066

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications are the property of CHT Architects Pty Ltd, and must not be used, copied, or reproduced in any form without the written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.

PROJECT

MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH

CLIENT

GLENBOTHE PTY LTD

APPROVED

No.	Date	Notes
1	26/08/2020	Issue for comment and approval
2	26/08/2020	Issue for comment and approval
3	26/08/2020	Issue for comment and approval
4	26/08/2020	Issue for comment and approval
5	26/08/2020	Issue for comment and approval
6	26/08/2020	Issue for comment and approval
7	26/08/2020	Issue for comment and approval
8	26/08/2020	Issue for comment and approval
9	26/08/2020	Issue for comment and approval
10	26/08/2020	Issue for comment and approval

VCAT FORMAL AMENDED PLAN

TOWN PLANNING

Title

COVER SHEET

Client

PRELIMINARY
NOT FOR CONSTRUCTION

TP0.000 C

Scale
A1

Date
26/08/2020

17157

Drawn by: CHTP Checked by: CHT

TP - NSA - APARTMENTS ONLY - (EXCLUDING BALCONIES)		
LEVEL		AREA
GROUND FLOOR		718.0 m ²
LEVEL 01		921.0 m ²
LEVEL 02		921.0 m ²
LEVEL 03		702.5 m ²
LEVEL 04		637.0 m ²
LEVEL 05		537.5 m ²
TOTAL NSA		4437.5 m ²

TP - NLA (RETAIL)		
USE		AREA
GROUND FLOOR		
TENANCY		114.5 m ²
TOTAL NLA		114.5 m ²

TP - APARTMENT MIX		
UNIT TYPE	NUMBER	MIX %
2B 1B	3	6%
2B 2B	41	82%
3B 2B	5	10%
3B 2B 1S	1	2%
TOTAL UNITS	50	100%

TP - BALCONY AREAS		
LEVEL		AREA
GROUND FLOOR		303.0 m ²
LEVEL 01		115.5 m ²
LEVEL 02		108.5 m ²
LEVEL 03		216.0 m ²
LEVEL 04		83.0 m ²
LEVEL 05		118.5 m ²
ROOF		200.0 m ²
TOTAL BALCONY		1154.0 m ²

TP - COMMUNAL AREA		
LEVEL		AREA
ROOF		200.0 m ²
TOTAL COMMUNAL		200.0 m ²

TP - CAR PARKING SCHEDULE		
USE		NUMBER
BASEMENT 01		
RESIDENTIAL		30
RETAIL		2
BASEMENT 02		32
RESIDENTIAL		38
TOTAL PARKING		70

TP - BIKE SCHEDULE		
LEVEL		NUMBERS
GROUND FLOOR		10
BASEMENT 01		18
TOTAL		28

TP - APARTMENT SCHEDULE						
UNIT NO.	UNIT TYPE	AREA	BALCONY AREA	EXT	INT	TOTAL
GROUND FLOOR						
G.01	2B 2B	107.5 m ²	21.5 m ²	6	8	14
G.02	2B 2B	89.5 m ²	56.0 m ²	6	8	14
G.03	3B 2B 1S	130.5 m ²	51.5 m ²	6	12	18
G.04	2B 2B	102.0 m ²	37.5 m ²	3	11	14
G.05	2B 2B	108.0 m ²	43.0 m ²	3	11	14
G.06	2B 2B	88.0 m ²	44.0 m ²	3	11	14
G.07	2B 2B	93.0 m ²	49.5 m ²	3	11	14
7		718.0 m ²	303.0 m ²			

LEVEL 01						
1.01	2B 2B	96.5 m ²	16.5 m ²	3	11	14
1.02	2B 2B	83.5 m ²	9.5 m ²	3	11	14
1.03	2B 2B	78.5 m ²	11.5 m ²	3	11	14
1.04	2B 2B	91.5 m ²	10.0 m ²	3	11	14
1.05	2B 2B	81.0 m ²	10.0 m ²	3	11	14
1.06	3B 2B	120.5 m ²	14.0 m ²	6	12	18
1.07	2B 2B	83.5 m ²	11.0 m ²	3	11	14
1.08	3B 2B	122.5 m ²	14.0 m ²	6	12	18
1.09	2B 2B	85.5 m ²	9.5 m ²	3	11	14
1.10	2B 2B	78.5 m ²	9.5 m ²	3	11	14
10		921.0 m ²	115.5 m ²			

LEVEL 02						
2.01	2B 2B	86.5 m ²	12.0 m ²	3	11	14
2.02	2B 2B	83.5 m ²	9.5 m ²	3	11	14
2.03	2B 2B	78.5 m ²	9.5 m ²	3	11	14
2.04	2B 2B	91.5 m ²	10.0 m ²	3	11	14
2.05	2B 2B	81.0 m ²	10.0 m ²	3	11	14
2.06	3B 2B	120.5 m ²	14.0 m ²	6	12	18
2.07	2B 2B	83.5 m ²	11.0 m ²	3	11	14
2.08	3B 2B	122.5 m ²	14.0 m ²	6	12	18
2.09	2B 2B	85.5 m ²	9.5 m ²	3	11	14
2.10	2B 2B	78.5 m ²	9.5 m ²	3	11	14
10		921.0 m ²	108.5 m ²			

LEVEL 03						
3.01	3B 2B	106.5 m ²	86.0 m ²	4.5	13.5	18
3.02	2B 2B	96.5 m ²	30.0 m ²	3	11	14
3.03	2B 2B	74.5 m ²	10.0 m ²	3	11	14
3.04	2B 2B	89.5 m ²	25.0 m ²	3	11	14
3.05	2B 2B	94.5 m ²	18.0 m ²	3	11	14
3.06	2B 2B	87.5 m ²	23.5 m ²	3	11	14
3.07	2B 2B	87.5 m ²	13.0 m ²	3	11	14
3.08	2B 2B	76.5 m ²	10.5 m ²	3	11	14
8		702.5 m ²	216.0 m ²			

LEVEL 04						
4.01	2B 2B	88.0 m ²	9.5 m ²	3	11	14
4.02	2B 2B	77.0 m ²	9.5 m ²	6	6	14
4.03	2B 2B	80.5 m ²	9.5 m ²	3	11	14
4.04	2B 1B	88.0 m ²	9.5 m ²	3	11	14
4.05	2B 2B	80.5 m ²	16.0 m ²	4.5	9.5	14
4.06	2B 2B	86.0 m ²	12.5 m ²	3	11	14
4.07	2B 2B	79.0 m ²	15.0 m ²	3	11	14
4.08	2B 2B	76.5 m ²	11.0 m ²	3	11	14
8		637.0 m ²	93.0 m ²			

LEVEL 05						
5.01	2B 2B	88.0 m ²	9.5 m ²	3	11	14
5.02	2B 2B	77.0 m ²	9.5 m ²	4.5	9.5	14
5.03	2B 2B	80.5 m ²	9.5 m ²	3	11	14
5.04	2B 1B	88.0 m ²	9.5 m ²	3	11	14
5.05	2B 2B	74.0 m ²	34.5 m ²	4.5	9.5	14
5.06	2B 1B	72.0 m ²	35.0 m ²	3	11	14
5.07	2B 2B	77.0 m ²	11.0 m ²	3	11	14
7		537.5 m ²	118.5 m ²			

ROOF		
		200.0 m ²
		200.0 m ²
		1154.0 m ²

TP - GFA (EXCLUDING BALCONIES)		
LEVEL		AREA
BASEMENT 02		1356.5 m ²
BASEMENT 01		1356.5 m ²
GROUND FLOOR		1161.0 m ²
LEVEL 01		1053.5 m ²
LEVEL 02		1053.5 m ²
LEVEL 03		806.5 m ²
LEVEL 04		721.5 m ²
LEVEL 05		613.0 m ²
ROOF		37.0 m ²
TOTAL GFA		8149.5 m ²

DEVELOPMENT SUMMARY	
SITE AREA	1480 m ²
SITE BUILDING AREA	1253 m ²
SITE COVERAGE	86.5 %
SITE PERVIOUS AREA	80 m ²
PERMEABILITY	5.4 %
DEEP SOIL PLANTING AREA (MIN 3 m WIDTH)	100 m ²
(INCLUDING PAVED TERRACE AREA)	
No BIKES	26
- HORIZONTAL (38%±20% COMPLIANT)	10
- VERTICAL	16



CHT Architects Pty Ltd
48/120-122 Street
Urbair 3000

CHT Architects Pty Ltd
48/120-122 Street
Urbair 3000

Any discrepancy in drawings or specifications shall be referred to: CHT Architects Pty Ltd.

Copyright © CHT Architects Pty Ltd.

The design, drawings, and specifications and copyright (marks and the property of CHT Architects Pty Ltd, and used not be used, copied, or reproduced without or in part without the express written permission of CHT Architects Pty Ltd.

Project

MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH

Client

GLENBOTHE PTY LTD

Approvals

No.	Date	Notes
1	26/08/2020	Issue for comment
2	26/08/2020	Issue for comment
3	26/08/2020	Issue for comment
4	26/08/2020	Issue for comment
5	26/08/2020	Issue for comment
6	26/08/2020	Issue for comment
7	26/08/2020	Issue for comment
8	26/08/2020	Issue for comment
9	26/08/2020	Issue for comment
10	26/08/2020	Issue for comment

Title

VCAT FORMAL AMENDED PLAN

DEVELOPMENT SUMMARY

PRELIMINARY

NOT FOR CONSTRUCTION

TOWN PLANNING

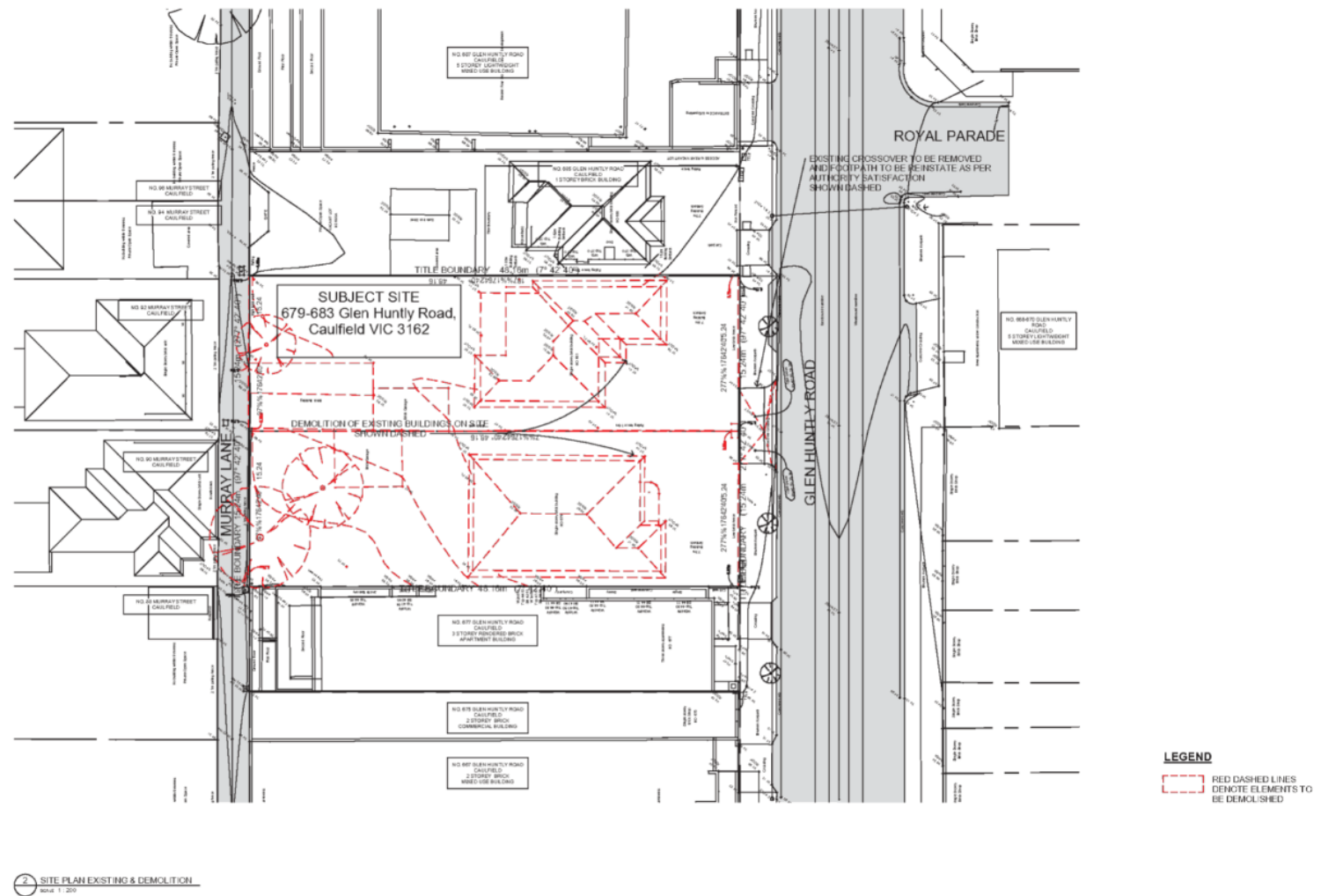
TP0.001 C

Scale

26/08/2020

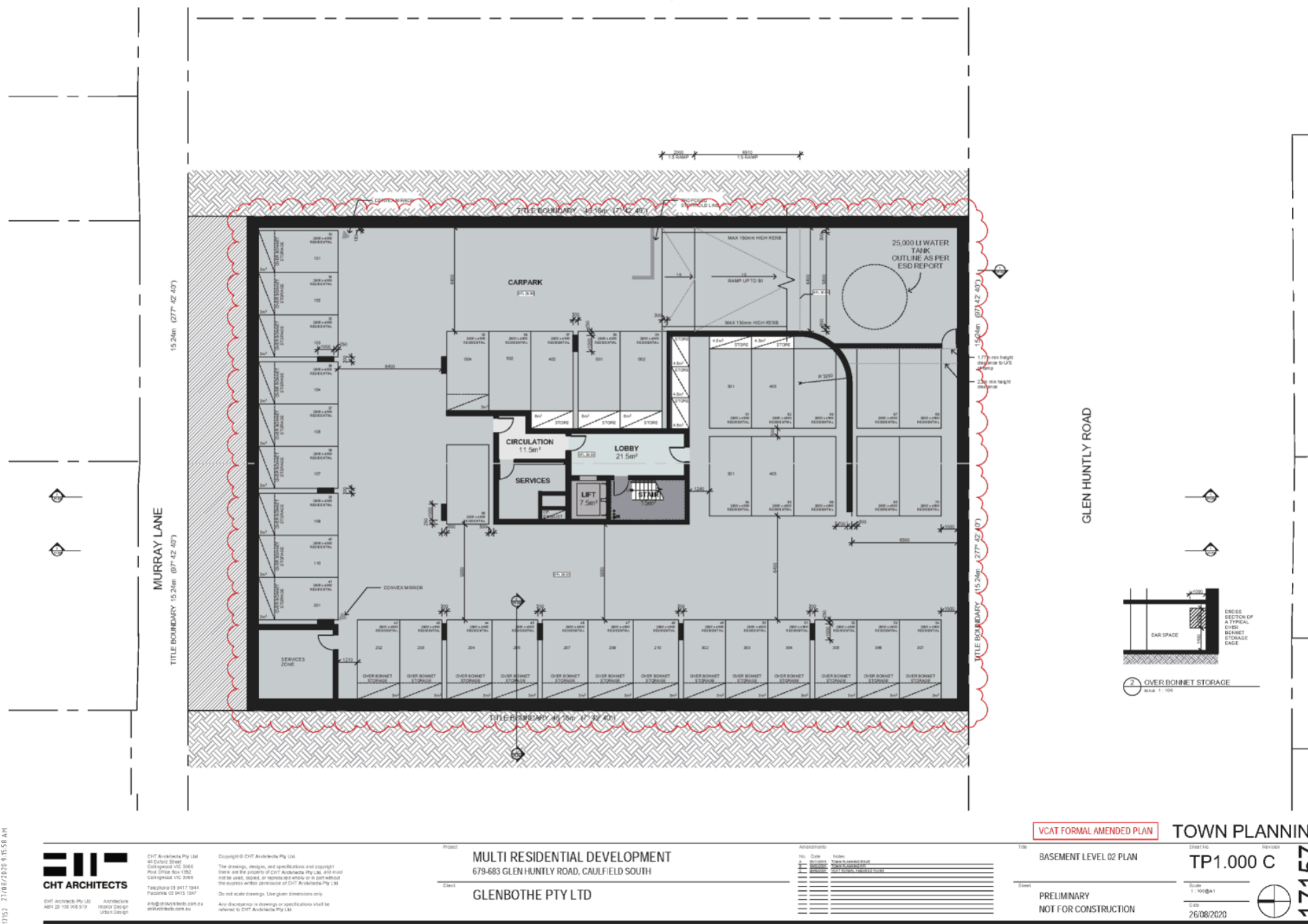
17157

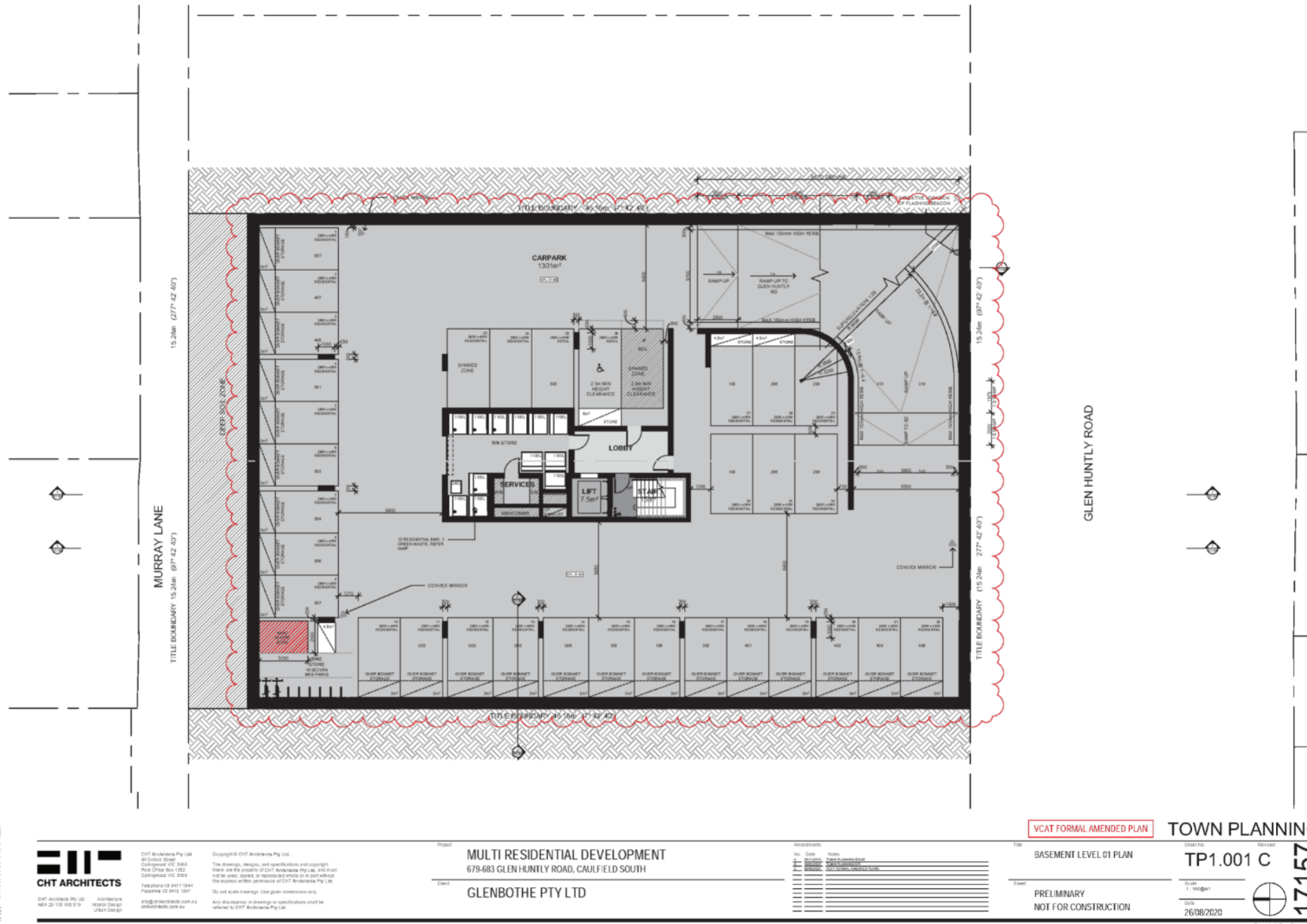
Drawn by A.P. Checked by



2 SITE PLAN EXISTING & DEMOLITION
SCALE 1/200









CHT Architects Pty Ltd
40 Colindale Avenue
Caulfield VIC 3162
Ph: 03 9594 1180
Copyright © 2020

CHT Architects Pty Ltd
40 Colindale Avenue
Caulfield VIC 3162
Ph: 03 9594 1180
Copyright © 2020

MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
GLENBOTHE PTY LTD

No.	Date	Notes
1	26/08/2020	Initial Design
2	26/08/2020	Revised Design
3	26/08/2020	Revised Design
4	26/08/2020	Revised Design
5	26/08/2020	Revised Design
6	26/08/2020	Revised Design
7	26/08/2020	Revised Design
8	26/08/2020	Revised Design
9	26/08/2020	Revised Design
10	26/08/2020	Revised Design

VCAT FORMAL AMENDED PLAN

TOWN PLANNING

GROUND FLOOR PLAN

TP1.002 C

PRELIMINARY
NOT FOR CONSTRUCTION

Scale
1:100 @ A1
26/08/2020

17157



TOWN PLANNING

TP1.003 C

Scale
1 : 1000 @ A1

Date
26/08/2020

17157



Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.

GLENBOTHE PTY LTD

[illegible]



CHT ARCHITECTS Pty Ltd
40 Colindale Street
Caulfield VIC 3166
Ph: 03 9594 1188
Fax: 03 9594 1189
Email: info@chtarchitects.com.au
Web: www.chtarchitects.com.au

Copyright © CHT Architects Pty Ltd
The drawings, designs, and specifications and copyright
therein are the property of CHT Architects Pty Ltd, and must
not be used, copied, or reproduced without the prior written
consent of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be
referred to CHT Architects Pty Ltd.

MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
GLENBOTHE PTY LTD

No.	Date	Issue
1	27/08/2020	Issue for Council Approval
2	27/08/2020	Issue for Council Approval
3	27/08/2020	Issue for Council Approval
4	27/08/2020	Issue for Council Approval
5	27/08/2020	Issue for Council Approval
6	27/08/2020	Issue for Council Approval
7	27/08/2020	Issue for Council Approval
8	27/08/2020	Issue for Council Approval
9	27/08/2020	Issue for Council Approval
10	27/08/2020	Issue for Council Approval

VCAT FORMAL AMENDED PLAN

TOWN PLANNING

LEVEL 02 PLAN

TP1.004 C

PRELIMINARY
NOT FOR CONSTRUCTIONScale
1:100 @ A1
Date
26/08/2020

17157





VCAT FORMAL AMENDED PLAN

TOWN PLANNING



CHT Architects Pty Ltd
44 Oxford Street
Collingwood VIC 3066
Post Office Box 1362
Collingwood VIC 3066

Copyright © CCHT Architects Pty Ltd

The drawings, designs, and specifications and copyright therein are the property of CHT Architectural Pty Ltd, and must not be used, copied, or reproduced wholly or in part without

the express written permission of CH2 Architects Pty Ltd

Do not scale drawings. Use given dimensions only.

Any discrepancy in drawings or specifications shall be

referred to CHT Architects Pty Ltd.

MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH

GLENBOTHE PTY LTD

[illegible]

Title: **LEVEL 05 PLAN**

PRELIMINARY

NOT FOR CONS

It is

TP1.007 C

Scale

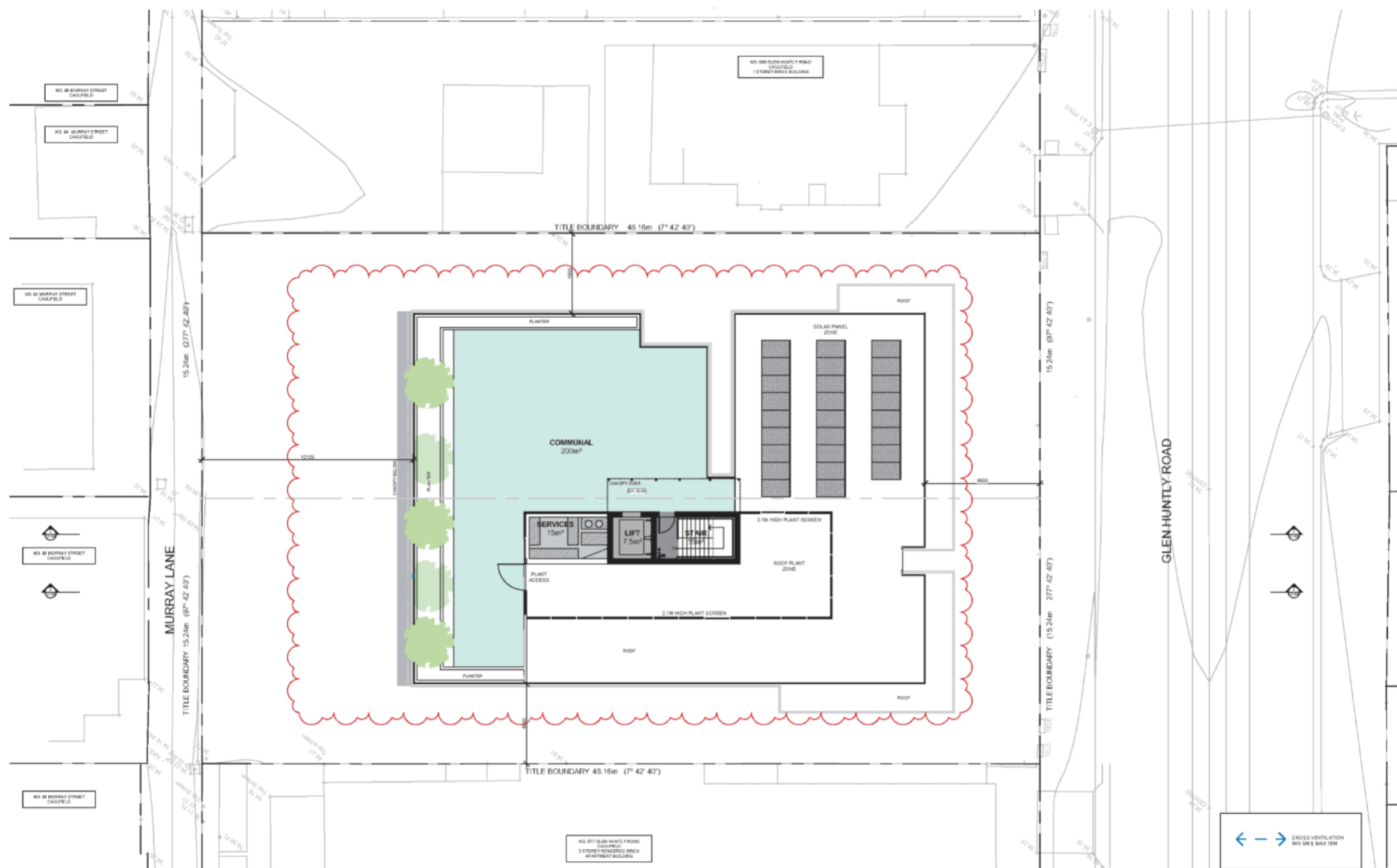
Date _____

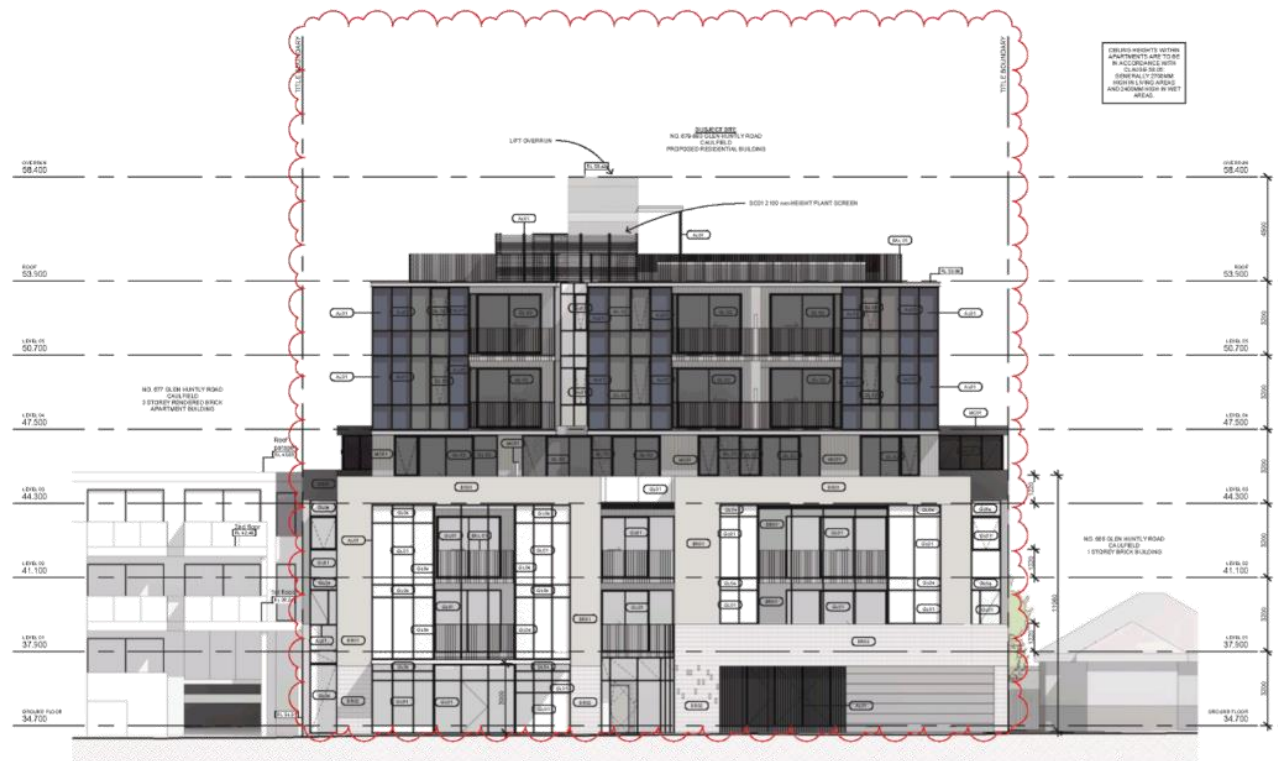
26/08/2020

Downloaded by [A.I.]

Attachment 4

Attachment 1





MATERIALS LEGEND	
B001	BRICK FINISH - STREET TOWER BOND PATTERN - CREAM COLOUR
B002	BRICK FINISH - TEXTURED - CREAM COLOUR
M001	METAL CLADDING - GREY
GL01	REFLECTIVE SILVER GLAZING
GL04	SPANDREL REFLECTIVE SILVER GLAZING
GL02	REFLECTIVE LIGHT GREY TINT GLAZING
GL05	SPANDREL REFLECTIVE LIGHT GREY TINT GLAZING
GL03	OBSCURE REFLECTIVE SILVER GLAZING
GL06	OBSCURE REFLECTIVE DARK GREY TINT GLAZING
AL01	WINDOW AND DOOR FRAMES - METAL - GREY
BA01	BLACK POWDERCOATED BALUSTRADE
SC01	SELECTED PLANT SCREEN
SC02	PRIVACY SCREEN - OPACQUE GLAZING
SC03	TIMBER PALING FENCE - PAINTED BLACK
PC01	PRECAST CONCRETE PANEL - NATURAL FINISH



NOTE:

SPANDREL PANEL

VCAT FORMAL AMENDED PLAN

TOWN PLANNING

SOUTH ELEVATION

TP2.000 C

PRELIMINARY
NOT FOR CONSTRUCTIONScale
1:100 @ A1
Date
26/08/2020

17157

Drawn by A.P. Checked by T.

CHT ARCHITECTS
ARCHITECTS
100-102 GLEN HUNTLY ROAD
CAULFIELD SOUTH VIC 3162CHT Architects Pty Ltd
ABN 20 100 000 010
100-102 GLEN HUNTLY ROAD
CAULFIELD SOUTH VIC 3162Copyright © CHT Architects Pty Ltd
The drawings, designs, and specifications and copyright
therein are the property of CHT Architects Pty Ltd, and must
not be used, copied, or reproduced in any form without
the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be
referred to CHT Architects Pty Ltd.PROJECT
MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client
GLENBOTHE PTY LTD

No.	Date	Issue
1	26/08/2020	Issue 1 - Initial Design
2	26/08/2020	Issue 2 - Final Design
3	26/08/2020	Issue 3 - Final Design
4	26/08/2020	Issue 4 - Final Design
5	26/08/2020	Issue 5 - Final Design
6	26/08/2020	Issue 6 - Final Design
7	26/08/2020	Issue 7 - Final Design
8	26/08/2020	Issue 8 - Final Design
9	26/08/2020	Issue 9 - Final Design
10	26/08/2020	Issue 10 - Final Design

Title

SOUTH ELEVATION

Client

PRELIMINARY

NOT FOR CONSTRUCTION

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.

Checked by

T.

Scale

1:100 @ A1

Date

26/08/2020

Drawn by

A.P.



MATERIALS LEGEND	
B001	BRICK FINISH - STREET TONED BOND PATTERN - CREAM COLOUR
B002	BRICK FINISH - TEXTURED - CREAM COLOUR
M001	METAL CLADDING - GREY
G001	REFLECTIVE SILVER GLAZING
G004	SPANDREL REFLECTIVE SILVER GLAZING
G002	REFLECTIVE LIGHT GREY TINT GLAZING
G005	SPANDREL REFLECTIVE LIGHT GREY TINT GLAZING
G003	OBSCURE REFLECTIVE SILVER GLAZING
G006	OBSCURE REFLECTIVE DARK GREY TINT GLAZING
A001	WINDOW AND DOOR FRAMES - METAL - GREY
BAL01	BLACK POWDERCOATED BALUSTRADE
S001	SELECTED PLANT SCREEN
S002	PRIVACY SCREEN - OPACQUE GLAZING
S003	TIMBER PALING FENCE - PAINTED BLACK
PC01	PRECAST CONCRETE PANEL - NATURAL FINISH

NOTE:
RENOTES SPANDREL PANEL

VCAT FORMAL AMENDED PLAN

TOWN PLANNING

NORTH ELEVATION

PRELIMINARY
NOT FOR CONSTRUCTION

TP2.001 C

Scale
1:100 @ A1

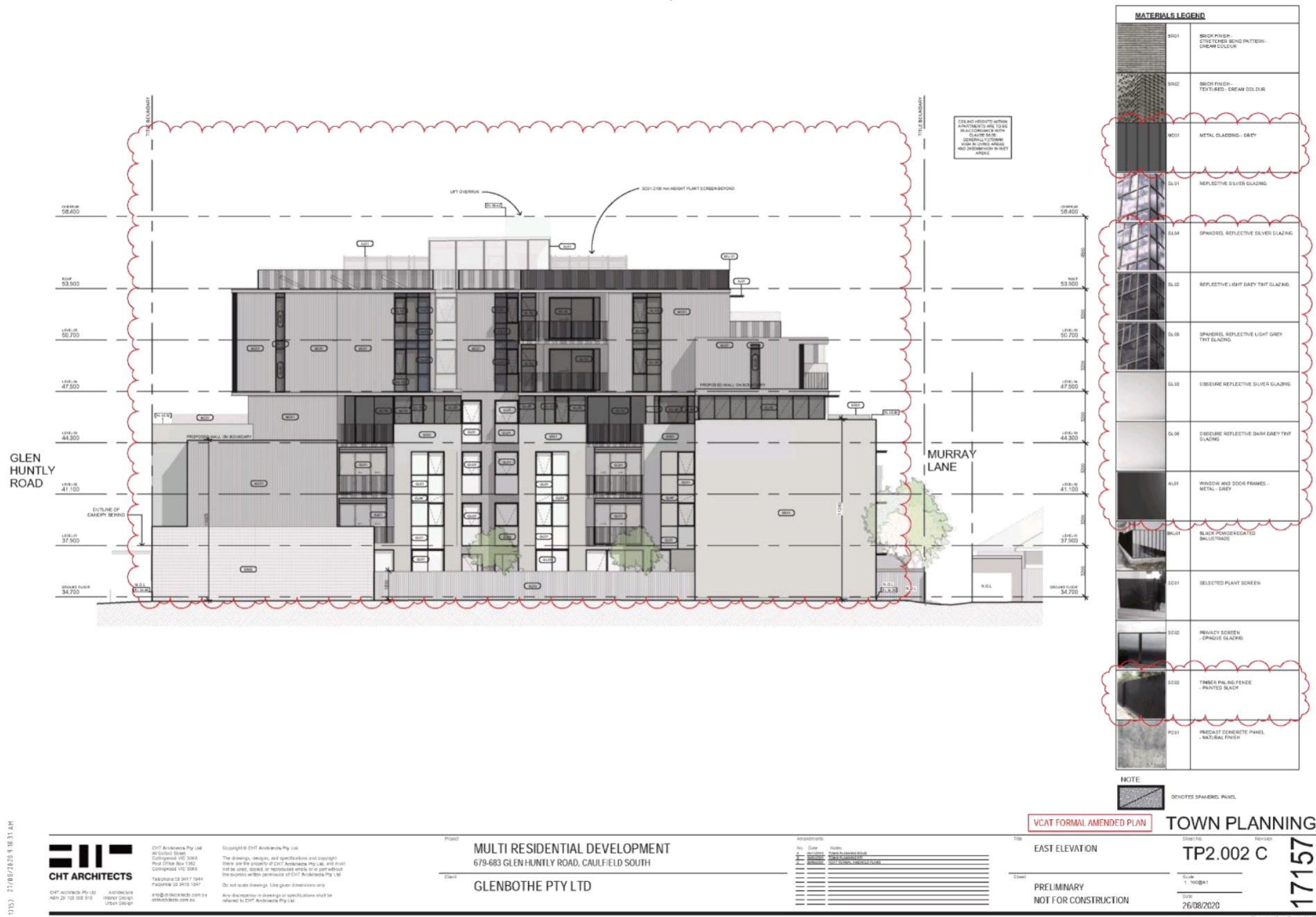
26/08/2020

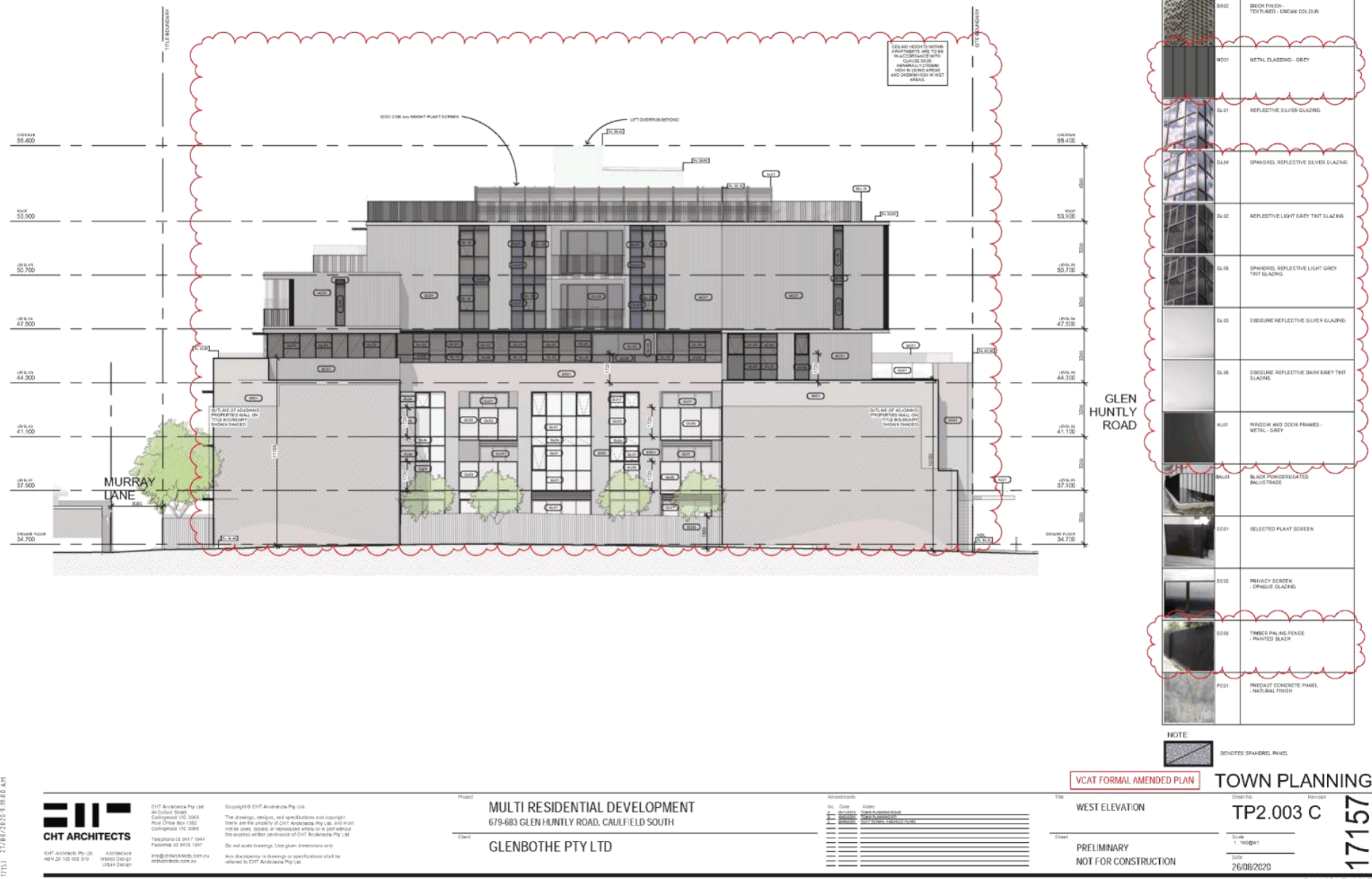
17157

CHT ARCHITECTS
CHT Architects Pty Ltd
40 Colwell Street
Caulfield VIC 3166
Ph: 03 9594 1188
Fax: 03 9594 1189
Email: info@chtarchitects.com.au
Website: www.chtarchitects.com.au
Copyright © CHT Architects Pty Ltd
The drawings, designs, and specifications and copyright
therein are the property of CHT Architects Pty Ltd, and must
not be used, copied, or reproduced whole or in part without
the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be
referred to CHT Architects Pty Ltd.

MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
GLENBOTHE PTY LTD

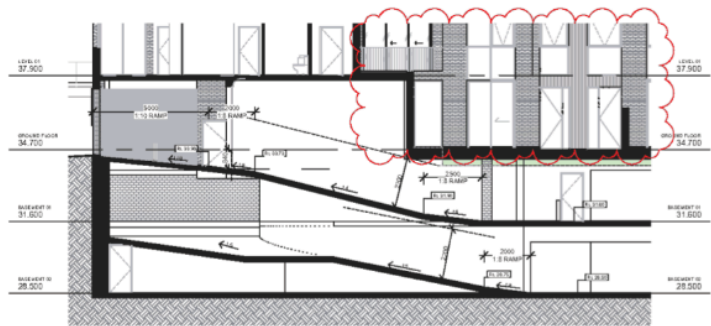
No.	Date	Issue
1	26/08/2020	Issue for VCAT
2	26/08/2020	Issue for VCAT
3	26/08/2020	Issue for VCAT
4	26/08/2020	Issue for VCAT
5	26/08/2020	Issue for VCAT
6	26/08/2020	Issue for VCAT
7	26/08/2020	Issue for VCAT
8	26/08/2020	Issue for VCAT
9	26/08/2020	Issue for VCAT
10	26/08/2020	Issue for VCAT







1 LONGITUDINAL SECTION A-A
SCALE 1 : 100



1 CAR PARK ENTRY SECTION
Scale 1:100

VCAT FORMAL AMENDED PLAN

TOWN PLANNING

SECTIONS

TP3.001 C

PRELIMINARY
NOT FOR CONSTRUCTION

Scale
1:100@A1

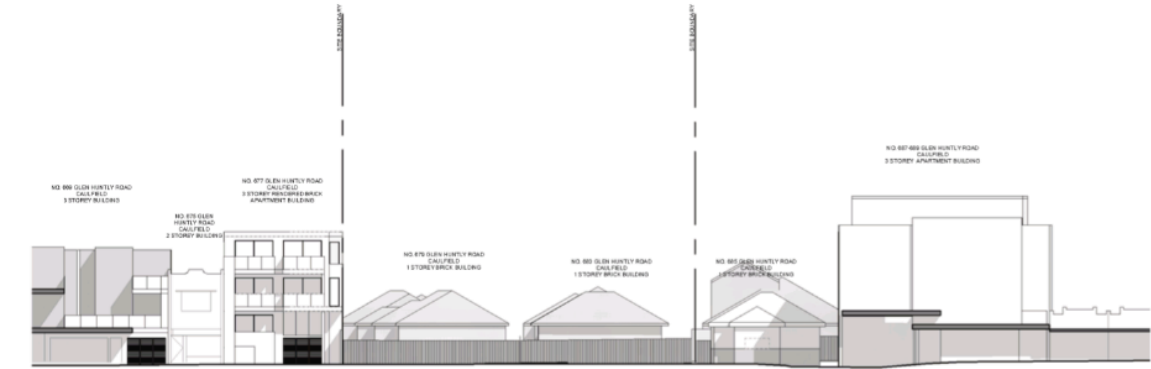
26/08/2020

17157

MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
GLENBOTHE PTY LTD

CHT ARCHITECTS
CHT Architects Pty Ltd
40 Colindale Street
Colindale VIC 3066
Ph: 03 9581 1180
Toll free 1800 000 000
Email: info@chtarchitects.com.au
www.chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd, and must not be used, copied, or reproduced in any way without the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.



1 STREETScape ELEVATION - EXISTING
Scale: 1:200



2 STREETScape ELEVATION - PROPOSED
Scale: 1:200

NOTE:
"BRICK PODIUM", RECESSIVE LEVEL 3, UPPER LEVEL

17157 27/08/2020 5:10:37 AM

CHT ARCHITECTS

CHT Architects Pty Ltd
40 Colind Street
Caulfield VIC 3166
Ph: 03 9581 1185
Caulfield VIC 3166

Tel: 03 9581 1185
Fax: 03 9581 1186
info@chtarchitects.com.au
chtarchitects.com.au

Copyright © CHT Architects Pty Ltd
The drawings, designs, and specifications and copyright
marks are the property of CHT Architects Pty Ltd, and must
not be used, copied, or reproduced whole or in part without
the written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be
referred to CHT Architects Pty Ltd.

PROJECT

MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH

Client

GLENBOTHE PTY LTD

APPROVALS

No.	Date	Notes
1	20/08/2020	Issue for Council
2	26/08/2020	Issue for Council

VCAT FORMAL AMENDED PLAN

TOWN PLANNING

STREETScape ELEVATION

TP3.002 C

PRELIMINARY
NOT FOR CONSTRUCTION

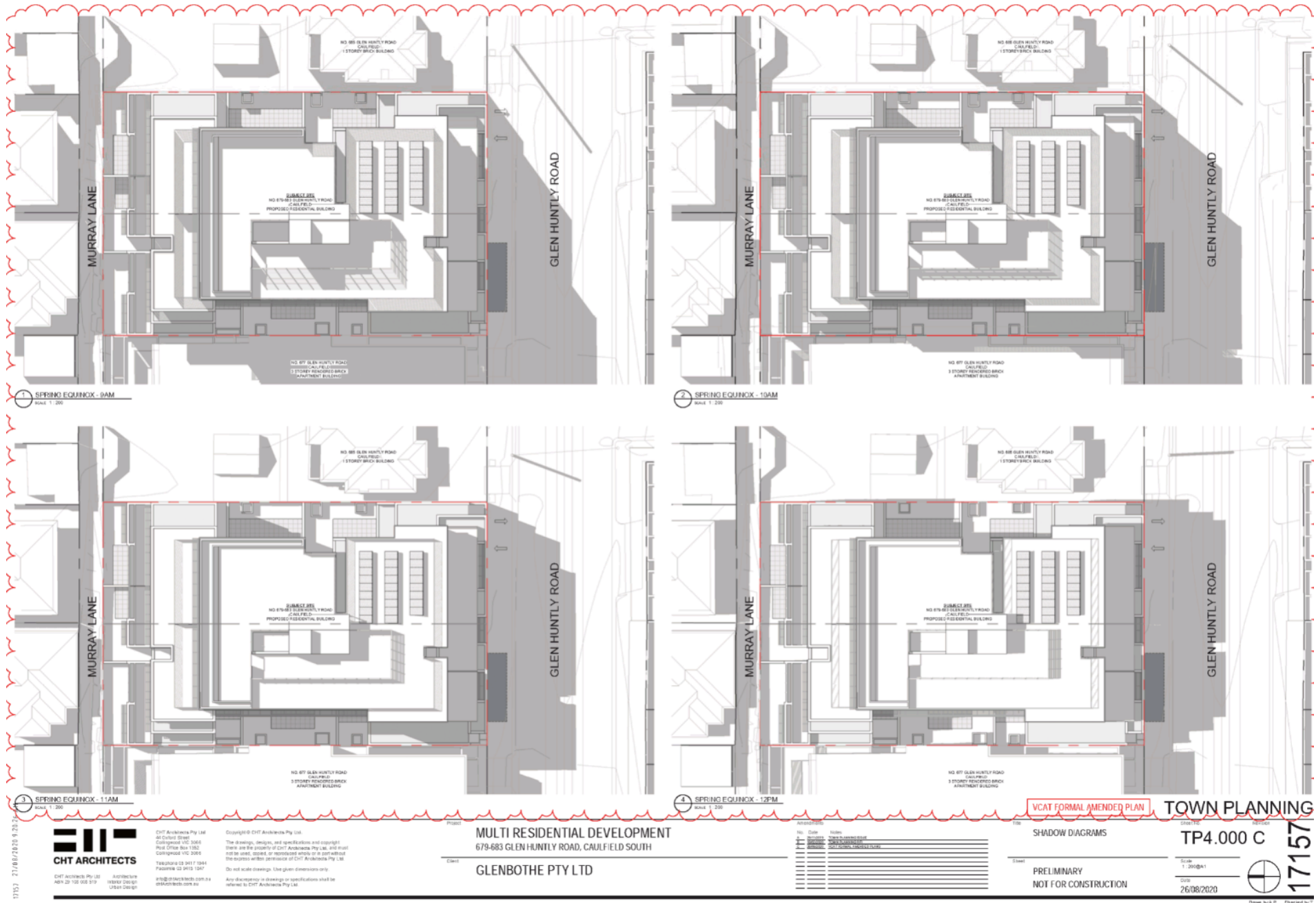
Scale
1:200@A1

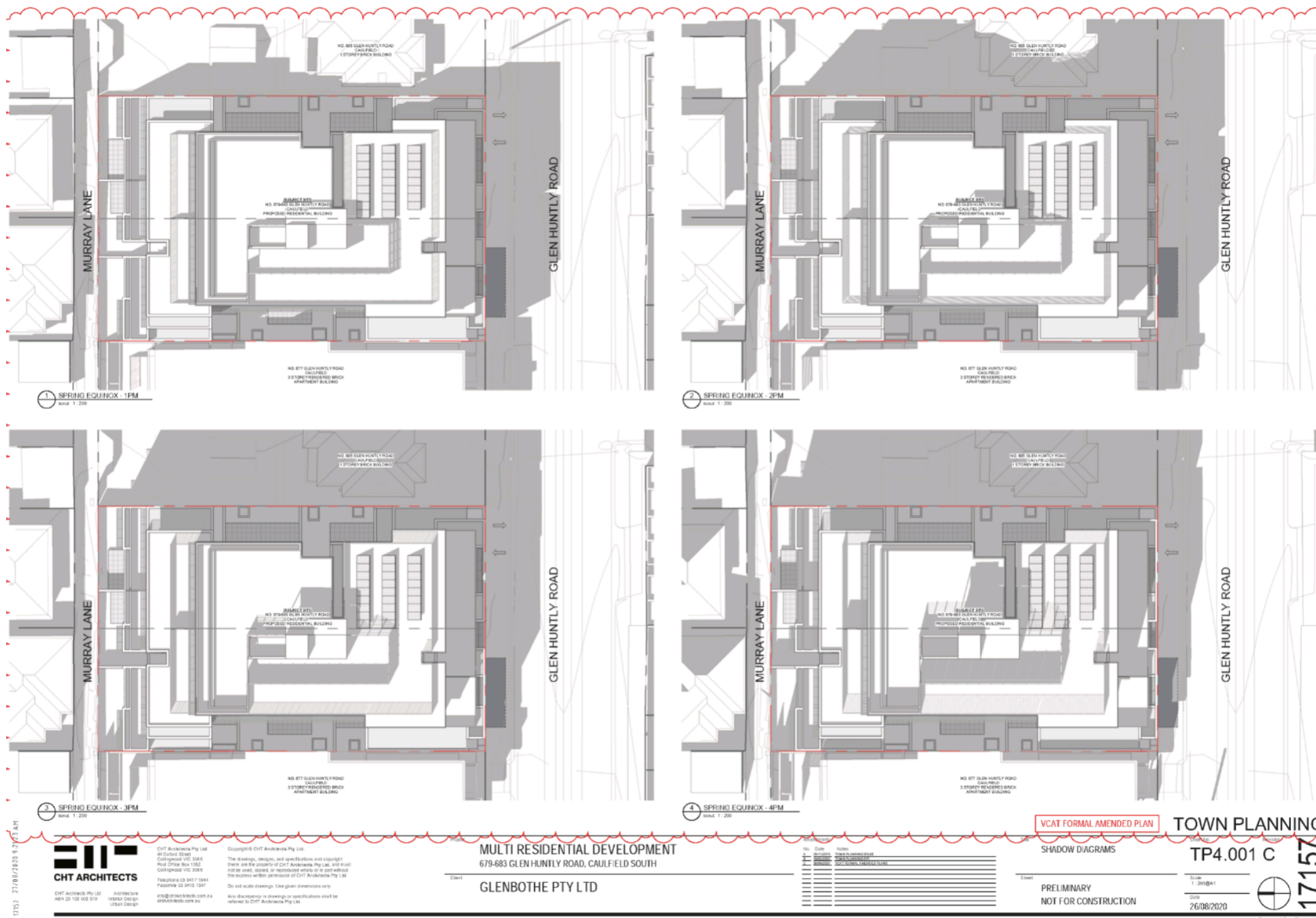
Date
26/08/2020

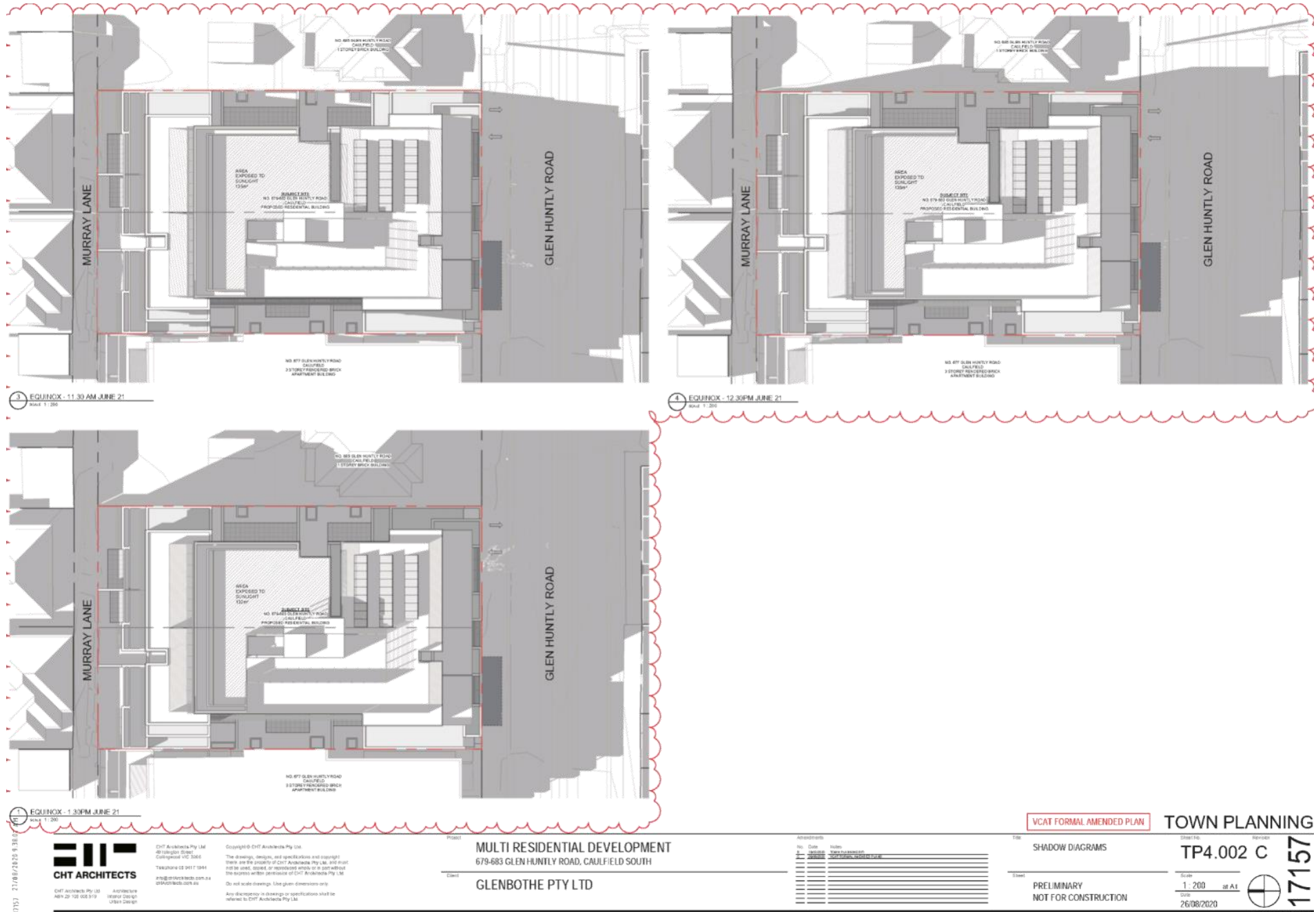
17157

GLEN EIRA CITY COUNCIL

Item 8.3 – Attachment 1 – Page 123







This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



03 MARCH 2020

17157

MULTI-RESIDENTIAL DEVELOPMENT AT
679-683 GLEN HUNTLY RD, CAULFIELD SOUTH

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

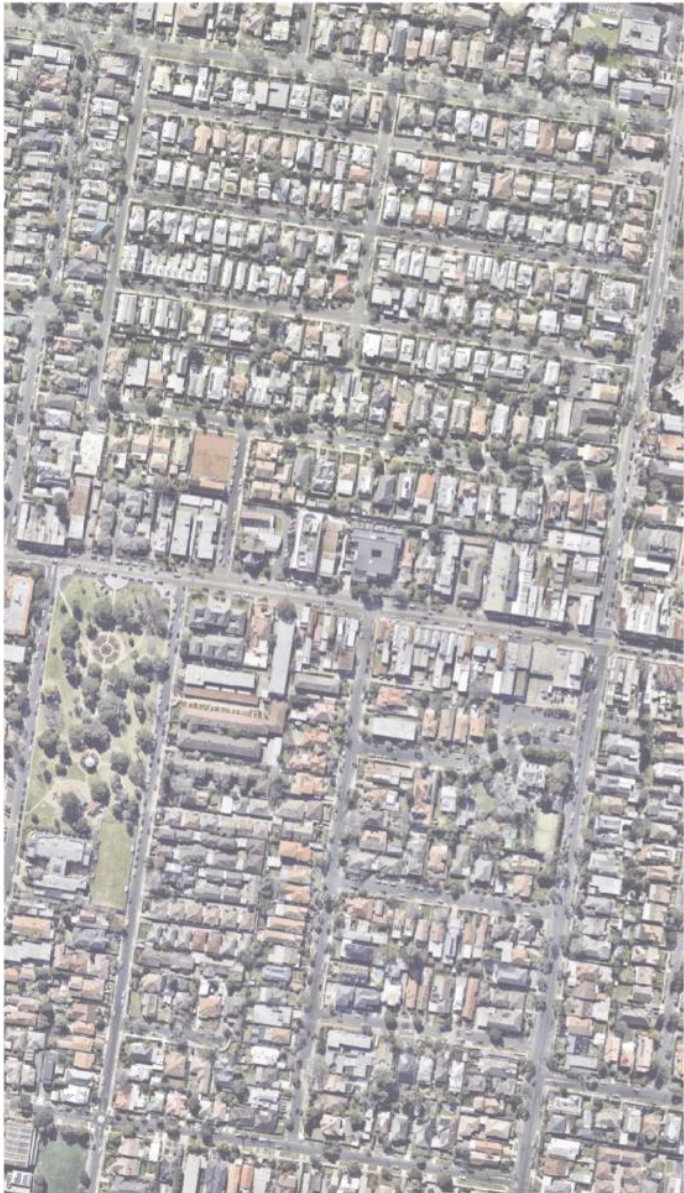
CHT ARCHITECTS

44 Oxford Street,
Collingwood VIC 3066

P.O. Box 1352
Collingwood VIC 3066

T 03 9417 1844
F 03 9415 1847
E info@chtarchitects.com.au
W chtarchitects.com.au

File Name_CHT_UrbanContextreportReport_TP_ACTIVECC -REV3.indd



17157 - MULTI-RESIDENTIAL DEVELOPMENT AT 679-683 GLEN HUNTLY ROAD CAULFIELD SOUTH

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

- 01. Content
 - 01. INTRODUCTION
 - 02. OPPORTUNITIES/CONSTRAINTS
 - 03. CONTEXT
 - 03.01 Streetscape Montage
 - 03.02 Analysis of property lot sizes
 - 03.03 Response to Streetscape
 - 04. CONCEPT
 - 04.01 Concept massing study
 - 04.02 Context - Materiality
 - 04.03 Concept - Materiality Precedents
 - 04.04 Artist impression - Glen Huntly road
 - 04.05 Concept - Entries
 - 04.06 The little details - Entries
 - 04.07 Concept - Residential interface
 - 04.08 Artist impression - Laneway
 - 05. SITE SURVEY
 - 06. ARCHITECTURAL DRAWINGS

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 198. The document must not be used for any other purpose which may breach any copyright.



211

01.00 Introduction

PROJECT SUMMARY

Site Area	1460m²
Development	Multi Residential Development
Location	Caulfield South, Victoria

PROJECT TEAM

Client	Glenbothe Pty Ltd
Architect	CHT Architects
Town Planner	Ask Planning
Traffic Consultant	Impact
ESD Consultant	Ark Resources
Waste Management	Waste Space Solutions



This copied document is made available for the sole purpose of enabling its consideration in the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

CLIENT

Glenbothe Pty Ltd

SUBJECT SITE

679-683 Glen Huntly Road,
Caulfield



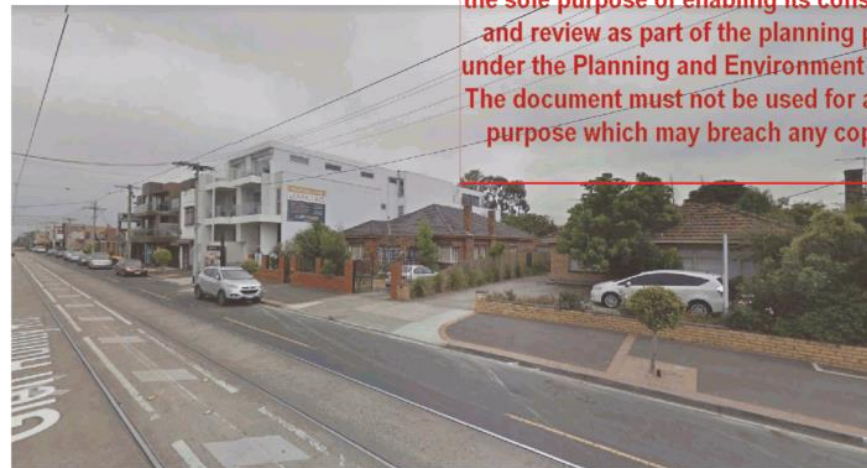
01.01 Site Location



17157 - MULTIRESIDENTIAL DEVELOPMENT AT 679-683 GLEN HUNTLY ROAD CAULFIELD SOUTH

01.02 Site Photos

1. View From Glen Huntly Road to West



2. View From Glen Huntly Road to North



3. View From Glen Huntly Road to East



17157 - MULTI RESIDENTIAL DEVELOPMENT AT 679-683 GLEN HUNTLY
ROAD CAULFIELD SOUTH



02.01 Opportunities & Constraints

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



Potential Viewline



17157 - MULTI-RESIDENTIAL DEVELOPMENT AT 679-683 GLEN HUNTLY ROAD CAULFIELD SOUTH

8

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

02.02 Opportunities & Constraints

- Subject Site
- Public
- Education
- Park
- Industrial
- Residential
- Commercial



- Subject Site
- 1 Hopetoun Gardens
- 2 Caulfield Hospital
- 3 Caulfield Primary School
- 4 Godfreys Caulfield
- 5 Wesley College Elsternwick Campus
- 6 Holy Cross Catholic Church



17157 - MULTI-RESIDENTIAL DEVELOPMENT AT 679-683 GLEN HUNTLY ROAD CAULFIELD SOUTH

02.03 Future & Existing Developments



- Subject Site
- Approved Development
- Under Construction



This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

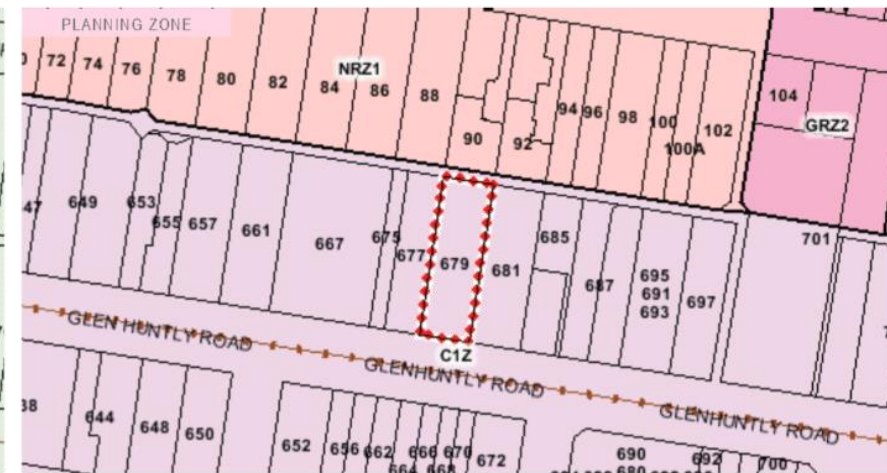
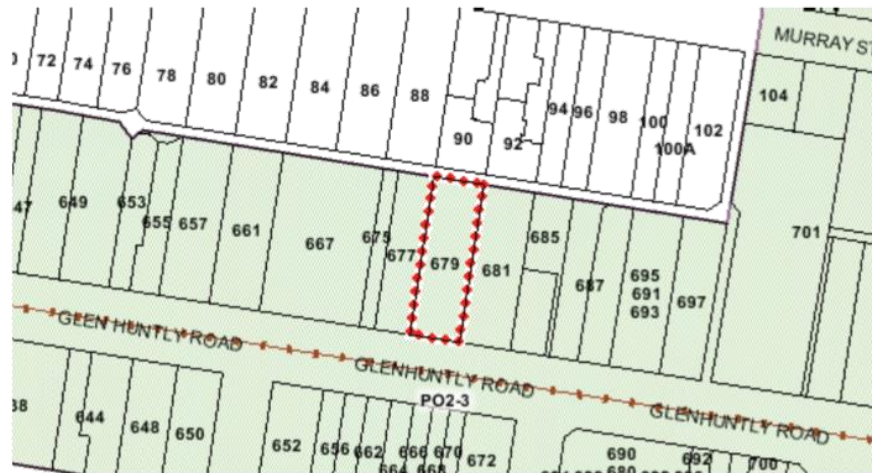
17157 - MULTI RESIDENTIAL DEVELOPMENT AT 679-683 GLEN HUNTLY ROAD CAULFIELD SOUTH

02.04 Planning Information

There is Parking overlay (PO) indicated to site. Car park space Rate by the Measure applied for student housing.

Our initial planning review indicates the site is zoned C1Z (Commercial 1 Zone) which doesn't require rescode requirements.

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



03.01 Context - Streetscape Montage

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



Glen Huntly Rd - site interface

Front View looking at South Elevation facing main road

SUBJECT SITE
679-683 Glen Huntly Rd, CAULFIELD



Glen Huntly Rd - opposing side of site

Front View looking at North Elevation facing main road



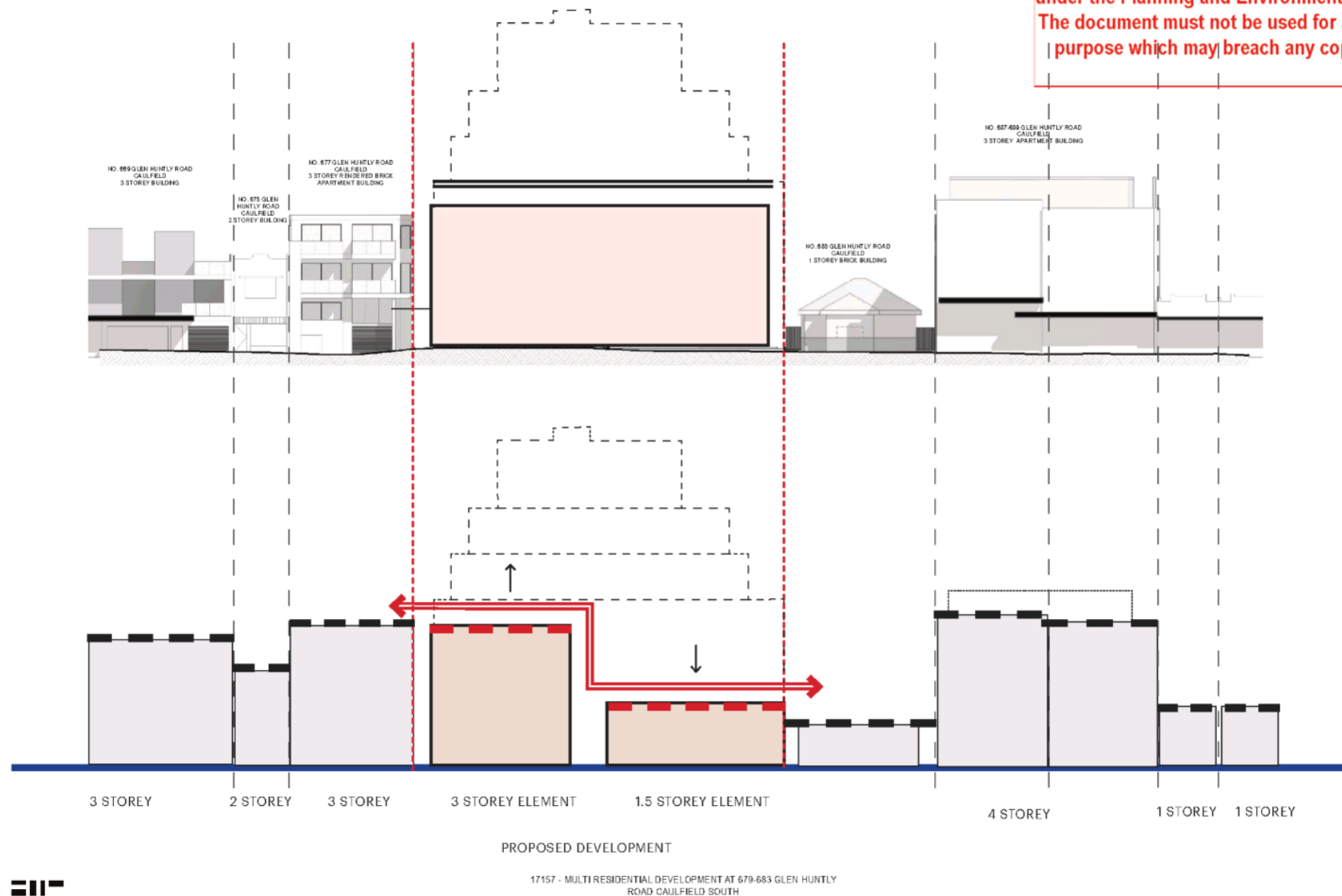
17157 - MULTI RESIDENTIAL DEVELOPMENT AT 679-683 GLEN HUNTLY
ROAD CAULFIELD SOUTH

03.02 Context - Analysis of property lot sizes

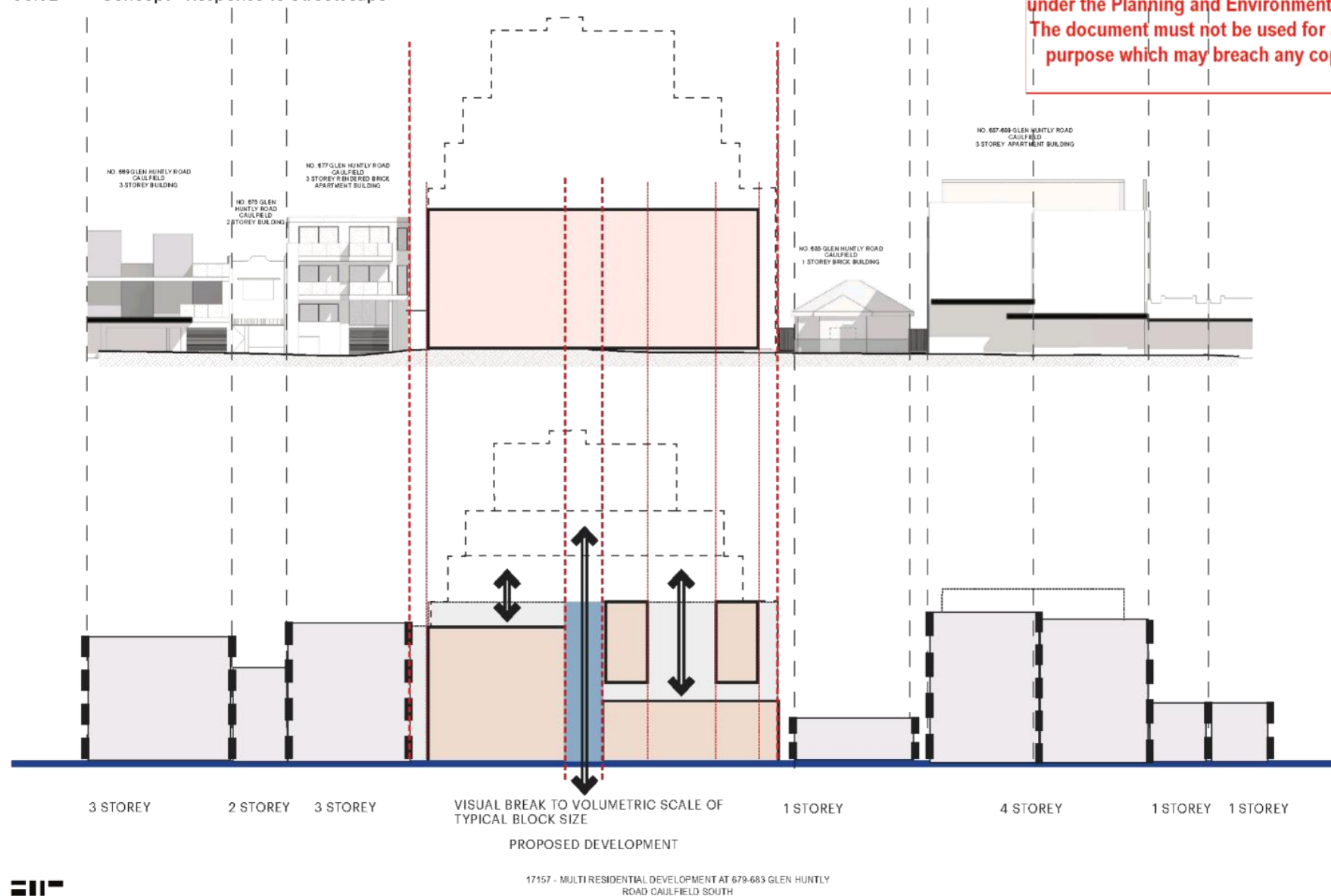


This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

03.02 Concept - Response to Streetscape



03.02 Concept - Response to Streetscape



04.01 Concept - massing study

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



17157 - MULTI RESIDENTIAL DEVELOPMENT AT 679-683 GLEN HUNTLY
ROAD CAULFIELD SOUTH

16

04.02 Context - Materiality

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



BRICK MASS - RED AND CREAM BRICK
ADDRESS: 74 MURRAY STREET, CAULFIELD



TERRACE AND INDUSTRIAL FACADES - STEPPED
BRICK
ADDRESS: 661 GLEN HUNTLY ROAD, CAULFIELD



BRICK PATTERNS AND TEXTURE WITHIN EXISTING
FABRIC
ADDRESS: 667 GLEN HUNTLY ROAD, CAULFIELD

04.03 Concept - Materiality Precedents

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 198. The document must not be used for any other purpose which may breach any copyright.



Street interface of form

- Void to express points of activation - balconies/entries



Brick podium with play of solid void

- Regular rhythm of brick/window mass - solidity of form to streetfront - texture and human scale of brickwork to lower levels



Brick mass with carved out windows

- Provision of brick solid/heavy podium - windows read as inset and brick reading as 3D mass element
- Ground floor activated with tactile brickwork



17157 - MULTI RESIDENTIAL DEVELOPMENT AT 679-683 GLEN HUNTLY ROAD CAULFIELD SOUTH

18

04.04 Artist impression - Glen Huntly road

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

04.05 Concept - Entries



17157 - MULTI RESIDENTIAL DEVELOPMENT AT 679-683 GLEN HUNTLY ROAD CAULFIELD SOUTH

04.06 Concept - Commercial and Residential Entries



This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



17157 - MULTI RESIDENTIAL DEVELOPMENT AT 679-683 GLEN HUNTLY ROAD CAULFIELD SOUTH

04.07 Concept - Residential interface

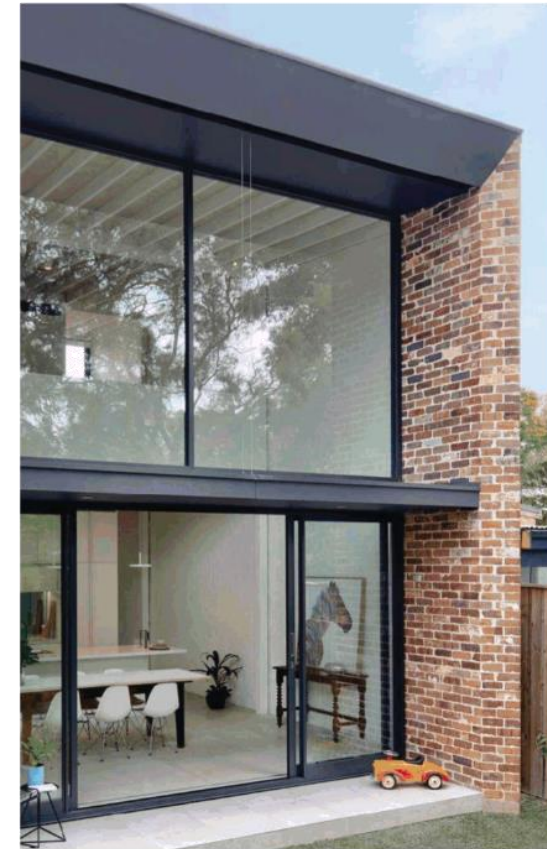
This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

**Townhouse / residential feel**

- 3 storey brick / loft style townhouse look. - frame the unit - feel like module is one house rather than separate apartments

**Massing breakdown**

- Break mass through protruding lighter elements - emphasise the townhouse form

**Double height expression**

- Break mass through protruding lighter elements - emphasise the townhouse form



17157 - MULTI RESIDENTIAL DEVELOPMENT AT 679-683 GLEN HUNTLY ROAD CAULFIELD SOUTH

04.08 Artist impression - Laneway

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



04.09 Artist Impression - North side of Murray Street



This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

04.10 Arist Impression - Looking East along Glen Huntly Road



This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

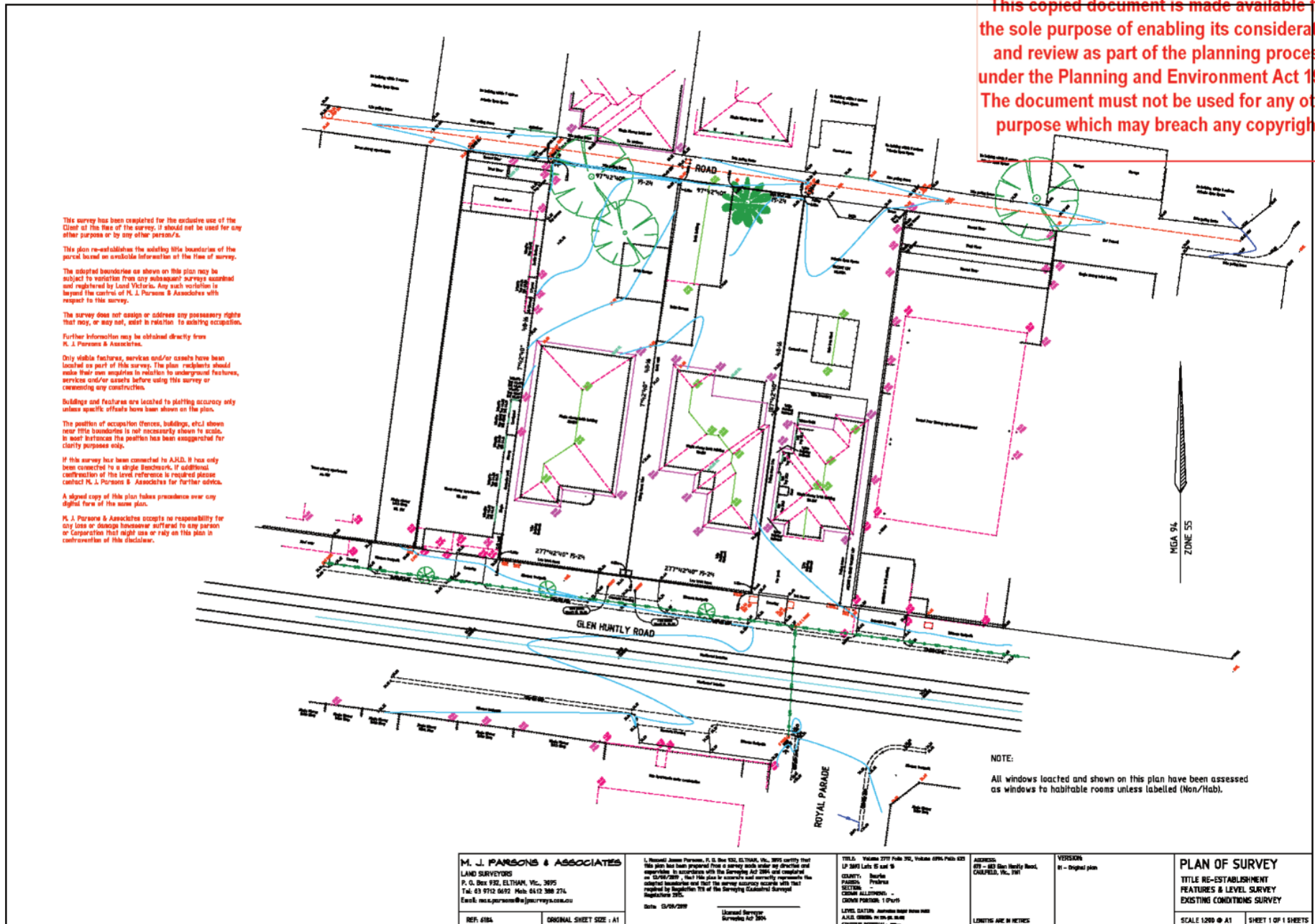
04.11 Arist Impression - Looking West along Glen Huntly Road



This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

05.00 Site Survey

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



06.00 Architectural Drawings

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

NO	SHEET NAME
TP0.000	COVER SHEET
TP0.001	DEVELOPMENT SUMMARY
TP0.002	EXISTING & DEMOLITION SITE PLAN
TP0.003	PROPOSED SITE PLAN
TP1.000	BASEMENT LEVEL 02 PLAN
TP1.001	BASEMENT LEVEL 01 PLAN
TP1.002	GROUND FLOOR PLAN
TP1.003	LEVEL 01 PLAN
TP1.004	LEVEL 02 PLAN
TP1.005	LEVEL 03 PLAN
TP1.006	LEVEL 04 PLAN
TP1.007	LEVEL 05 PLAN
TP1.008	LEVEL 06 PLAN
TP1.009	LEVEL 07 PLAN
TP1.010	ROOF PLAN
TP2.000	SOUTH ELEVATION
TP2.001	NORTH ELEVATION
TP2.002	EAST ELEVATION
TP2.003	WEST ELEVATION
TP3.000	SECTIONS
TP3.001	SECTIONS
TP3.002	STREETSCAPE ELEVATION
TP3.004	1-50 STREETSCAPE ELEVATION
TP4.000	SHADOW DIAGRAMS
TP4.001	SHADOW DIAGRAMS
TP4.002	SHADOW DIAGRAMS

17:57, 18/02/2020, 4:08:55 PM



CHT Architects Pty Ltd
40/40-42/44 Street
Glenbothe VIC 3088
Phone: 03 9330 0000
Fax: 03 9330 0000
Email: info@chtarchitects.com.au
www.chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The design, drawings, and specifications and copyright
herein are the property of CHT Architects Pty Ltd, and must
not be used, copied, or reproduced without prior written
consent from CHT Architects Pty Ltd.

Copyright © CHT Architects Pty Ltd.
The design, drawings, and specifications and copyright
herein are the property of CHT Architects Pty Ltd, and must
not be used, copied, or reproduced without prior written
consent from CHT Architects Pty Ltd.

Project: MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client: GLENBOTHE PTY LTD

No.	Date	Notes
1	18/02/20	ISSUED FOR PERMIT
2	18/02/20	ISSUED FOR PERMIT
3	18/02/20	ISSUED FOR PERMIT
4	18/02/20	ISSUED FOR PERMIT
5	18/02/20	ISSUED FOR PERMIT
6	18/02/20	ISSUED FOR PERMIT
7	18/02/20	ISSUED FOR PERMIT
8	18/02/20	ISSUED FOR PERMIT
9	18/02/20	ISSUED FOR PERMIT
10	18/02/20	ISSUED FOR PERMIT

Title: COVER SHEET
Scale: 0/01
Date: 18/02/2020

TOWN PLANNING

TP0.000 B

17157

TP - NSA - APARTMENTS ONLY - (EXCLUDING BALCONIES)	
LEVEL	AREA
GROUND FLOOR	720.5 m ²
LEVEL 01	918.0 m ²
LEVEL 02	918.5 m ²
LEVEL 03	855.5 m ²
LEVEL 04	730.0 m ²
LEVEL 05	580.0 m ²
LEVEL 06	303.5 m ²
LEVEL 07	157.5 m ²
TOTAL NSA	5183.5 m ²

TP - NLA (RETAIL)	
USE	AREA
GROUND FLOOR	
TENANCY	115.0 m ²
TOTAL NLA	115.0 m ²

TP - APARTMENT MIX		
UNIT TYPE	NUMBER	MIX %
2B 2B	19	37%
2B 2B 1S	17	33%
3B 2B	6	12%
3B 2B 1S	4	8%
3B 3B	3	6%
4B 3B	3	6%
TOTAL UNITS	52	100%

TP - BALCONY AREAS	
LEVEL	AREA
GROUND FLOOR	303.5 m ²
LEVEL 01	118.5 m ²
LEVEL 02	112.5 m ²
LEVEL 03	103.5 m ²
LEVEL 04	139.0 m ²
LEVEL 05	150.5 m ²
LEVEL 06	283.5 m ²
LEVEL 07	168.5 m ²
TOTAL BALCONY	1379.0 m ²

TP - COMMUNAL AREA	
LEVEL	AREA
LEVEL 07	132.5 m ²
TOTAL COMMUNAL	132.5 m ²

TP - CAR PARKING SCHEDULE	
USE	NUMBER
BASEMENT 01	
RESIDENTIAL	30
RETAIL	2
BASEMENT 02	32
RESIDENTIAL	38
TOTAL PARKING	70

TP - BIKE SCHEDULE	
LEVEL	NUMBERS
GROUND FLOOR	6
BASEMENT 01	16
TOTAL	22

TP - APARTMENT SCHEDULE					
UNIT NO.	UNIT TYPE	AREA	BALCONY AREA	EXT	INT
GROUND FLOOR					
G.01	2B 2B 1S	107.5 m ²	21.5 m ²	6	8
G.02	2B 2B 1S	89.5 m ²	56.0 m ²	6	8
G.03	3B 2B 1S	130.5 m ²	51.5 m ²	6	12
G.04	2B 2B 1S	102.0 m ²	37.5 m ²	3	11
G.05	4B 3B	172.5 m ²	70.5 m ²	6	8
G.06	3B 2B	118.5 m ²	67.0 m ²	6	12
6		720.5 m ²	303.5 m ²		

LEVEL 01					
1.01	2B 2B	87.5 m ²	16.0 m ²	3	11
1.02	2B 2B	83.0 m ²	10.0 m ²	3	11
1.03	2B 2B	77.5 m ²	12.0 m ²	3	11
1.04	2B 2B	91.5 m ²	10.0 m ²	3	11
1.05	2B 2B	81.0 m ²	10.0 m ²	3	11
1.06	3B 2B	120.5 m ²	14.5 m ²	6	12
1.07	2B 2B 1S	94.0 m ²	11.0 m ²	3	11
1.08	3B 2B	121.5 m ²	14.0 m ²	6	12
1.09	3B 2B	84.5 m ²	10.5 m ²	3	11
1.10	2B 2B	77.5 m ²	10.5 m ²	3	11
10		918.0 m ²	118.5 m ²		

LEVEL 02					
2.01	2B 2B	87.5 m ²	12.0 m ²	3	11
2.02	2B 2B	83.0 m ²	9.5 m ²	3	11
2.03	2B 2B	78.0 m ²	10.5 m ²	3	11
2.04	2B 2B	91.5 m ²	10.0 m ²	3	11
2.05	2B 2B	81.0 m ²	10.0 m ²	3	11
2.06	3B 2B	120.5 m ²	14.5 m ²	6	12
2.07	2B 2B 1S	94.0 m ²	11.0 m ²	3	11
2.08	3B 2B	121.5 m ²	14.0 m ²	6	12
2.09	2B 2B 1S	84.5 m ²	10.5 m ²	3	11
2.10	2B 2B 1S	77.5 m ²	10.5 m ²	3	11
10		918.5 m ²	112.5 m ²		

LEVEL 03					
3.01	2B 2B	87.5 m ²	12.0 m ²	3	11
3.02	2B 2B 1S	83.0 m ²	9.5 m ²	3	11
3.03	3B 3B	118.0 m ²	10.5 m ²	4.5	13.5
3.05	2B 2B	96.0 m ²	11.0 m ²	3	11
3.06	3B 3B	121.0 m ²	14.0 m ²	4.5	13.5
3.07	2B 2B	82.5 m ²	11.0 m ²	3	11
3.08	3B 2B	105.5 m ²	14.0 m ²	4.5	13.5
3.09	2B 2B 1S	84.5 m ²	10.5 m ²	3	11
3.10	2B 2B 1S	77.5 m ²	10.5 m ²	3	11
9		855.5 m ²	103.5 m ²		

LEVEL 04					
4.01	2B 2B	81.0 m ²	31.5 m ²	3	11
4.02	2B 2B	82.5 m ²	32.0 m ²	3	11
4.03	2B 2B 1S	92.5 m ²	10.5 m ²	3	11
4.04	2B 2B	83.5 m ²	10.5 m ²	3	11
4.05	3B 2B 1S	111.0 m ²	13.5 m ²	6	12
4.06	3B 2B 1S	118.0 m ²	18.5 m ²	4.5	13.5
4.07	2B 2B 1S	85.0 m ²	11.0 m ²	3	11
4.08	2B 2B 1S	76.0 m ²	11.0 m ²	3	11
8		730.0 m ²	139.0 m ²		

LEVEL 05					
5.01	2B 2B	89.5 m ²	30.5 m ²	3	11
5.02	2B 2B 1S	82.0 m ²	45.0 m ²	3	11
5.03	2B 2B 1S	98.0 m ²	28.0 m ²	3	11
5.04	2B 2B 1S	109.0 m ²	11.5 m ²	6	8
5.05	2B 2B 1S	86.5 m ²	24.0 m ²	6	8
5.06	3B 2B 1S	124.0 m ²	12.0 m ²	4.5	13.5
6		580.0 m ²	150.5 m ²		

LEVEL 06					
6.01	3B 3B	146.5 m ²	132.5 m ²	4.5	13.5
6.02	4B 3B	157.0 m ²	150.5 m ²	4.5	13.5
2		303.5 m ²	283.5 m ²		

LEVEL 07					
7.01	4B 3B	197.5 m ²	36.5 m ²	4.5	13.5
1		197.5 m ²	36.5 m ²		
			1247.0 m ²		

TP - GFA (EXCLUDING BALCONIES)	
LEVEL	AREA
BASEMENT 02	1356.5 m ²
BASEMENT 01	1356.5 m ²
GROUND FLOOR	1141.5 m ²
LEVEL 01	1040.0 m ²
LEVEL 02	1041.0 m ²
LEVEL 03	973.5 m ²
LEVEL 05	820.5 m ²
LEVEL 06	647.0 m ²
LEVEL 07	361.0 m ²
TOTAL GFA	8950.5 m ²

DEVELOPMENT SUMMARY	
SITE AREA:	1460 m ²
SITE BUILDING AREA:	1191.5 m ²
SITE COVERAGE:	81.6 %
SITE PERVIOUS AREA:	80 m ²
PERMEABILITY:	5.4 %
DEEP SOIL PLANTING AREA (MIN. 3 m WIDTH):	100 m ²
(INCLUDING PAVED TERRACE AREA)	
No BIKES	22
- HORIZONTAL (27%±20% COMPLIANT)	06
- VERTICAL	16

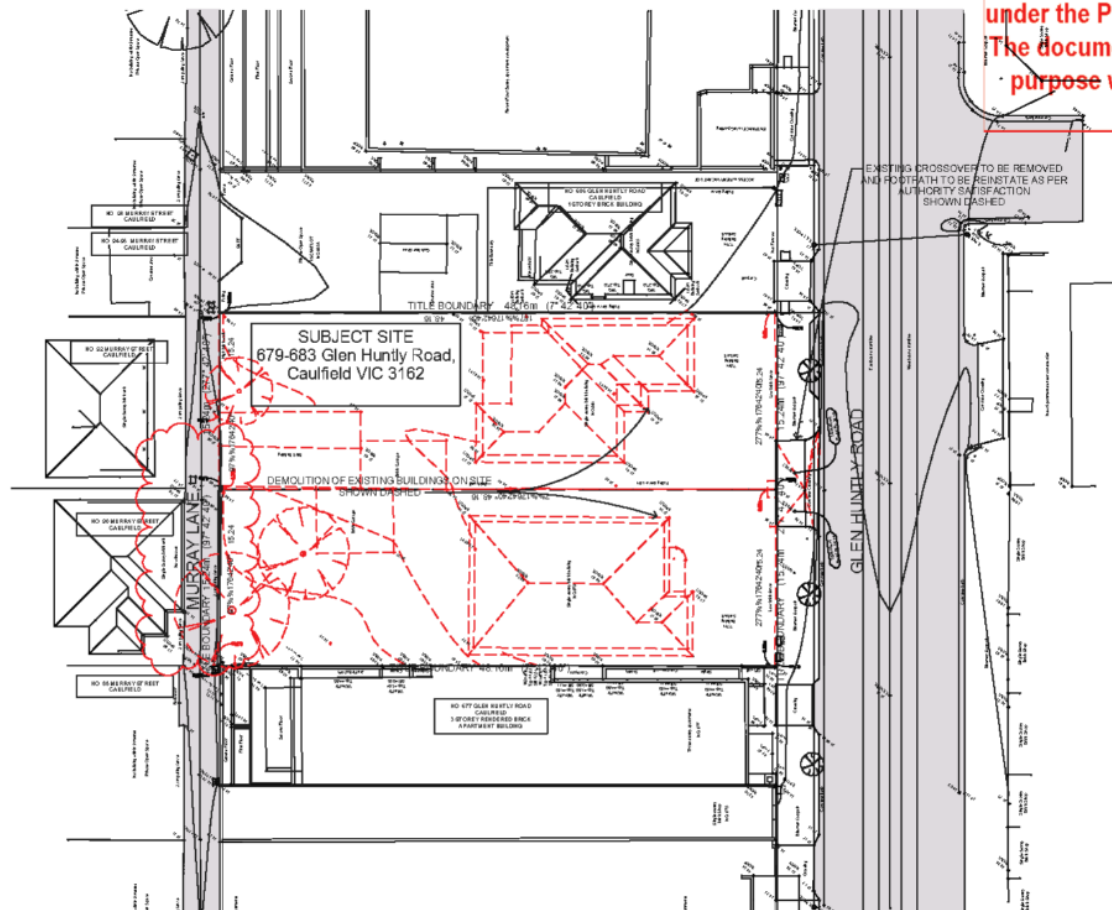
This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

17:57 18/02/2020 3:03:44 PM



CHT Architects Pty Ltd
45/47-49/51/53/55/57/59/61/63/65/67/69/71/73/75/77/79/81/83/85/87/89/91/93/95/97/99/101/103/105/107/109/111/113/115/117/119/121/123/125/127/129/131/133/135/137/139/141/143/145/147/149/151/153/155/157/159/161/163/165/167/169/171/173/175/177/179/181/183/185/187/189/191/193/195/197/199/201/203/205/207/209/211/213/215/217/219/221/223/225/227/229/231/233/235/237/239/241/243/245/247/249/251/253/255/257/259/261/263/265/267/269/271/273/275/277/279/281/283/285/287/289/291/293/295/297/299/301/303/305/307/309/311/313/315/317/319/321/323/325/327/329/331/333/335/337/339/341/343/345/347/349/351/353/355/357/359/361/363/365/367/369/371/373/375/377/379/381/383/385/387/389/391/393/395/397/399/401/403/405/407/409/411/413/415/417/419/421/423/425/427/429/431/433/435/437/439/441/443/445/447/449/451/453/455/457/459/461/463/465/467/469/471/473/475/477/479/481/483/485/487/489/491/493/495/497/499/501/503/505/507/509/511/513/515/517/519/521/523/525/527/529/531/533/535/537/539/541/543/545/547/549/551/553/555/557/559/561/563/565/567/569/571/573/575/577/579/581/583/585/587/589/591/593/595/597/599/601/603/605/607/609/611/613/615/617/619/621/623/625/627/629/631/633/635/637/639/641/643/645/647/649/651/653/655/657/659/661/663/665/667/669/671/673/675/677/679/681/683/685/687/689/691/693/695/697/699/701/703/705/707/709/711/713/715/717/719/721/723/725/727/729/731/733/735/737/739/741/743/745/747/749/751/753/755/757/759/761/763/765/767/769/771/773/775/777/779/781/783/785/787/789/791/793/795/797/799/801/803/805/807/809/811/813/815/817/819/821/823/825/827/829/831/833/835/837/839/841/843/845/847/849/851/853/855/857/859/861/863/865/867/869/871/873/875/877/879/881/883/885/887/889/891/893/895/897/899/901/903/905/907/909/911/913/915/917/919/921/923/925/927/929/931/933/935/937/939/941/943/945/947/949/951/953/955/957/959/961/963/965/967/969/971/973/975/977/979/981/983/985/987/989/991/993/995/997/999/1001/1003/1005/1007/1009/1011/1013/1015/1017/1019/1021/1023/1025/1027/1029/1031/1033/1035/1037/1039/1041/1043/1045/1047/1049/1051/1053/1055/1057/1059/1061/1063/1065/1067/1069/1071/1073/1075/1077/1079/1081/1083/1085/1087/1089/1091/1093/1095/1097/1099/1101/1103/1105/1107/1109/1111/1113/1115/1117/1119/1121/1123/1125/1127/1129/1131/1133/1135/1137/1139/1141/1143/1145/1147/1149/1151/1153/1155/1157/1159/1161/1163/1165/1167/1169/1171/1173/1175/1177/1179/1181/1183/1185/1187/1189/1191/1193/1195/1197/1199/1201/1203/1205/1207/1209/1211/1213/1215/1217/1219/1221/1223/1225/1227/1229/1231/1233/1235/1237/1239/1241/1243/1245/1247/1249/1251/1253/1255/1257/1259/1261/1263/1265/1267/1269/1271/1273/1275/1277/1279/1281/1283/1285/1287/1289/1291/1293/1295/1297/1299/1301/1303/1305/1307/1309/1311/1313/1315/1317/1319/1321/1323/1325/1327/1329/1331/1333/1335/1337/1339/1341/1343/1345/1347/1349/1351/1353/1355/1357/1359/1361/1363/1365/1367/1369/1371/1373/1375/1377/1379/1381/1383/1385/1387/1389/1391/1393/1395/1397/1399/1401/1403/1405/1407/1409/1411/1413/1415/1417/1419/1421/1423/1425/1427/1429/1431/1433/1435/1437/1439/1441/1443/1445/1447/1449/1451/1453/1455/1457/1459/1461/1463/1465/1467/1469/1471/1473/1475/1477/1479/1481/1483/1485/1487/1489/1491/1493/1495/1497/1499/1501/1503/1505/1507/1509/1511/1513/1515/1517/1519/1521/1523/1525/1527/1529/1531/1533/1535/1537/1539/1541/1543/1545/1547/1549/1551/1553/1555/1557/1559/1561/1563/1565/1567/1569/1571/1573/1575/1577/1579/1581/1583/1585/1587/1589/1591/1593/1595/1597/1599/1601/1603/1605/1607/1609/1611/1613/1615/1617/1619/1621/1623/1625/1627/1629/1631/1633/1635/1637/1639/1641/1643/1645/1647/1649/1651/1653/1655/1657/1659/1661/1663/1665/1667/1669/1671/1673/1675/1677/1679/1681/1683/1685/1687/1689/1691/1693/1695/1697/1699/1701/1703/1705/1707/1709/1711/1713/1715/1717/1719/1721/1723/1725/1727/1729/1731/1733/1735/1737/1739/1741/1743/1745/1747/1749/1751/1753/1755/1757/1759/1761/1763/1765/1767/1769/1771/1773/1775/1777/1779/1781/1783/1785/1787/1789/1791/1793/1795/1797/1799/1801/1803/1805/1807/1809/1811/1813/1815/1817/1819/1821/1823/1825/1827/1829/1831/1833/1835/1837/1839/1841/1843/1845/1847/1849/1851/1853/1855/1857/1859/1861/1863/1865/1867/1869/1871/1873/1875/1877/1879/1881/1883/1885/1887/1889/1891/1893/1895/1897/1899/1901/1903/1905/1907/1909/1911/1913/1915/1917/1919/1921/1923/1925/1927/1929/1931/1933/1935/1937/1939/1941/1943/1945/1947/1949/1951/1953/1955/1957/1959/1961/1963/1965/1967/1969/1971/1973/1975/1977/1

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



1 SITE PLAN EXISTING & DEMOLITION
Scale: 1:200



CHT Architects Pty Ltd
40/40 300/300-019
Architecture
Interior Design
Urban Design

CHT Architects Pty Ltd
44 Colson Street
Caringwood VIC 3086
Phone Office 9411122
Caringwood VIC 3086
Telephone 0510177 764
Fax 0510177 764
info@chtarchitects.com.au
chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright
therein are the property of CHT Architects Pty Ltd, and must
not be used, copied, or reproduced without prior written
consent from CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be
referred to CHT Architects Pty Ltd.

Project
MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client
GLENBO THE PTY LTD

No.	Date	Notes
1	18/02/2020	EXISTING & DEMOLITION SITE PLAN
2	18/02/2020	EXISTING & DEMOLITION SITE PLAN
3	18/02/2020	EXISTING & DEMOLITION SITE PLAN
4	18/02/2020	EXISTING & DEMOLITION SITE PLAN
5	18/02/2020	EXISTING & DEMOLITION SITE PLAN
6	18/02/2020	EXISTING & DEMOLITION SITE PLAN
7	18/02/2020	EXISTING & DEMOLITION SITE PLAN
8	18/02/2020	EXISTING & DEMOLITION SITE PLAN
9	18/02/2020	EXISTING & DEMOLITION SITE PLAN
10	18/02/2020	EXISTING & DEMOLITION SITE PLAN

Drawn
EXISTING & DEMOLITION SITE PLAN
Checked
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING

Sheet No.
TP0.002 B

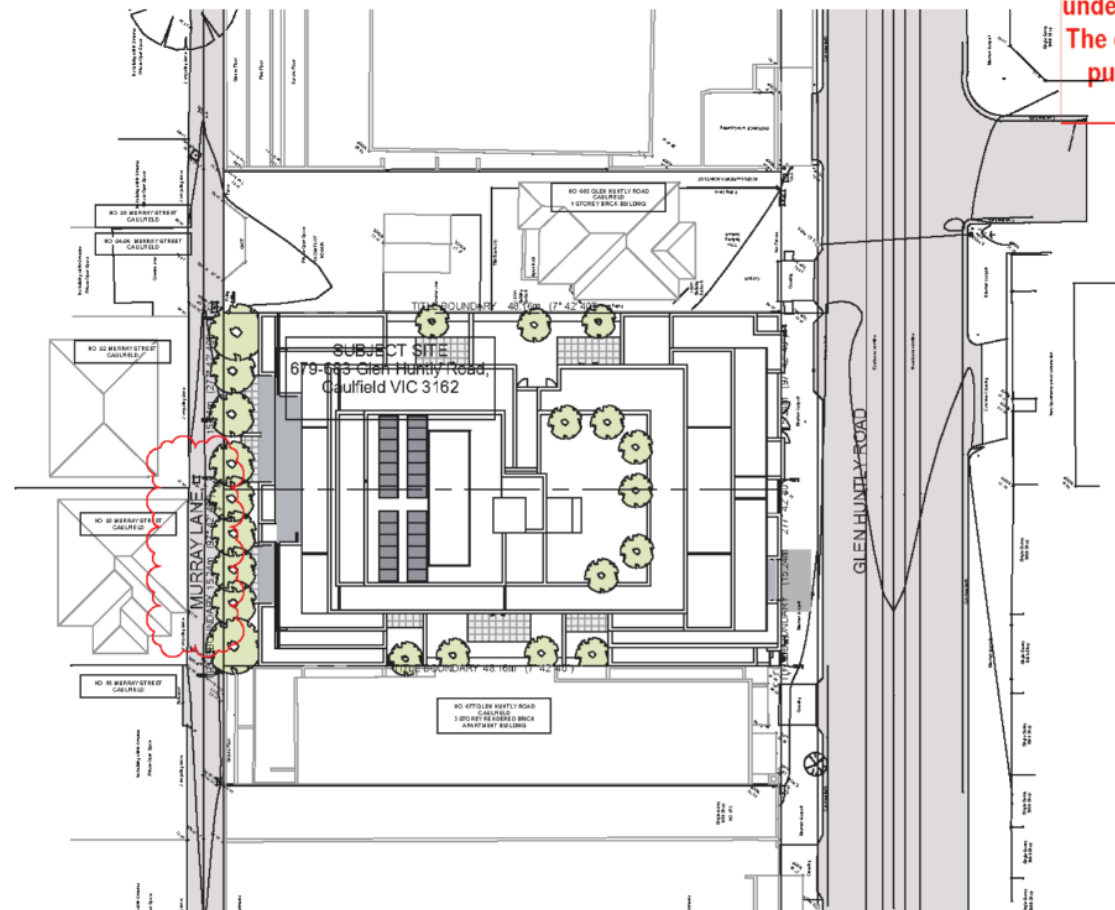
Scale
1:200 @ A1

Date
18/02/2020



Drawn by: [Signature] Checked by: [Signature]

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



1 SITE PLAN PROPOSED
Scale: 1:200



CHT Architects Pty Ltd
40/41 29 30006 019
Architecture
Interior Design
Urban Design

CHT Architects Pty Ltd
44 Colson Street
Caulfield VIC 3162
Phone: 03 9593 1122
Fax: 03 9593 1122
Email: info@chtarchitects.com.au
www.chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright
therein are the property of CHT Architects Pty Ltd, and must
not be used, copied, or reproduced without the written
consent of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be
referred to CHT Architects Pty Ltd.

Project: MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client: GLENBOTHE PTY LTD

No.	Date	Notes
1	18/02/2020	PROPOSED SITE PLAN
2	18/02/2020	PROPOSED SITE PLAN
3	18/02/2020	PROPOSED SITE PLAN
4	18/02/2020	PROPOSED SITE PLAN
5	18/02/2020	PROPOSED SITE PLAN
6	18/02/2020	PROPOSED SITE PLAN
7	18/02/2020	PROPOSED SITE PLAN
8	18/02/2020	PROPOSED SITE PLAN
9	18/02/2020	PROPOSED SITE PLAN
10	18/02/2020	PROPOSED SITE PLAN

Title: PROPOSED SITE PLAN
Status: PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING

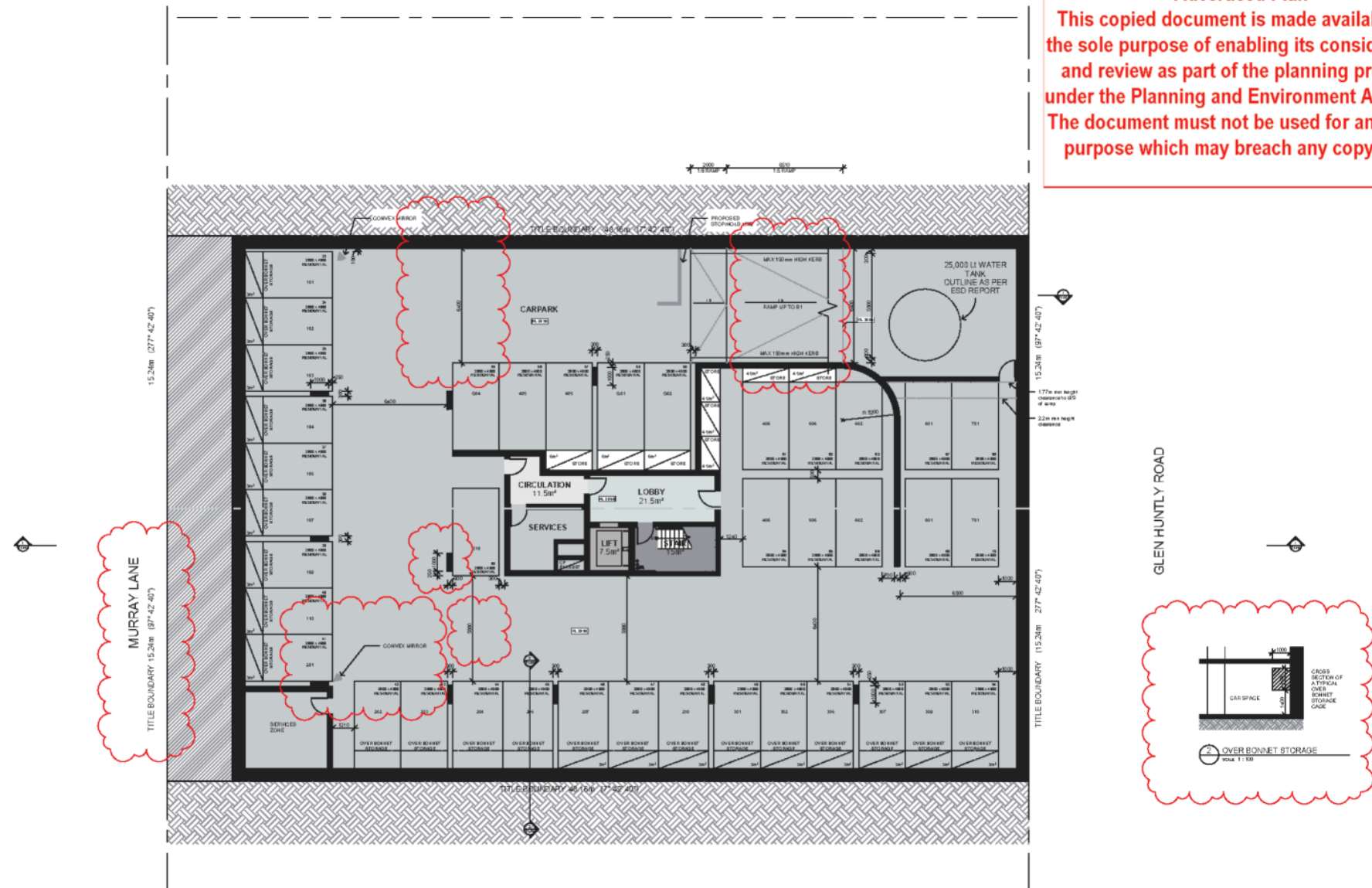
Sheet No: TP0.003 B

Scale: 1:200 @A1
Date: 18/02/2020



Drawn by: [Name] Checked by: [Name]

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1981. The document must not be used for any other purpose which may breach any copyright.



17:57 10/02/2020 3:03:53 PM

CHT ARCHITECTS

CHT Architects Pty Ltd
ABN 29 108 008 019

Architecture
Interior Design
Urban Design

CHT Architects Pty Ltd
44 Oxford Street
Cotteswood VIC 3002
Post Office Box 1232
Cotteswood VIC 3002
Telephone 03 9417 1946
Facsimile 03 9415 1617
info@cht-architects.com.au
cht-architects.com.au

Copyright © GHT Architects Pty Ltd.
The drawings, designs, and specifications are copyright
of GHT Architects Pty Ltd. and may not be used,
copied, or reproduced in whole or in part without
the express written permission of GHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be
refered to GHT Architects Pty Ltd.

Project	MULTI RESIDENTIAL DEVELOPMENT 679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Owner	GLENBOTHE PTY LTD

[illegible]

Time BASEMENT LEVEL 02 PLAN

Sheet PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING

Sketch No. _____ Revision _____

TP1.000 B

Scale
1: 100 @ A1

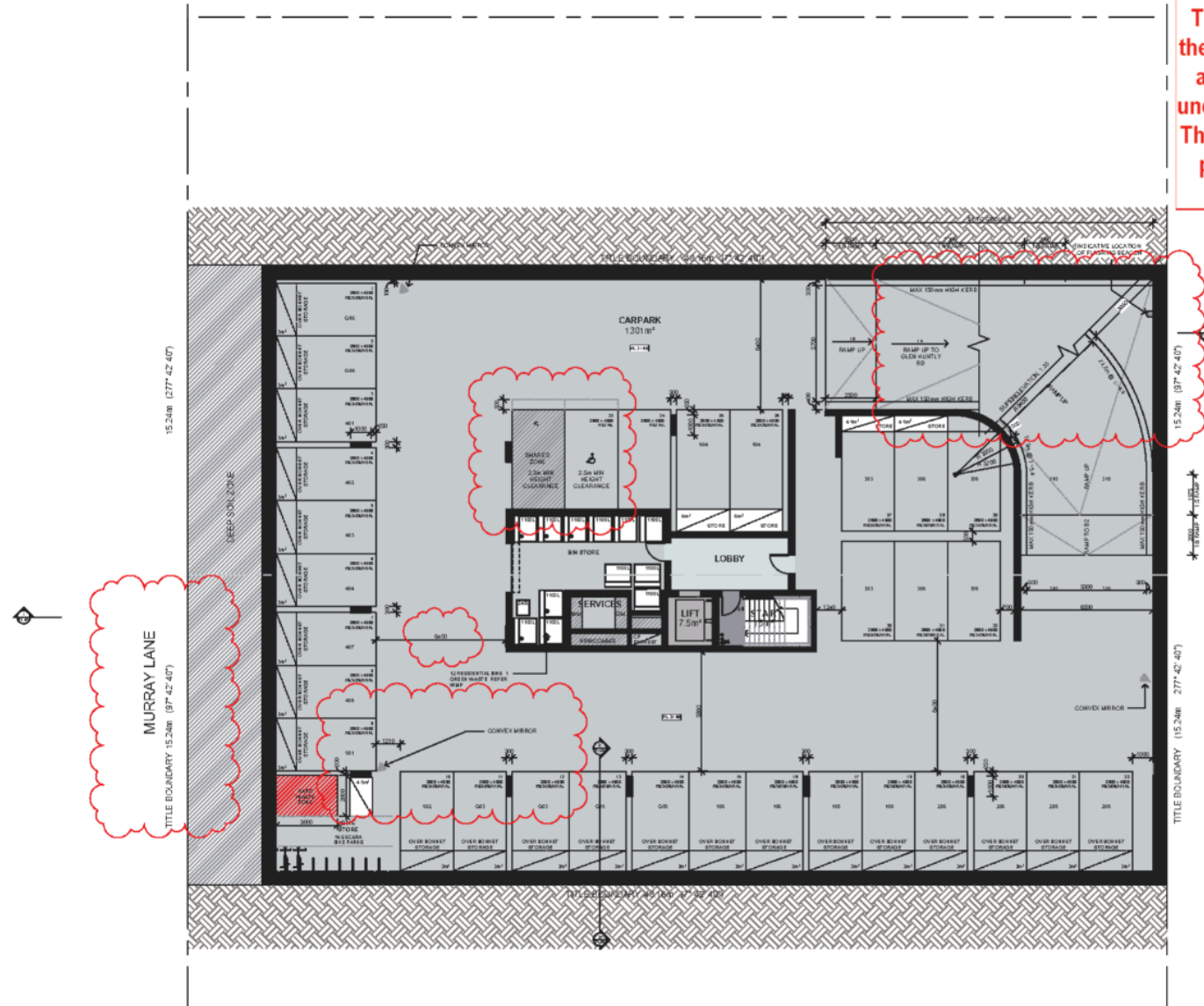
Date
18/02/2020



17157

Drawn by _____ and Assisted by _____

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



CHT Architects Pty Ltd
44-50 Coleridge Street
Caulfield VIC 3168
Phone: 03 9593 1122
Fax: 03 9593 1123
Email: info@chtarchitects.com.au
www.chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright
therein are the property of CHT Architects Pty Ltd, and may
not be used, copied, or reproduced without prior written
consent from CHT Architects Pty Ltd.

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright
therein are the property of CHT Architects Pty Ltd, and may
not be used, copied, or reproduced without prior written
consent from CHT Architects Pty Ltd.

Project: MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client: GLENBOTHE PTY LTD

No.	Date	Revised
1	18/02/2020	PRELIMINARY DESIGN
2	18/02/2020	FINAL DESIGN
3	18/02/2020	FINAL DESIGN
4	18/02/2020	FINAL DESIGN
5	18/02/2020	FINAL DESIGN
6	18/02/2020	FINAL DESIGN
7	18/02/2020	FINAL DESIGN
8	18/02/2020	FINAL DESIGN
9	18/02/2020	FINAL DESIGN
10	18/02/2020	FINAL DESIGN

Drawn: BASEMENT LEVEL 01 PLAN
Sheet No: TP1.001 B
Scale: 1:100 @ A1
Date: 18/02/2020
Not for Construction

TOWN PLANNING

TP1.001 B



17157

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



CHT Architects Pty Ltd
44-46 Glen Huntly Road
Caulfield VIC 3162
Tel: 03 9594 1111
Fax: 03 9594 1112
Email: info@chtarchitects.com.au
www.chtarchitects.com.au

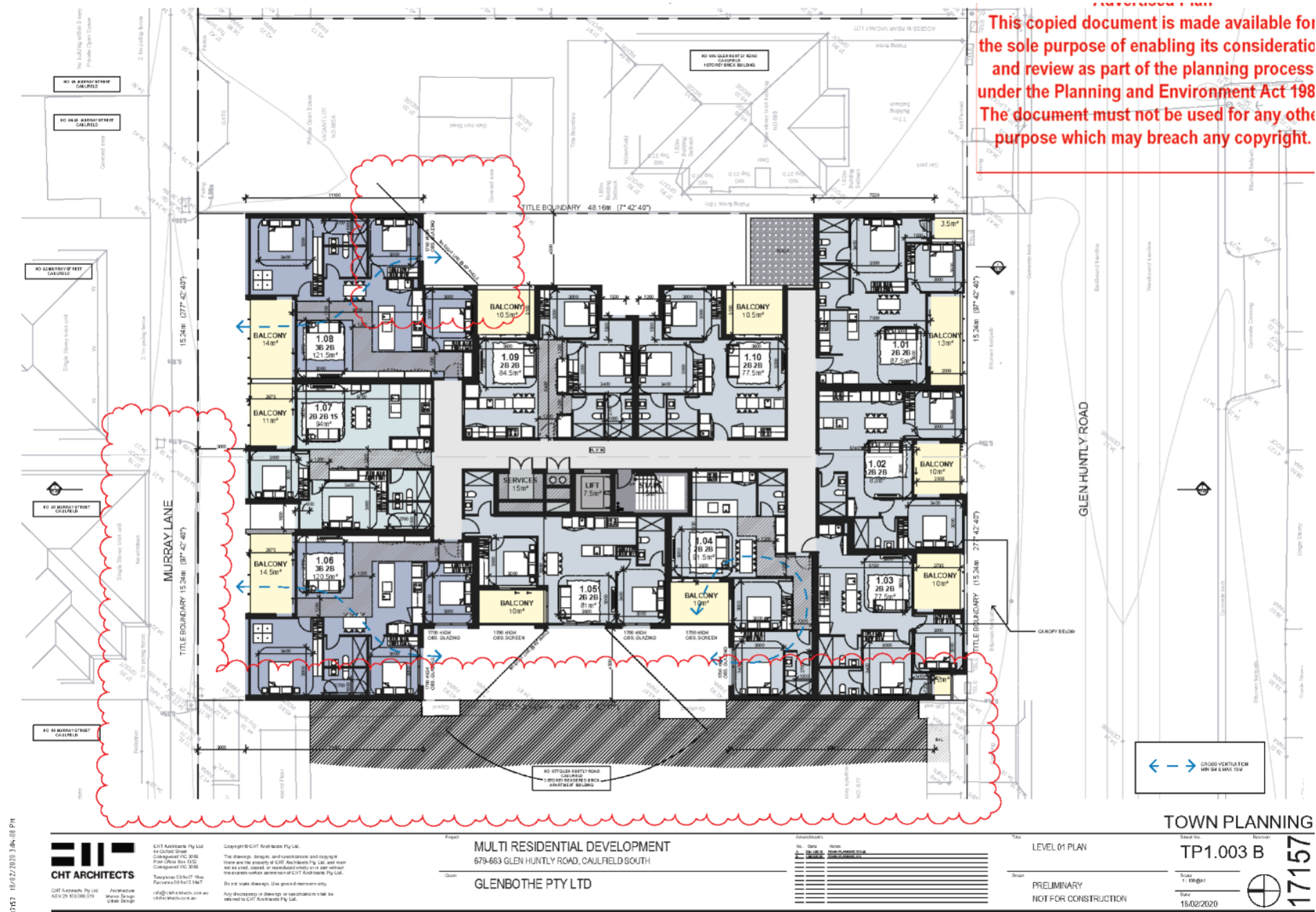
CHT Architects Pty Ltd
44-46 Glen Huntly Road
Caulfield VIC 3162
Tel: 03 9594 1111
Fax: 03 9594 1112
Email: info@chtarchitects.com.au
www.chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright
therein are the property of CHT Architects Pty Ltd, and may
not be used, copied, or reproduced without the written
consent of CHT Architects Pty Ltd.
Do not make drawings, site plans or specifications
without the written consent of CHT Architects Pty Ltd.
Any discrepancy in drawings or specifications shall be
referred to CHT Architects Pty Ltd.

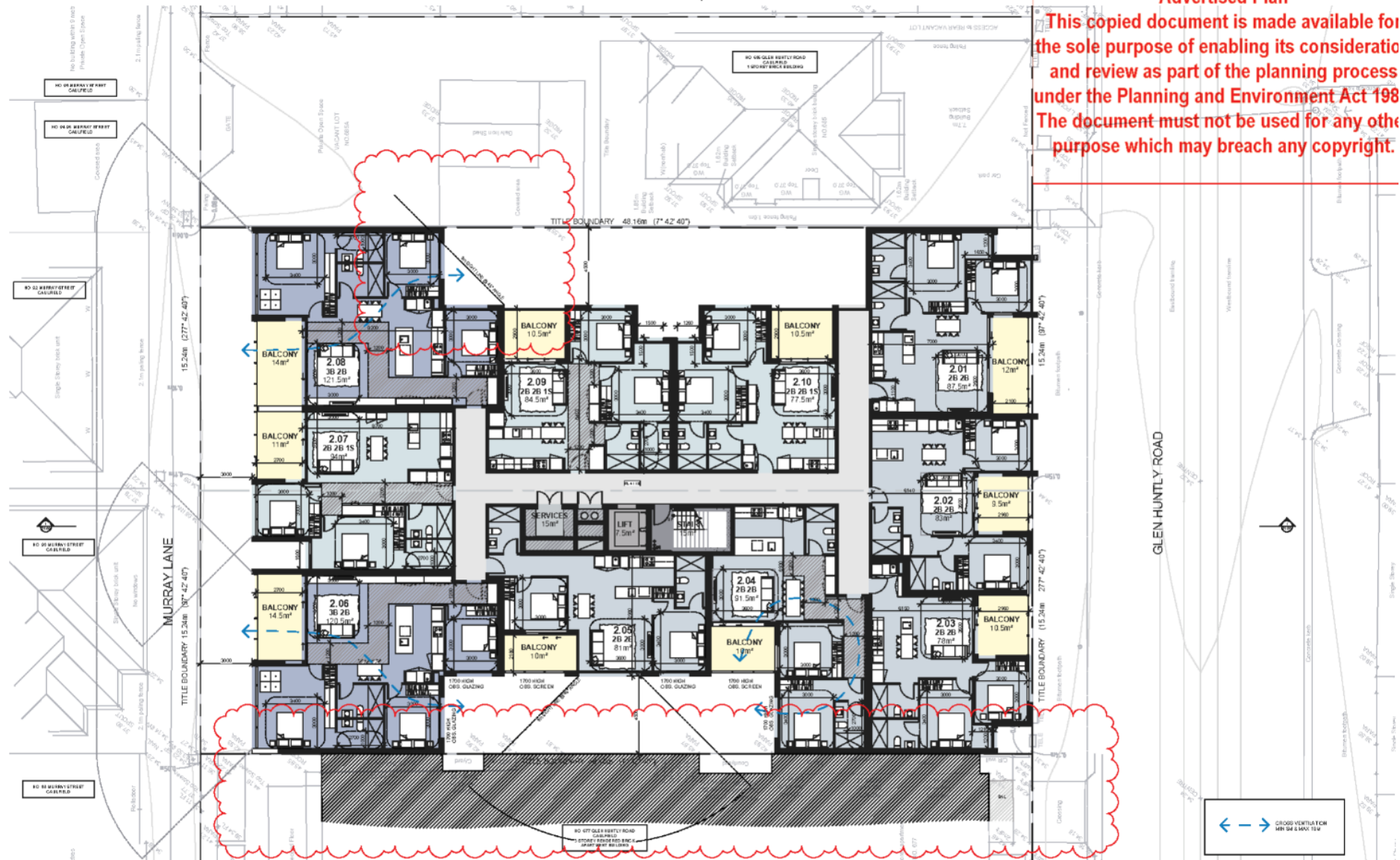
Project: MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client: GLENBOTHE PTY LTD

No.	Date	Revised
1	18/02/2020	PRELIMINARY DESIGN
2	18/02/2020	REVISION 1
3	18/02/2020	REVISION 2
4	18/02/2020	REVISION 3
5	18/02/2020	REVISION 4
6	18/02/2020	REVISION 5
7	18/02/2020	REVISION 6
8	18/02/2020	REVISION 7
9	18/02/2020	REVISION 8
10	18/02/2020	REVISION 9
11	18/02/2020	REVISION 10
12	18/02/2020	REVISION 11
13	18/02/2020	REVISION 12
14	18/02/2020	REVISION 13
15	18/02/2020	REVISION 14
16	18/02/2020	REVISION 15
17	18/02/2020	REVISION 16
18	18/02/2020	REVISION 17
19	18/02/2020	REVISION 18
20	18/02/2020	REVISION 19
21	18/02/2020	REVISION 20
22	18/02/2020	REVISION 21
23	18/02/2020	REVISION 22
24	18/02/2020	REVISION 23
25	18/02/2020	REVISION 24
26	18/02/2020	REVISION 25
27	18/02/2020	REVISION 26
28	18/02/2020	REVISION 27
29	18/02/2020	REVISION 28
30	18/02/2020	REVISION 29
31	18/02/2020	REVISION 30
32	18/02/2020	REVISION 31
33	18/02/2020	REVISION 32
34	18/02/2020	REVISION 33
35	18/02/2020	REVISION 34
36	18/02/2020	REVISION 35
37	18/02/2020	REVISION 36
38	18/02/2020	REVISION 37
39	18/02/2020	REVISION 38
40	18/02/2020	REVISION 39
41	18/02/2020	REVISION 40
42	18/02/2020	REVISION 41
43	18/02/2020	REVISION 42
44	18/02/2020	REVISION 43
45	18/02/2020	REVISION 44
46	18/02/2020	REVISION 45
47	18/02/2020	REVISION 46
48	18/02/2020	REVISION 47
49	18/02/2020	REVISION 48
50	18/02/2020	REVISION 49
51	18/02/2020	REVISION 50
52	18/02/2020	REVISION 51
53	18/02/2020	REVISION 52
54	18/02/2020	REVISION 53
55	18/02/2020	REVISION 54
56	18/02/2020	REVISION 55
57	18/02/2020	REVISION 56
58	18/02/2020	REVISION 57
59	18/02/2020	REVISION 58
60	18/02/2020	REVISION 59
61	18/02/2020	REVISION 60
62	18/02/2020	REVISION 61
63	18/02/2020	REVISION 62
64	18/02/2020	REVISION 63
65	18/02/2020	REVISION 64
66	18/02/2020	REVISION 65
67	18/02/2020	REVISION 66
68	18/02/2020	REVISION 67
69	18/02/2020	REVISION 68
70	18/02/2020	REVISION 69
71	18/02/2020	REVISION 70
72	18/02/2020	REVISION 71
73	18/02/2020	REVISION 72
74	18/02/2020	REVISION 73
75	18/02/2020	REVISION 74
76	18/02/2020	REVISION 75
77	18/02/2020	REVISION 76
78	18/02/2020	REVISION 77
79	18/02/2020	REVISION 78
80	18/02/2020	REVISION 79
81	18/02/2020	REVISION 80
82	18/02/2020	REVISION 81
83	18/02/2020	REVISION 82
84	18/02/2020	REVISION 83
85	18/02/2020	REVISION 84
86	18/02/2020	REVISION 85
87	18/02/2020	REVISION 86
88	18/02/2020	REVISION 87
89	18/02/2020	REVISION 88
90	18/02/2020	REVISION 89
91	18/02/2020	REVISION 90
92	18/02/2020	REVISION 91
93	18/02/2020	REVISION 92
94	18/02/2020	REVISION 93
95	18/02/2020	REVISION 94
96	18/02/2020	REVISION 95
97	18/02/2020	REVISION 96
98	18/02/2020	REVISION 97
99	18/02/2020	REVISION 98
100	18/02/2020	REVISION 99
101	18/02/2020	REVISION 100
102	18/02/2020	REVISION 101
103	18/02/2020	REVISION 102
104	18/02/2020	REVISION 103
105	18/02/2020	REVISION 104
106	18/02/2020	REVISION 105
107	18/02/2020	REVISION 106
108	18/02/2020	REVISION 107
109	18/02/2020	REVISION 108
110	18/02/2020	REVISION 109
111	18/02/2020	REVISION 110
112	18/02/2020	REVISION 111
113	18/02/2020	REVISION 112
114	18/02/2020	REVISION 113
115	18/02/2020	REVISION 114
116	18/02/2020	REVISION 115
117	18/02/2020	REVISION 116
118	18/02/2020	REVISION 117
119	18/02/2020	REVISION 118
120	18/02/2020	REVISION 119
121	18/02/2020	REVISION 120
122	18/02/2020	REVISION 121
123	18/02/2020	REVISION 122
124	18/02/2020	REVISION 123
125	18/02/2020	REVISION 124
126	18/02/2020	REVISION 125
127	18/02/2020	REVISION 126
128	18/02/2020	REVISION 127
129	18/02/2020	REVISION 128
130	18/02/2020	REVISION 129
131	18/02/2020	REVISION 130
132	18/02/2020	REVISION 131
133	18/02/2020	REVISION 132
134	18/02/2020	REVISION 133
135	18/02/2020	REVISION 134
136	18/02/2020	REVISION 135
137	18/02/2020	REVISION 136
138	18/02/2020	REVISION 137
139	18/02/2020	REVISION 138
140	18/02/2020	REVISION 139
141	18/02/2020	REVISION 140
142	18/02/2020	REVISION 141
143	18/02/2020	REVISION 142
144	18/02/2020	REVISION 143
145	18/02/2020	REVISION 144
146	18/02/2020	REVISION 145
147	18/02/2020	REVISION 146
148	18/02/2020	REVISION 147
149	18/02/2020	REVISION 148
150	18/02/2020	REVISION 149
151	18/02/2020	REVISION 150
152	18/02/2020	REVISION 151
153	18/02/2020	REVISION 152
154	18/02/2020	REVISION 153
155	18/02/2020	REVISION 154
156	18/02/2020	REVISION 155
157	18/02/2020	REVISION 156
158	18/02/2020	REVISION 157
159	18/02/2020	REVISION 158
160	18/02/2020	REVISION 159
161	18/02/2020	REVISION 160
162	18/02/2020	REVISION 161
163	18/02/2020	REVISION 162
164	18/02/2020	REVISION 163
165	18/02/2020	REVISION 164
166	18/02/2020	REVISION 165
167	18/02/2020	REVISION 166
168	18/02/2020	REVISION 167
169	18/02/2020	REVISION 168
170	18/02/2020	REVISION 169
171	18/02/2020	REVISION 170
172	18/02/2020	REVISION 171
173	18/02/2020	REVISION 172
174	18/02/2020	REVISION 173
175	18/02/2020	REVISION 174
176	18/02/2020	REVISION 175
177	18/02/2020	REVISION 176
178	18/02/2020	REVISION 177
179	18/02/2020	REVISION 178
180	18/02/2020	REVISION 179
181	18/02/2020	REVISION 180
182	18/02/2020	REVISION 181
183	18/02/2020	REVISION 182
184	18/02/2020	REVISION 183
185	18/02/2020	REVISION 184
186	18/02/2020	REVISION 185
187	18/02/2020	REVISION 186
188	18/02/2020	REVISION 187
189	18/02/2020	REVISION 188
190	18/02/2020	REVISION 189
191	18/02/2020	REVISION 190
192	18/02/2020	REVISION 191
193	18/02/2020	REVISION 192
194	18/02/2020	REVISION 193
195	18/02/2020	REVISION 194
196	18/02/2020	REVISION 195
197	18/02/2020	REVISION 196
198	18/02/2020	REVISION 197
199	18/02/2020	REVISION 198
200	18/02/2020	REVISION 199
201	18/02/2020	REVISION 200
202	18/02/2020	REVISION 201
203	18/02/2020	REVISION 202
204	18/02/2020	REVISION 203
205	18/02/2020	REVISION 204
206	18/02/2020	REVISION 205
207	18/02/2020	REVISION 206
208	18/02/2020	REVISION 207
209	18/02/2020	REVISION 208
210	18/02/2020	REVISION 209
211	18/02/2020	REVISION 210
212	18/02/2020	REVISION 211
213	18/02/2020	REVISION 212
214	18/02/2020	REVISION 213
215	18/02/2020	REVISION 214
216	18/02/2020	REVISION 215
217	18/02/2020	REVISION 216
218	18/02/2020	REVISION 217
219	18/02/2020	REVISION 218
220	18/02/2020	REVISION 219
221	18/02/2020	REVISION 220
222	18/02/2020	REVISION 221
223	18/02/2020	REVISION 222
224	18/02/2020	REVISION 223
225	18/02/2020	REVISION 224
226	18/02/2020	REVISION 225
227	18/02/2020	REVISION 226
228	18/02/2020	REVISION 227
229	18/02/2020	REVISION 228
230	18/02/2020	REVISION 229
231	18/02/2020	REVISION 230
232	18/02/2020	REVISION 231
233	18/02/2020	REVISION 232
234	18/02/2020	REVISION 233
235	18/02/2020	REVISION 234
236	18/02/2020	REVISION 235
237	18/02/2020	REVISION 236
238	18/02/2020	REVISION 237
239	18/02/2020	REVISION 238
240	18/02/2020	REVISION 239
241	18/02/2020	REVISION 240
242	18/02/2020	REVISION 241
243	18/02/2020	REVISION 242
244	18/02/2020	REVISION 243
245	18/02/2020	REVISION 244
246	18/02/2020	REVISION 245
247	18/02/2020	REVISION 246
248	18/02/2020	REVISION 247
249	18/02/2020	REVISION 248
250	18/02/2020	REVISION 249
251	18/02/2020	REVISION 250
252	18/02/2020	REVISION 251
253	18/02/2020	REVISION 252
254	18/02/2020	REVISION 253
255	18/02/2020	REVISION 254
256	18/02/2020	REVISION 255
257	18/02/2020	REVISION 256
258	18/02/2020	REVISION 257
259	18/02/2020	REVISION 258
260	18/02/2020	REVISION 259
261	18/02/2020	REVISION 260
262	18/02/2020	REVISION 261
263	18/02/2020	REVISION

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



CHT Architects Pty Ltd
40/25 KESWICK RD
ARCHITECTURE
Interior Design
Urban Design

CHT Architects Pty Ltd
44 Colson Street
Caulfield VIC 3168
Phone 03 9510 1122
Caulfield VIC 3168
Tasmania 03 6377 7946
Perth 08 9437 1867
info@chtarchitects.com.au
chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright
therein are the property of CHT Architects Pty Ltd, and must
not be used, copied, or reproduced without the prior written
consent of CHT Architects Pty Ltd.
Do not scale drawings. Use the given dimensions only.
Any discrepancy in drawings or specifications shall be
referred to CHT Architects Pty Ltd.

Project
MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client
GLENBOTHE PTY LTD

No.	Date	Notes
1	18/02/2020	PRELIMINARY DESIGN
2	18/02/2020	REVISIONS
3	18/02/2020	REVISIONS
4	18/02/2020	REVISIONS
5	18/02/2020	REVISIONS
6	18/02/2020	REVISIONS
7	18/02/2020	REVISIONS
8	18/02/2020	REVISIONS
9	18/02/2020	REVISIONS
10	18/02/2020	REVISIONS

Sheet No.
LEVEL 02 PLAN

Scale
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING

Sheet No.
TP1.004 B

Scale
1:100
Date
18/02/2020



17157

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



CHT Architects Pty Ltd
40/41 200 000 000
Architectural
Urban Design

CHT Architects Pty Ltd
44 Colson Street
Geelong VIC 3220
Phone 03 524 1111
Fax 03 524 1111
Email info@chtarchitects.com.au
www.chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The design, drawings, and specifications and copyright
therein are the property of CHT Architects Pty Ltd, and may
not be used, copied, or reproduced without prior written
consent of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be
referred to CHT Architects Pty Ltd.

Project
MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client
GLENBOTHE PTY LTD

No.	Date	Revised
1	18/02/2020	PRELIMINARY DESIGN
2	18/02/2020	REVISED DESIGN

Drawn
LEVEL 03 PLAN
Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING

Sheet No.
TP1.005 B

Scale
1:100
Date
18/02/2020



This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



GHT Architects Pty Ltd
ABN 29 108 008 519

Architecture
Interior Design
Urban Design

GHT Architects Pty Ltd
44 Colford Street
Cottageood VIC 3002
Post Office Box 1232
Cottageood VIC 3002

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@gha-architects.com.au
gha-architects.com.au

Copyright © GHT Architects Pty Ltd.
The drawings, design, and specifications and copyright therein are the property of GHT Architects Pty Ltd. and must not be used, copied, or reproduced in whole or in part without the express written permission of GHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications is to be referred to GHT Architects Pty Ltd.

Project	MULTI RESIDENTIAL DEVELOPMENT 679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Owner	GLENBOTHE PTY LTD

Jurnal Umum		
No.	Tgl	Uraian
1	2019-01-01	Saldo Awal
2	2019-01-01	Saldo Awal
3	2019-01-01	Saldo Awal
4	2019-01-01	Saldo Awal
5	2019-01-01	Saldo Awal
6	2019-01-01	Saldo Awal
7	2019-01-01	Saldo Awal
8	2019-01-01	Saldo Awal
9	2019-01-01	Saldo Awal
10	2019-01-01	Saldo Awal
11	2019-01-01	Saldo Awal
12	2019-01-01	Saldo Awal
13	2019-01-01	Saldo Awal
14	2019-01-01	Saldo Awal
15	2019-01-01	Saldo Awal
16	2019-01-01	Saldo Awal
17	2019-01-01	Saldo Awal
18	2019-01-01	Saldo Awal
19	2019-01-01	Saldo Awal
20	2019-01-01	Saldo Awal
21	2019-01-01	Saldo Awal
22	2019-01-01	Saldo Awal
23	2019-01-01	Saldo Awal
24	2019-01-01	Saldo Awal
25	2019-01-01	Saldo Awal
26	2019-01-01	Saldo Awal
27	2019-01-01	Saldo Awal
28	2019-01-01	Saldo Awal
29	2019-01-01	Saldo Awal
30	2019-01-01	Saldo Awal
31	2019-01-01	Saldo Awal
32	2019-01-01	Saldo Awal
33	2019-01-01	Saldo Awal
34	2019-01-01	Saldo Awal
35	2019-01-01	Saldo Awal
36	2019-01-01	Saldo Awal
37	2019-01-01	Saldo Awal
38	2019-01-01	Saldo Awal
39	2019-01-01	Saldo Awal
40	2019-01-01	Saldo Awal
41	2019-01-01	Saldo Awal
42	2019-01-01	Saldo Awal
43	2019-01-01	Saldo Awal
44	2019-01-01	Saldo Awal
45	2019-01-01	Saldo Awal
46	2019-01-01	Saldo Awal
47	2019-01-01	Saldo Awal
48	2019-01-01	Saldo Awal
49	2019-01-01	Saldo Awal
50	2019-01-01	Saldo Awal
51	2019-01-01	Saldo Awal
52	2019-01-01	Saldo Awal
53	2019-01-01	Saldo Awal
54	2019-01-01	Saldo Awal
55	2019-01-01	Saldo Awal
56	2019-01-01	Saldo Awal
57	2019-01-01	Saldo Awal
58	2019-01-01	Saldo Awal
59	2019-01-01	Saldo Awal
60	2019-01-01	Saldo Awal
61	2019-01-01	Saldo Awal
62	2019-01-01	Saldo Awal
63	2019-01-01	Saldo Awal
64	2019-01-01	Saldo Awal
65	2019-01-01	Saldo Awal
66	2019-01-01	Saldo Awal
67	2019-01-01	Saldo Awal
68	2019-01-01	Saldo Awal
69	2019-01-01	Saldo Awal
70	2019-01-01	Saldo Awal
71	2019-01-01	Saldo Awal
72	2019-01-01	Saldo Awal
73	2019-01-01	Saldo Awal
74	2019-01-01	Saldo Awal
75	2019-01-01	Saldo Awal
76	2019-01-01	Saldo Awal
77	2019-01-01	Saldo Awal
78	2019-01-01	Saldo Awal
79	2019-01-01	Saldo Awal
80	2019-01-01	Saldo Awal
81	2019-01-01	Saldo Awal
82	2019-01-01	Saldo Awal
83	2019-01-01	Saldo Awal
84	2019-01-01	Saldo Awal
85	2019-01-01	Saldo Awal
86	2019-01-01	Saldo Awal
87	2019-01-01	Saldo Awal
88	2019-01-01	Saldo Awal
89	2019-01-01	Saldo Awal
90	2019-01-01	Saldo Awal
91	2019-01-01	Saldo Awal
92	2019-01-01	Saldo Awal
93	2019-01-01	Saldo Awal
94	2019-01-01	Saldo Awal
95	2019-01-01	Saldo Awal
96	2019-01-01	Saldo Awal
97	2019-01-01	Saldo Awal
98	2019-01-01	Saldo Awal
99	2019-01-01	Saldo Awal
100	2019-01-01	Saldo Awal

LEVEL 04 PLAN

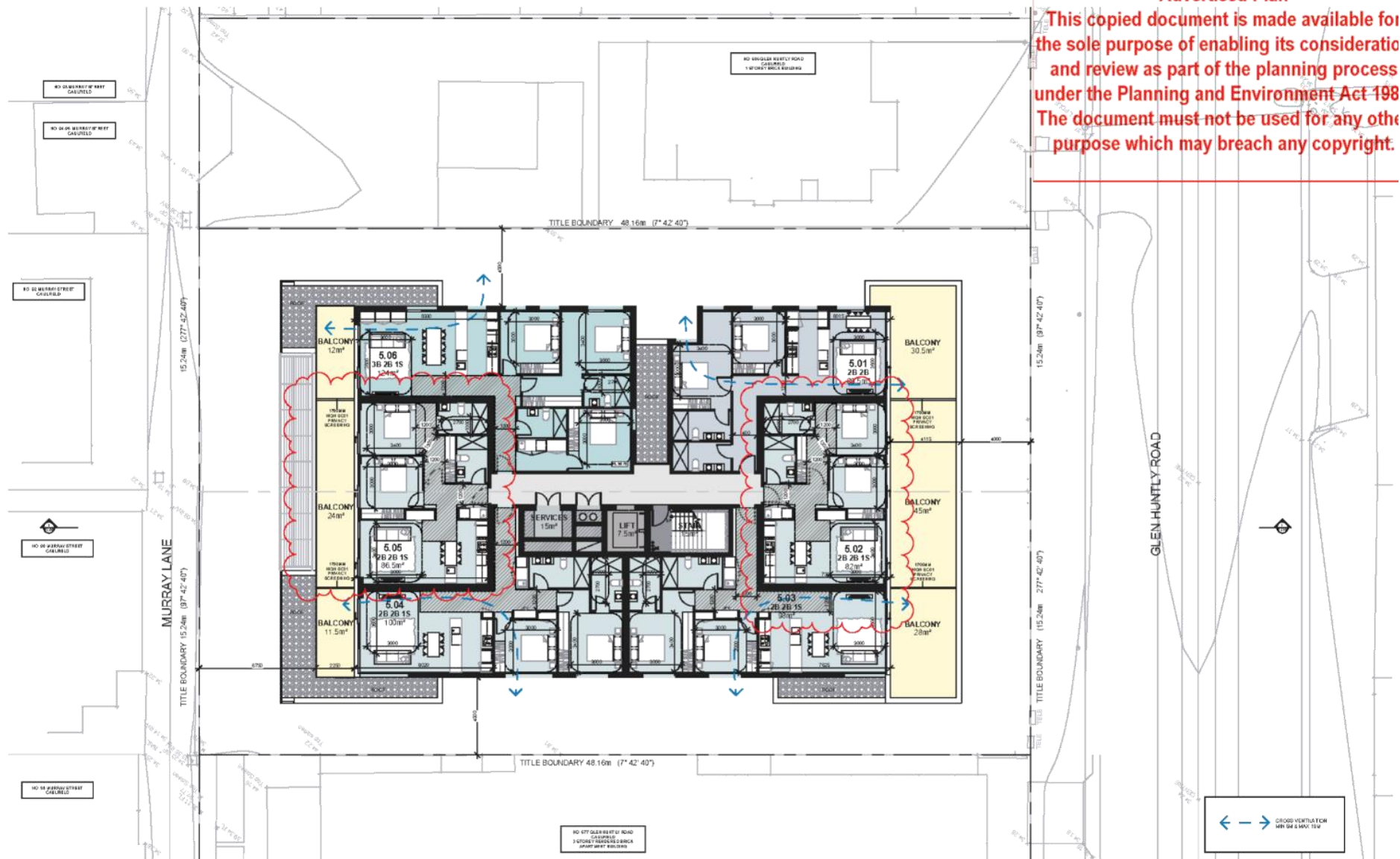
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING
 Sheet No. Revision
 TP1.006 B 57

Scale
1 : 100 gA1

Date
18/02/2020

171



This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1981. The document must not be used for any other purpose which may breach any copyright.

TOWN PLANNING

TP1.007 B

5220

Date: 18/02/2020

7 B
17157



CHT ARCHITECTS

GHT Architects Pty Ltd
ABN 29 939 008 519
Architects
Interior Design
Urban Design

Copyright © GHT Architects Pty Ltd.

The drawings, design, and specifications and copyright therein are the property of GHT Architects Pty Ltd. and must not be used, copied, or reproduced in any form without the express written permission of GHT Architects Pty Ltd.

Do not scale drawings. Use given dimensions only.

Any discrepancy in drawings or specifications shall be referred to GHT Architects Pty Ltd.

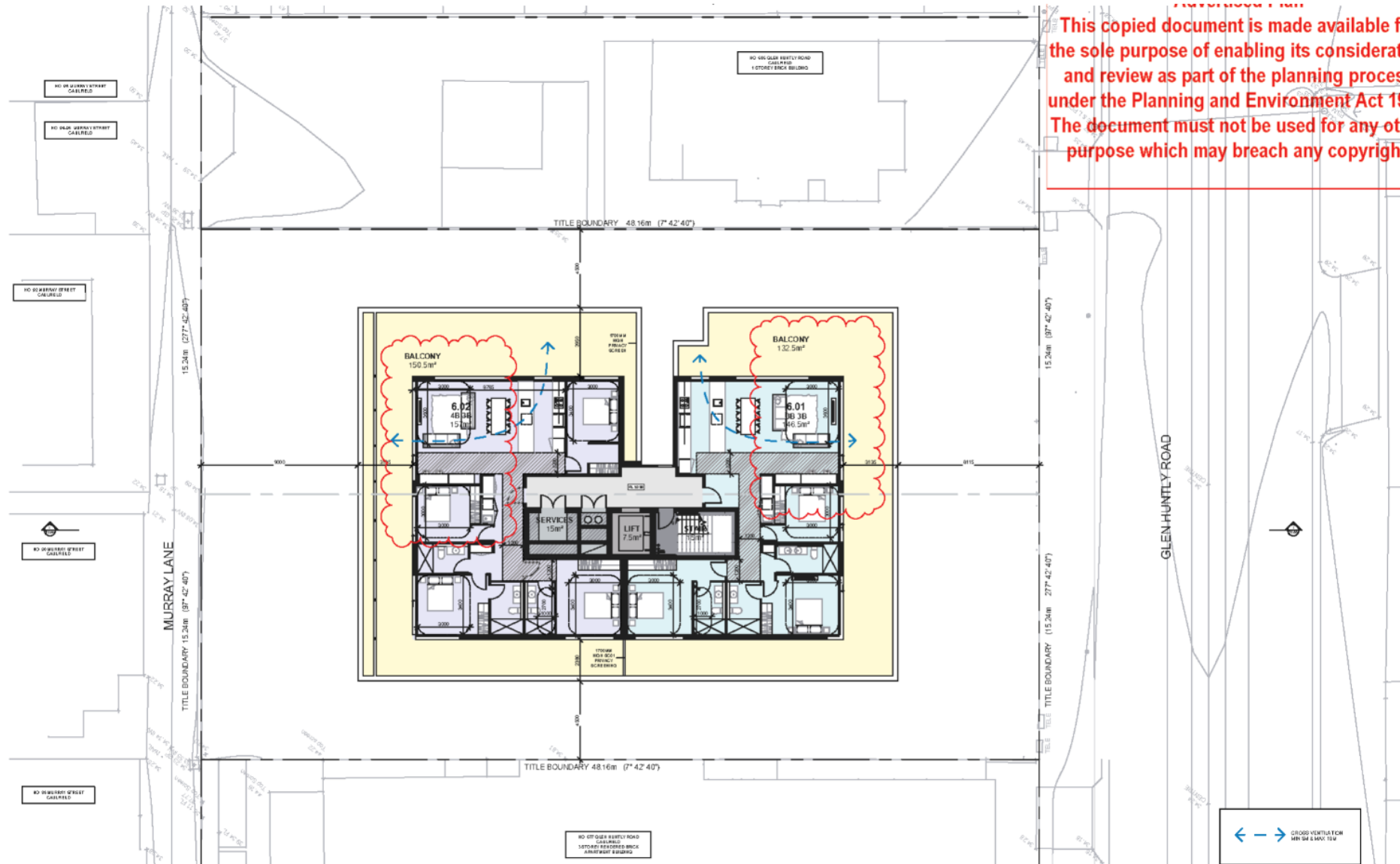
Project	MULTI RESIDENTIAL DEVELOPMENT 679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client	GLENBOTHE PTY LTD

[illegible]

LEVEL 05 PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



17:57 10/02/2020 3:04:41 PM



GHT Architects Pty Ltd
ABN 29 408 008 519
Architectural
Interior Design
Urban Design

GHT Architects Pty Ltd
44 Colford Street
Cottageood VIC 3002
Post Office Box 1232
Cottageood VIC 3002

Telephone 03 9417 1944
Facsimile 03 9415 1847

info@gha-architects.com.au
gha-architects.com.au

Copyright © GHT Architects Pty Ltd.
The drawings, design, and specifications and copyright therein are the property of GHT Architects Pty Ltd., and must not be used, copied, or reproduced in whole or in part without the express written permission of GHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications is to be referred to GHT Architects Pty Ltd.

Project	MULTI RESIDENTIAL DEVELOPMENT 679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Owner	GLENBOTHE PTY LTD

[illegible]

LEVEL 06 PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING

Sheet No. _____ Revision _____

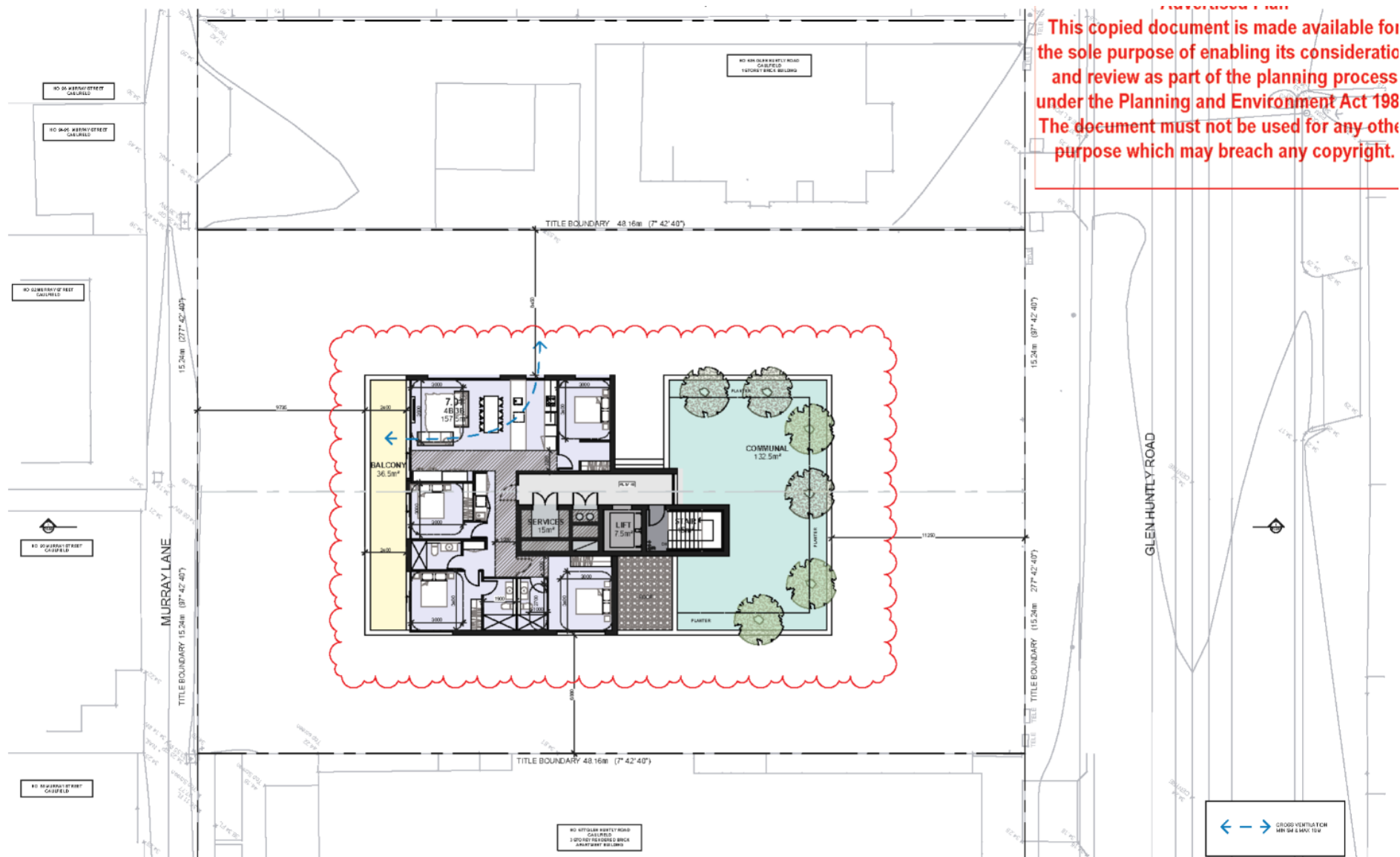
TP1.008 B

Scale
1 : 100 @ A1

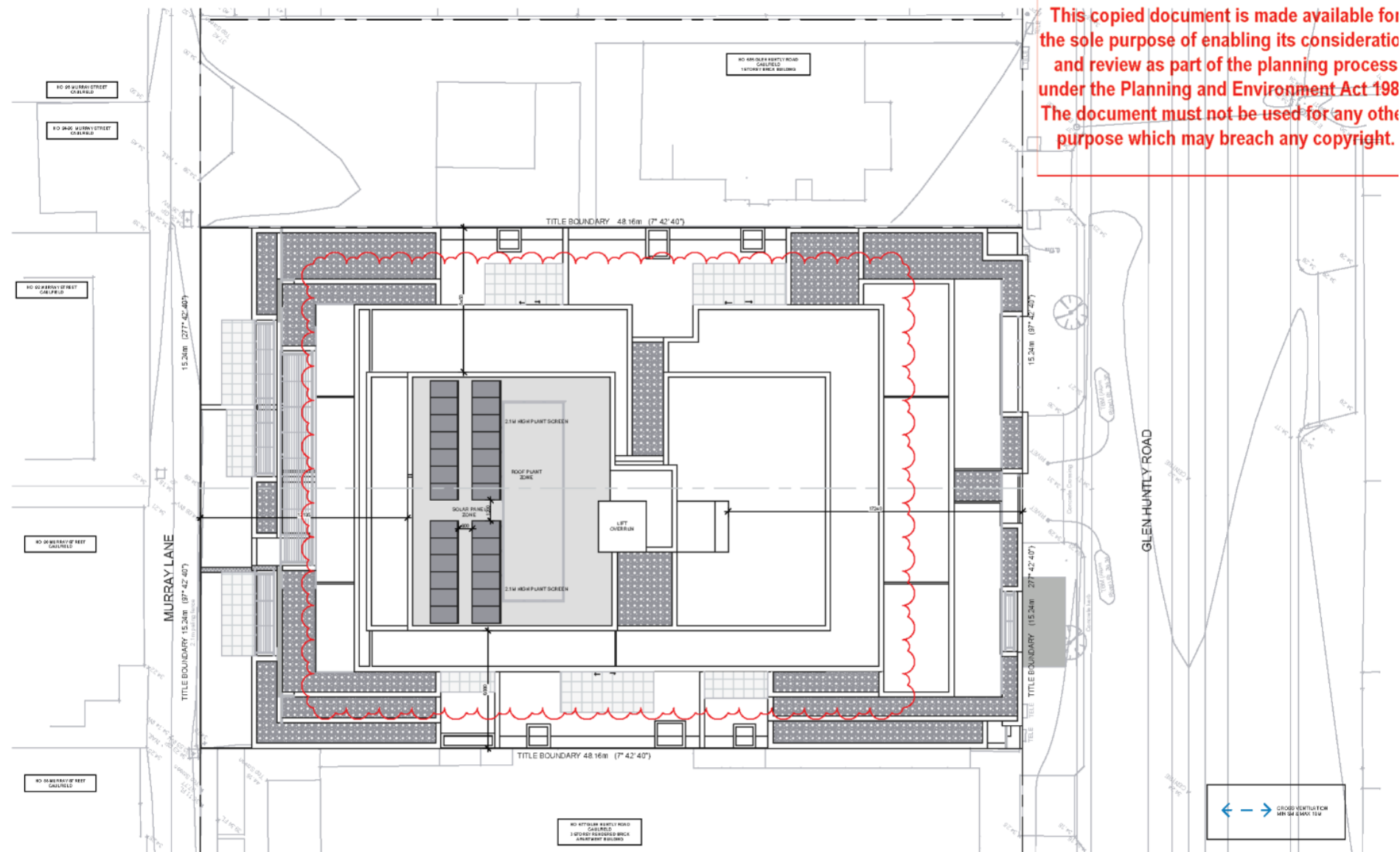
Date
18/02/2020

 **17157**

Drawn by: Amal K. Sankar / Checked by: _____



This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1981. The document must not be used for any other purpose which may breach any copyright.



CHT Architects Pty Ltd
40/41 200 000 000

CHT Architects Pty Ltd
40/41 200 000 000

Copyright © CHT Architects Pty Ltd.
The drawing, design, and construction and copyright
therein are the property of CHT Architects Pty Ltd, and must
not be copied, altered, or used in any way without
the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use ground dimensions only.
Any discrepancy in drawings or specifications shall be
referred to CHT Architects Pty Ltd.

Project
MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH

Client
GLENBOTHE PTY LTD

No.	Date	Notes
1	18/02/20	PRELIMINARY ROOF PLAN
2	18/02/20	REVISION

Title
ROOF PLAN

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING

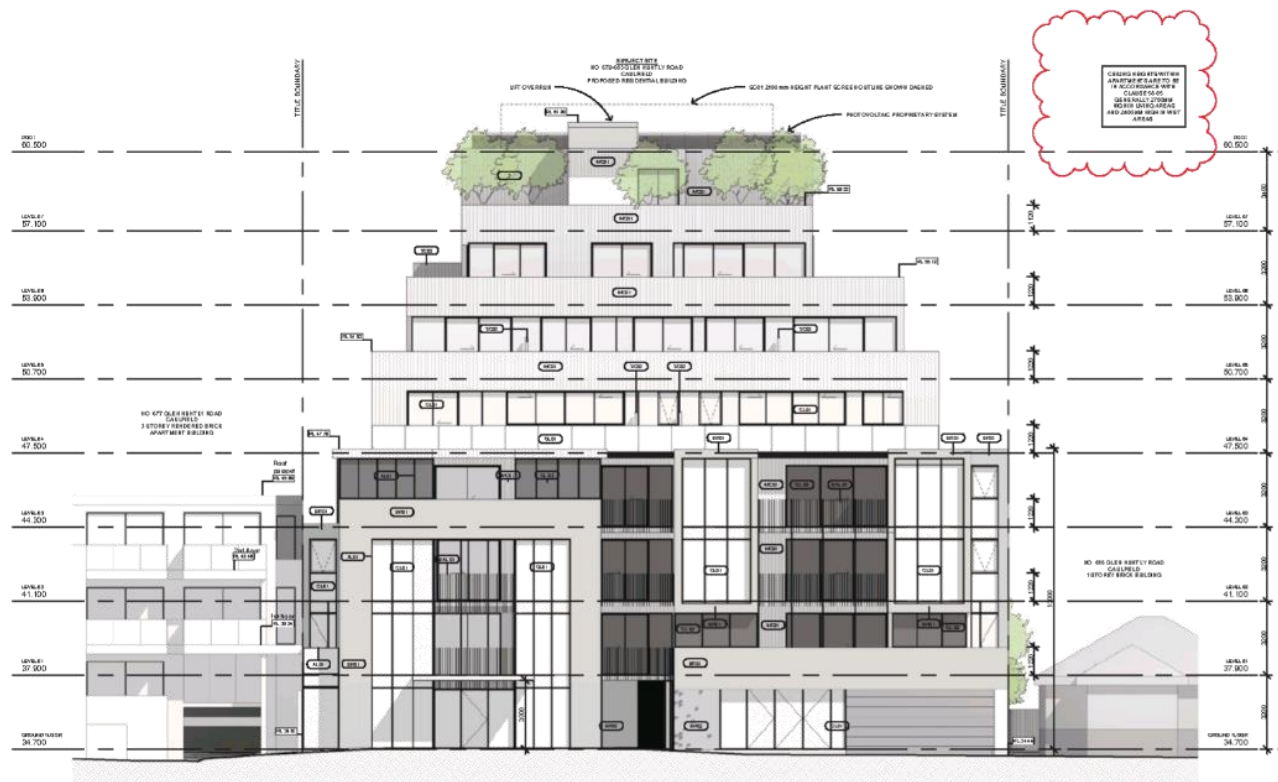
Sheet No.
TP1.010 B

Scale
1:1000

Date
18/02/2020



17157



This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

MATERIALS LEGEND	
BR01	BRICK FINISH - STEAKHOUSE LINDA PATTERN - CREAM COLOUR
BR02	BRICK FINISH - TEXTURED - CREAM COLOUR
MR01	METAL CLAD DOOR - CHARCOAL
GL01	REFLECTIVE SILVER GLAZING
GL02	REFLECTIVE DARK GREY TINT GLAZING
GL03	OBSCURE GLAZING
AL01	WINDOW AND DOOR FRAMES - METAL - BLACK
BA01	BLACK POWDER COATED BALUSTRADE
SC01	SELECTED PLANT SCREEN
SC02	PERFORATED SCREEN - OPACQUE GLAZING
SC03	TIMBER PALING FENCE - NATURAL FINISH
PC01	PRECAST CONCRETE PANEL - NATURAL FINISH

17:57, 18/02/2020 3:05:17 PM



CHT Architects Pty Ltd
ABN 29 933 096 219

CHT Architects Pty Ltd
44 Colston Street
Geelong VIC 3220
Phone 03 524 1122
Geelong VIC 3220

Telephone 03 524 1122
Fax 03 524 1122
Email info@chtarchitects.com.au
www.chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.

The design, drawings, and specifications and copyright
herein are the property of CHT Architects Pty Ltd, and must
not be used, copied, or reproduced in any form without
the express written permission of CHT Architects Pty Ltd.

Do not make drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be
referred to CHT Architects Pty Ltd.

Project
MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH

Client
GLENBOTHE PTY LTD

No.	Date	Notes
1	18/02/20	PRELIMINARY ELEVATION
2	18/02/20	REVISIONS
3	18/02/20	REVISIONS
4	18/02/20	REVISIONS
5	18/02/20	REVISIONS
6	18/02/20	REVISIONS
7	18/02/20	REVISIONS
8	18/02/20	REVISIONS
9	18/02/20	REVISIONS
10	18/02/20	REVISIONS

Title
SOUTH ELEVATION

Drawn
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING

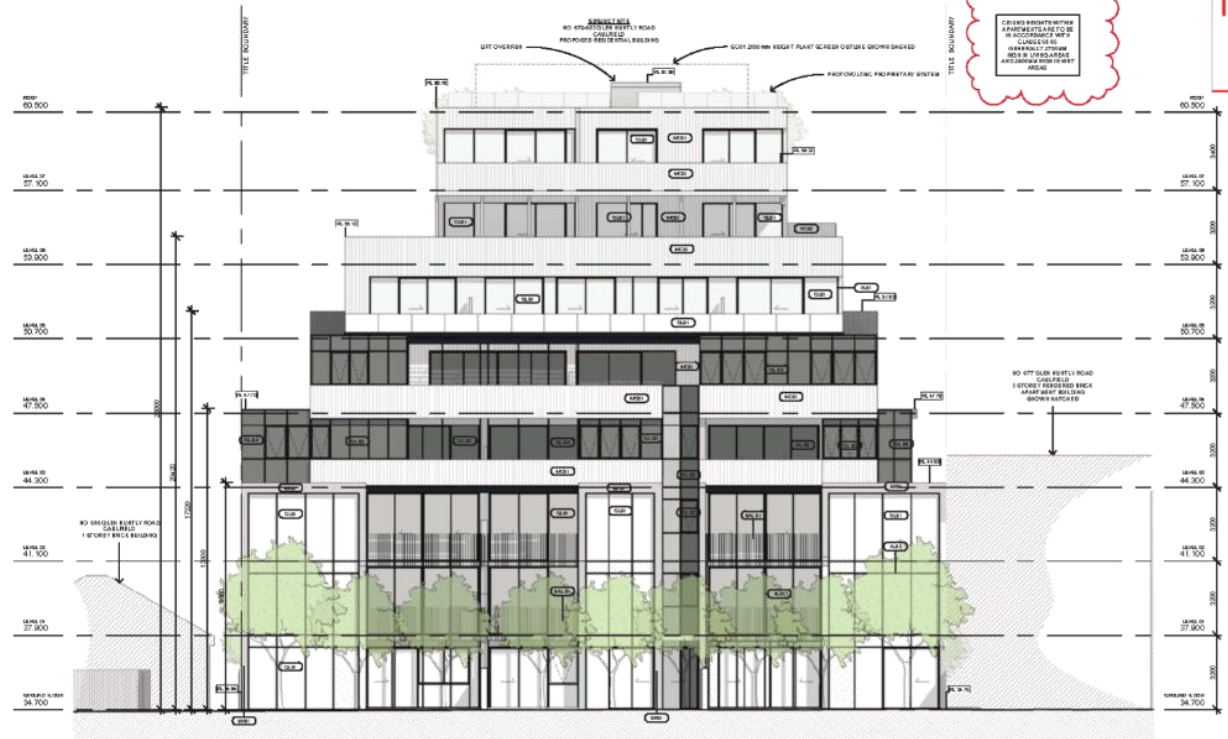
Sheet No.
TP2.000 B













Scale
1:100 @ A1
Date
18/02/2020

17157

Drawn by: [Name] Checked by: [Name]

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



MATERIALS LEGEND	
	BR01 BRICK FINISH - STAGGERED BOND PATTERN - CREAM COLOUR
	BR02 BRICK FINISH - TEXTURED - CREAM COLOUR
	MC01 METAL CLADDING - HORIZONTAL
	GL01 REFLECTIVE SILVER GLAZING
	GL02 REFLECTIVE DARK GREY TINT GLAZING
	GL03 OBSCURE GLAZING
	AL01 WINDOW AND DOOR FRAMES METAL - BLACK
	BA01 BLACK POWDERCOATED BALUSTRADE
	GS01 SELECTED PLANT SCREEN
	GS02 FIBREGlass SCREEN - OPAQUE GLAZING
	GS03 TIMBER PALISADE FENCE - NATURAL FINISH
	PO01 PRECAST CONCRETE PANEL - NATURAL FINISH



17:57, 18/02/2020 3:05:51 PM



CHT Architects Pty Ltd
40/41 200/2000 210

CHT Architects Pty Ltd
44 Colston Street
Caulfield VIC 3168
Phone: 03 9594 1122
Fax: 03 9594 1123
Email: info@chtarchitects.com.au
www.chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The design, drawings, and construction documents and copyright
herein are the property of CHT Architects Pty Ltd, and must
not be used, copied, or reproduced in any form without
the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be
referred to CHT Architects Pty Ltd.

Project: **MULTI RESIDENTIAL DEVELOPMENT**
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client: **GLENBOTHE PTY LTD**

No.	Date	Revised
1	18/02/20	PRELIMINARY DESIGN
2	18/02/20	PRELIMINARY DESIGN
3	18/02/20	PRELIMINARY DESIGN
4	18/02/20	PRELIMINARY DESIGN
5	18/02/20	PRELIMINARY DESIGN
6	18/02/20	PRELIMINARY DESIGN
7	18/02/20	PRELIMINARY DESIGN
8	18/02/20	PRELIMINARY DESIGN
9	18/02/20	PRELIMINARY DESIGN
10	18/02/20	PRELIMINARY DESIGN

Title: **EAST ELEVATION**

Drawn: **PRELIMINARY**
NOT FOR CONSTRUCTION

TOWN PLANNING

Sheet No: **TP2.002 B**

Scale: **1:100 @ A1**
Date: **18/02/2020**

17157

Drawn by: [Name]



17:57, 18/02/2020 3:46:02 PM



CHT Architects Pty Ltd
44 Colson Street
Caulfield VIC 3198
Phone 03 9593 1122
Caulfield VIC 3198
Tel 03 9593 1122
Fax 03 9593 1122
info@chtarchitects.com.au
chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The design, development, and construction and copyright
herein are the property of CHT Architects Pty Ltd, and may
not be used, copied, or reproduced in any form without
the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawing or specification shall be
referred to CHT Architects Pty Ltd.

Project
MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client
GLENBOTHE PTY LTD

No.	Date	Notes
1	18/02/20	ISSUE FOR PERMIT
2	18/02/20	ISSUE FOR PERMIT
3	18/02/20	ISSUE FOR PERMIT
4	18/02/20	ISSUE FOR PERMIT
5	18/02/20	ISSUE FOR PERMIT
6	18/02/20	ISSUE FOR PERMIT
7	18/02/20	ISSUE FOR PERMIT
8	18/02/20	ISSUE FOR PERMIT
9	18/02/20	ISSUE FOR PERMIT
10	18/02/20	ISSUE FOR PERMIT

Title
WEST ELEVATION

Drawn
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING

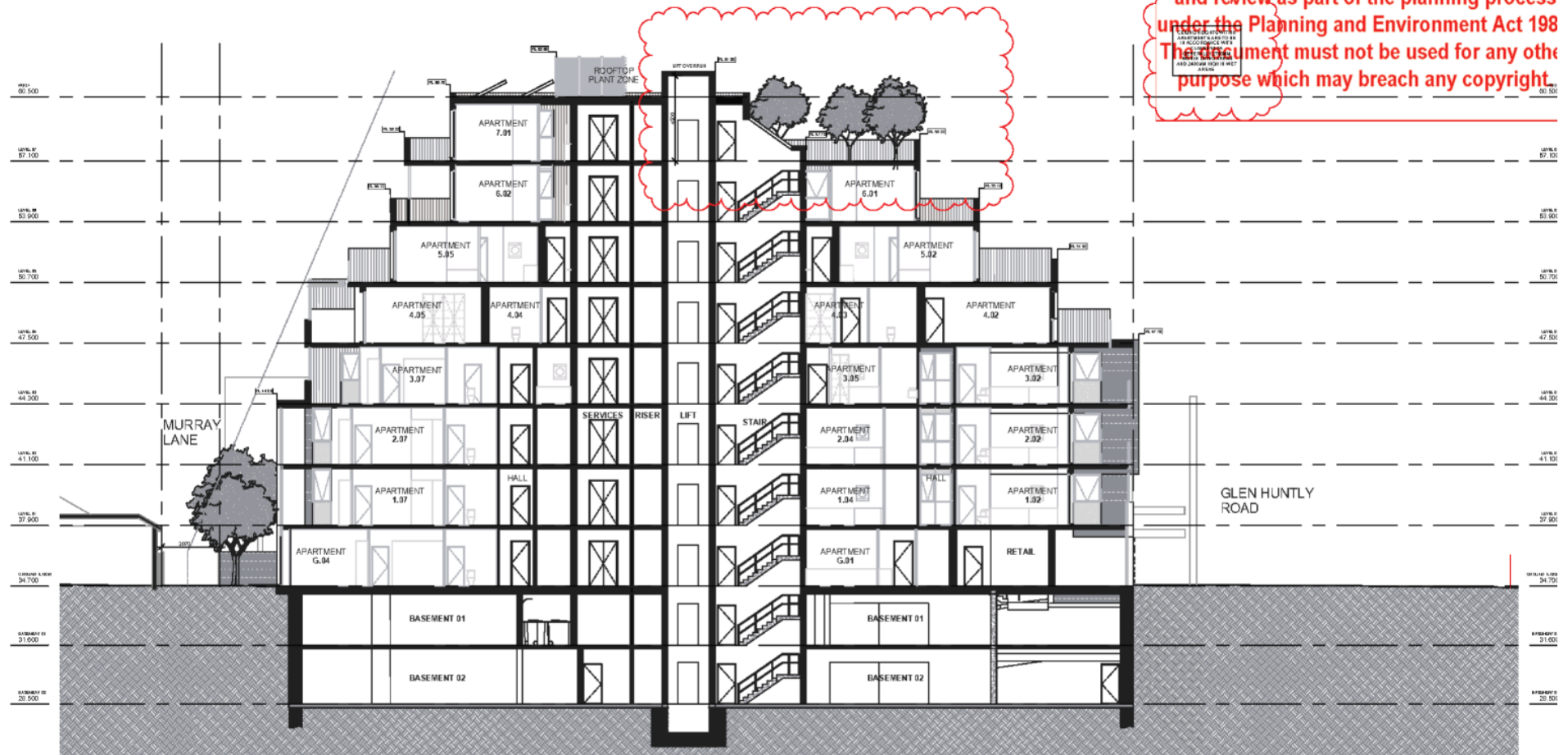
Sheet No.
TP2.003 B

Scale
1:100 @ A1

Date
18/02/2020

17157
Drawn by [Name] Checked by [Name]

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



LONGITUDINAL SECTION A-A
SCALE 1:100



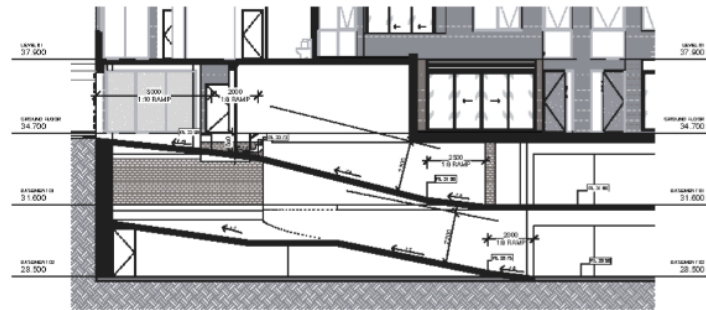
CHT Architects Pty Ltd
40/41 Sturt Street
Melbourne VIC 3000
Phone: 03 9594 1111
Fax: 03 9594 1112
Email: info@chtarchitects.com.au
www.chtarchitects.com.au

CHT Architects Pty Ltd
40/41 Sturt Street
Melbourne VIC 3000
Phone: 03 9594 1111
Fax: 03 9594 1112
Email: info@chtarchitects.com.au
www.chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The design, drawings, and specifications and copyright
herein are the property of CHT Architects Pty Ltd, and may
not be used, copied, or reproduced without the prior written
consent of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be
referred to CHT Architects Pty Ltd.

Project
MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client
GLENBO THE PTY LTD

Autodesk.com		
No.	Date	Revised
1	2018-02-18	PRELIMINARY DESIGN (151-18)
2	2018-02-18	DESIGN (151-18)



1 CAR PARK ENTRY SECTION
Scale 1:100

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

17:57, 18/02/2020 3:44:12 PM



CHT Architects Pty Ltd
44/45 Colson Street
Colsonwood VIC 3088
Phone: 03 9330 06 07
Fax: 03 9330 06 08
Email: info@chtarchitects.com.au
Website: www.chtarchitects.com.au

CHT Architects Pty Ltd
44/45 Colson Street
Colsonwood VIC 3088
Phone: 03 9330 06 07
Fax: 03 9330 06 08
Email: info@chtarchitects.com.au
Website: www.chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The design, drawings, and specifications and copyright
herein are the property of CHT Architects Pty Ltd, and must
not be used, copied, or reproduced without the written
consent of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be
referred to CHT Architects Pty Ltd.

Project
MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client
GLENBOTHIE PTY LTD

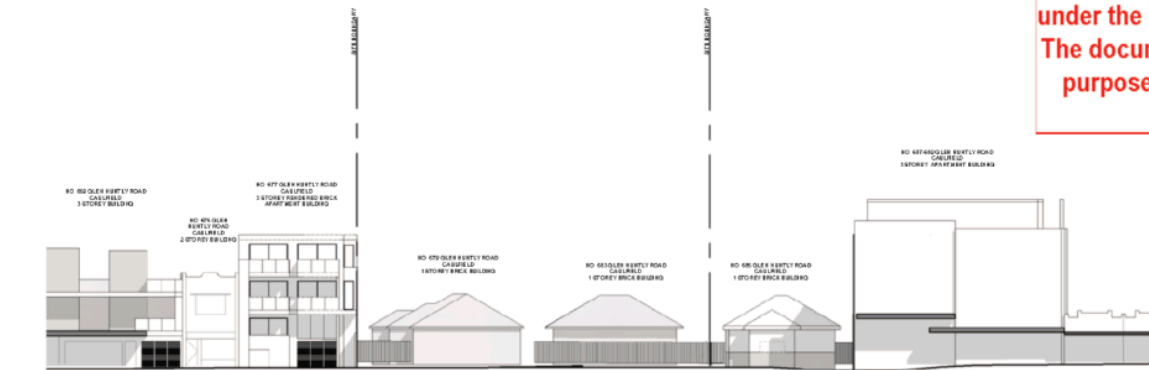
No.	Date	Notes
1	18/02/20	ISSUED FOR PERMIT
2	18/02/20	ISSUED FOR PERMIT
3	18/02/20	ISSUED FOR PERMIT
4	18/02/20	ISSUED FOR PERMIT
5	18/02/20	ISSUED FOR PERMIT
6	18/02/20	ISSUED FOR PERMIT
7	18/02/20	ISSUED FOR PERMIT
8	18/02/20	ISSUED FOR PERMIT
9	18/02/20	ISSUED FOR PERMIT
10	18/02/20	ISSUED FOR PERMIT

Title
SECTIONS
Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING
Sheet No.
TP3.001 B
Scale
1:100 @ A1
Date
18/02/2020

Drawn by: [Name] Checked by: [Name]

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



1 STREETSCAPE ELEVATION - EXISTING
SCALE 1:200



2 STREETSCAPE ELEVATION - PROPOSED
SCALE 1:200



CHT Architects Pty Ltd
44/45 Colson Street
Colonyville VIC 3090
Phone: 03 9330 06 07
Fax: 03 9330 06 08
Email: info@chtarchitects.com.au
www.chtarchitects.com.au

CHT Architects Pty Ltd
44/45 Colson Street
Colonyville VIC 3090
Phone: 03 9330 06 07
Fax: 03 9330 06 08
Email: info@chtarchitects.com.au
www.chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The design, drawings, and specifications and copyright
herein are the property of CHT Architects Pty Ltd, and may
not be used, copied, or reproduced without the written
consent of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be
referred to CHT Architects Pty Ltd.

Project
MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client
GLENBOTH PTY LTD

No.	Date	Notes
1	18/02/20	PRELIMINARY DESIGN
2	18/02/20	REVISED DESIGN
3	18/02/20	REVISED DESIGN
4	18/02/20	REVISED DESIGN
5	18/02/20	REVISED DESIGN
6	18/02/20	REVISED DESIGN
7	18/02/20	REVISED DESIGN
8	18/02/20	REVISED DESIGN
9	18/02/20	REVISED DESIGN
10	18/02/20	REVISED DESIGN

Title
STREETSCAPE ELEVATION
Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING
Sheet No.
TP3.002 B
Scale
1:200 @ A1
Date
18/02/2020

Drawn by: [Name] Checked by: [Name]

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



17157 18/02/2020 3:06:51 PM



CHT Architects Pty Ltd
ABN 29 933 086 219

Architecture
Interior Design
Urban Design

CHT Architects Pty Ltd
44 Colston Street
Caulfield VIC 3168
Post Office Box 1122
Caulfield VIC 3168
Telephone 03 9517 7144
Facsimile 03 9517 7147
info@chtarchitects.com.au
chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The design, drawings, and specifications and copyright therein are the property of CHT Architects Pty Ltd, and must not be copied, altered, or reproduced without prior written permission from CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project
MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client
GLENBOTH PTY LTD

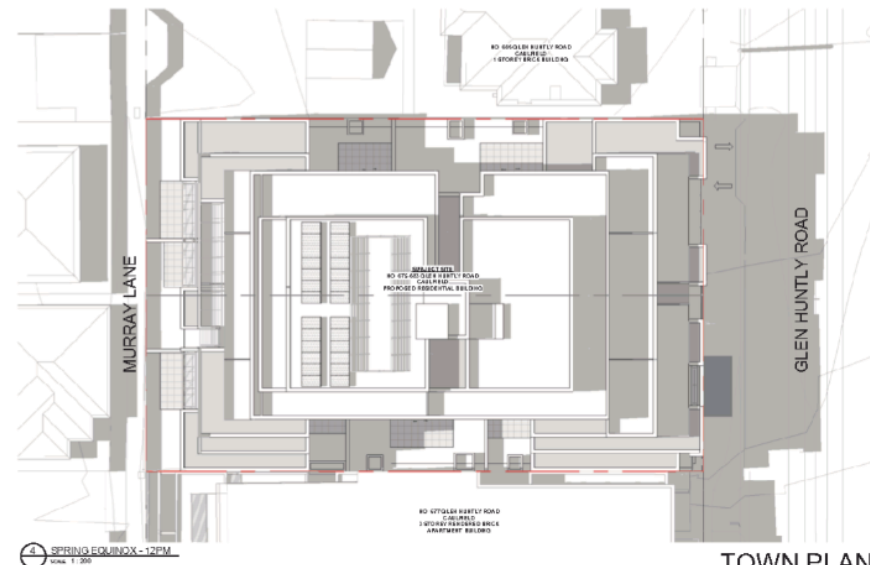
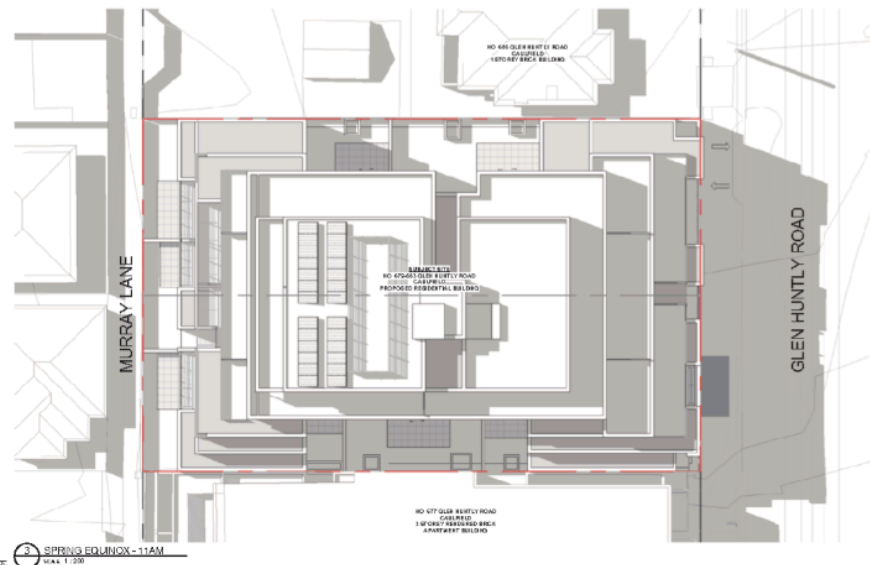
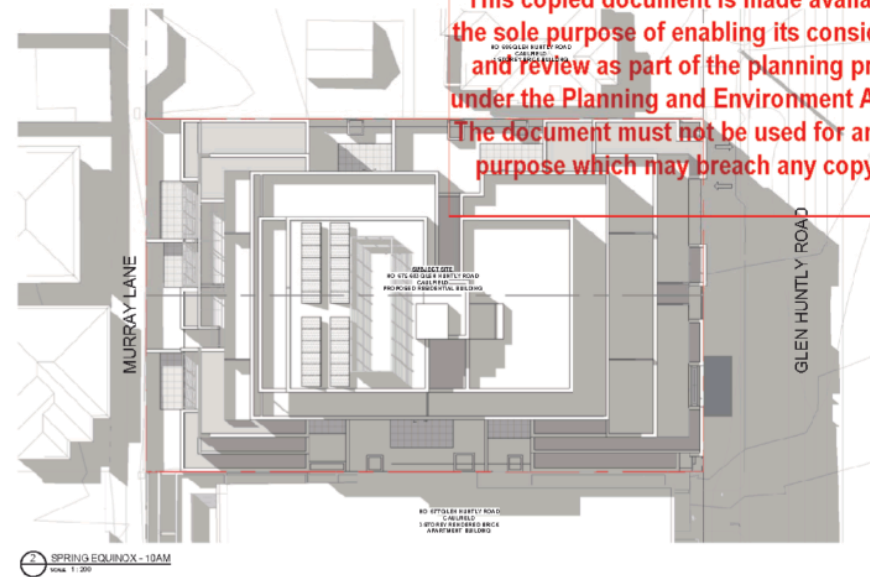
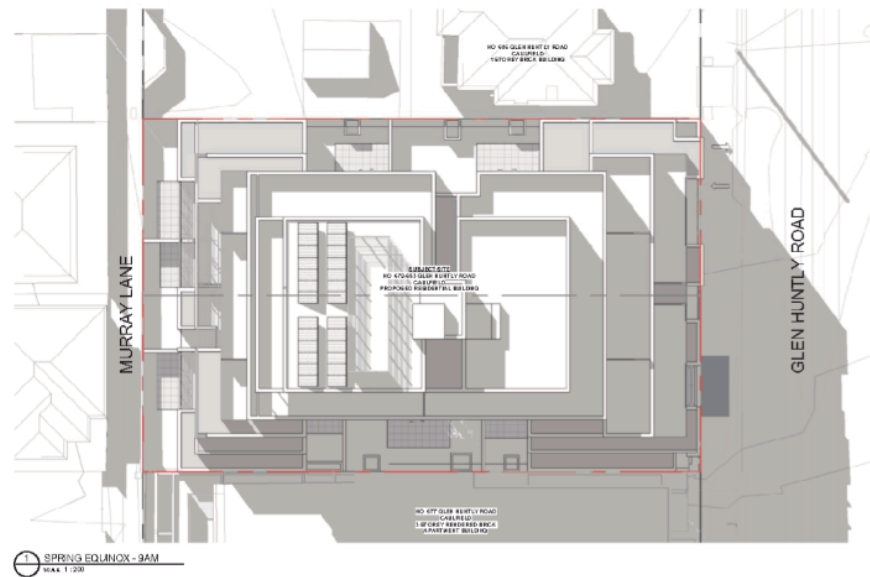
Approvals	
No.	Date
1.	18/02/2020
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Title
1-50 STREETSCAPE ELEVATION
Drawn
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING
Sheet No.
TP3.004 A
Scale
1:50 @ A1
Date
18/02/2020

17157

Drawn by: [Name] Checked by: [Name]



This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

17:57 18/02/2020 3:07:16 PM



CHT Architects Pty Ltd
44/45 Coleridge Street
Coleridge VIC 3008
Phone: 03 9330 0619
Fax: 03 9330 0619
Email: info@chtarchitects.com.au
www.chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd, and may not be used, copied, or reproduced without the prior written consent of CHT Architects Pty Ltd.
Do not make drawings. Use green dimensions only.
Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.

Project: MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client: GLENBO THE PTY LTD

Project: MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client: GLENBO THE PTY LTD

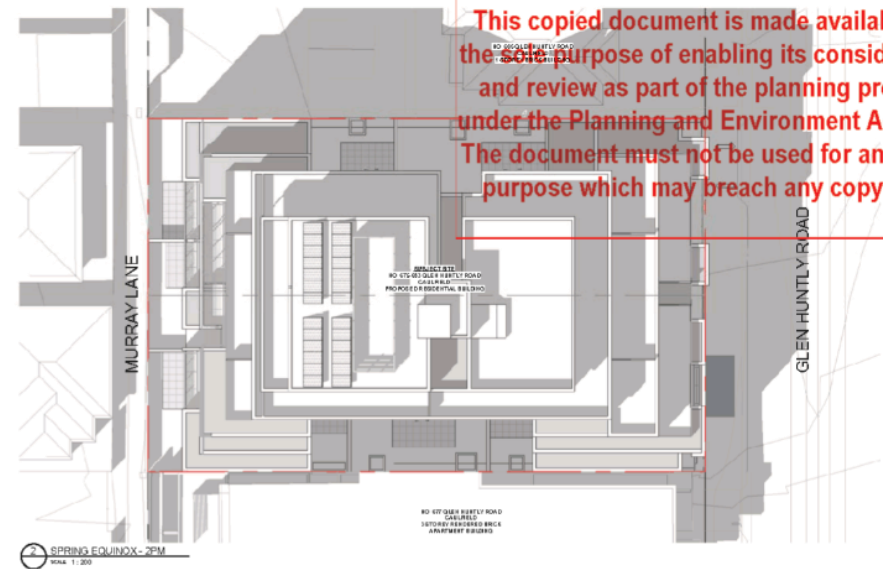
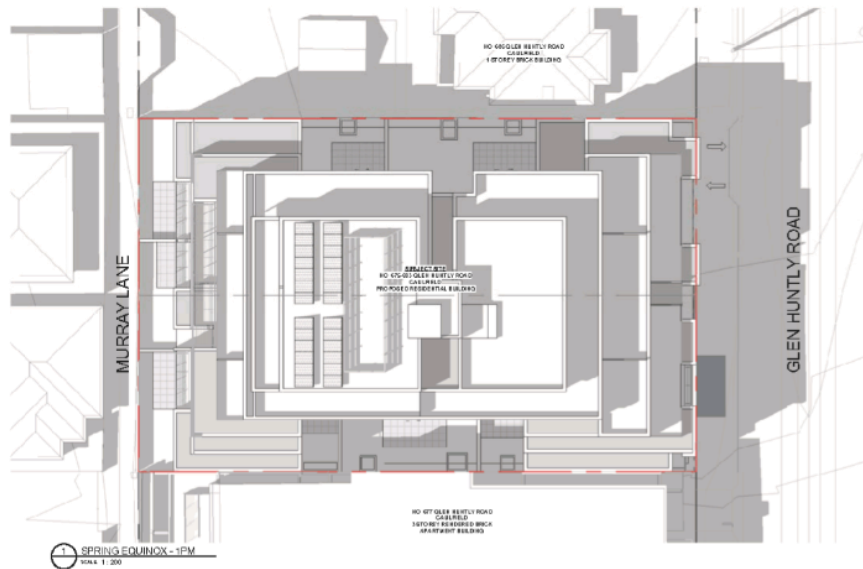
No.	Date	Notes
1	18/02/2020	PRELIMINARY DESIGN
2	18/02/2020	PRELIMINARY DESIGN
3	18/02/2020	PRELIMINARY DESIGN
4	18/02/2020	PRELIMINARY DESIGN
5	18/02/2020	PRELIMINARY DESIGN
6	18/02/2020	PRELIMINARY DESIGN
7	18/02/2020	PRELIMINARY DESIGN
8	18/02/2020	PRELIMINARY DESIGN
9	18/02/2020	PRELIMINARY DESIGN
10	18/02/2020	PRELIMINARY DESIGN

Title: SHADOW DIAGRAMS
Sheet No: TP4.000 B
Scale: 1:200 @ A1
Date: 18/02/2020
Drawn by: [Signature]
Checked by: [Signature]

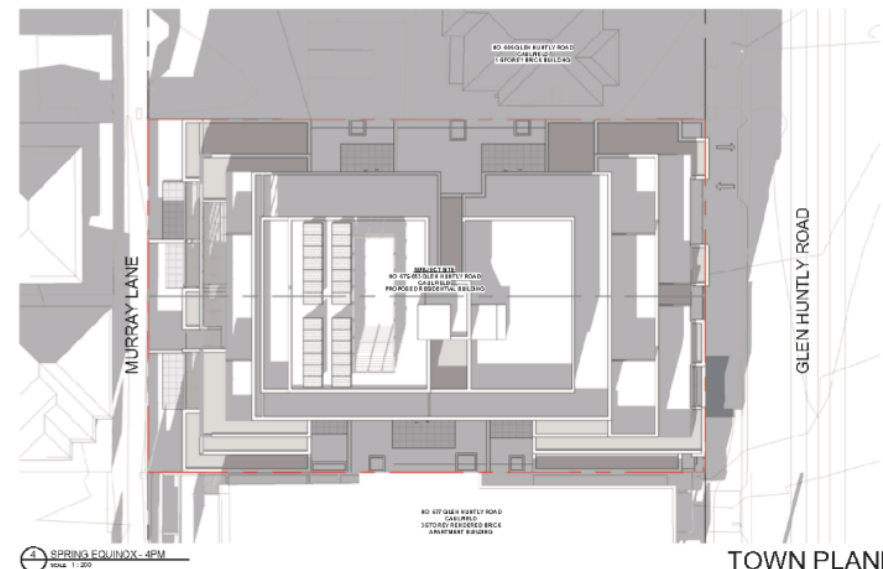
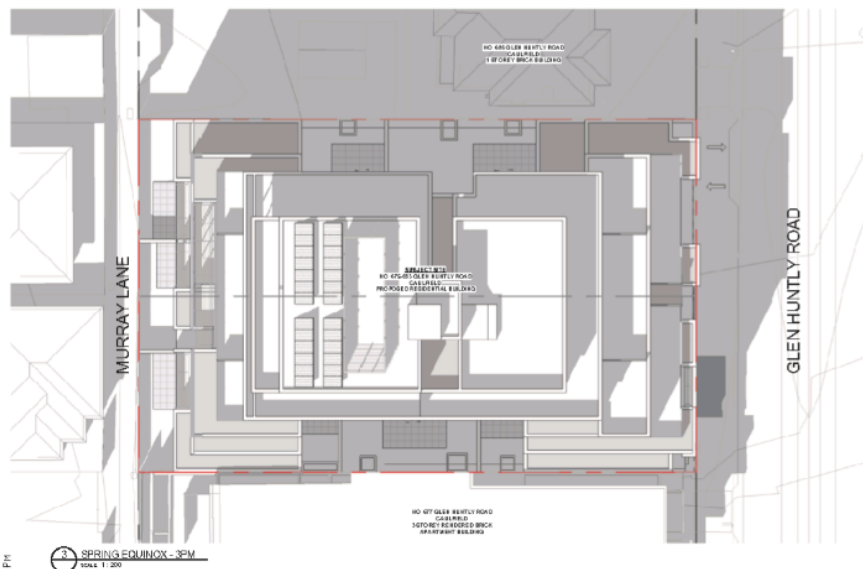
TOWN PLANNING

TP4.000 B





This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



TOWN PLANNING

TP4.001 B

Scale
1:200,000

Date
18/02/2020

1 B
17157

Done by the affected by Check.



CHT ARCHITECTS

GHT Architects Pty Ltd
ABN 29 908 006 519
Architecture
Interior Design
Urban Design

CHT Architects Pty Ltd
44 Colford Street
Cottagewood VIC 3002
Post Office Box 1232
Cottagewood VIC 3002

Telephone 03 9617 1966
Facsimile 03 9615 1667

info@chtarchitects.com.au
chtarchitects.com.au

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright therein are the property of CHT Architects Pty Ltd. and must not be used, copied, or reproduced wholly or in part without the express written permission of CHT Architects Pty Ltd.
Do not scale drawings. Use given dimensions only.
Any discrepancy in drawings or specifications shall be referred to CHT Architects Pty Ltd.

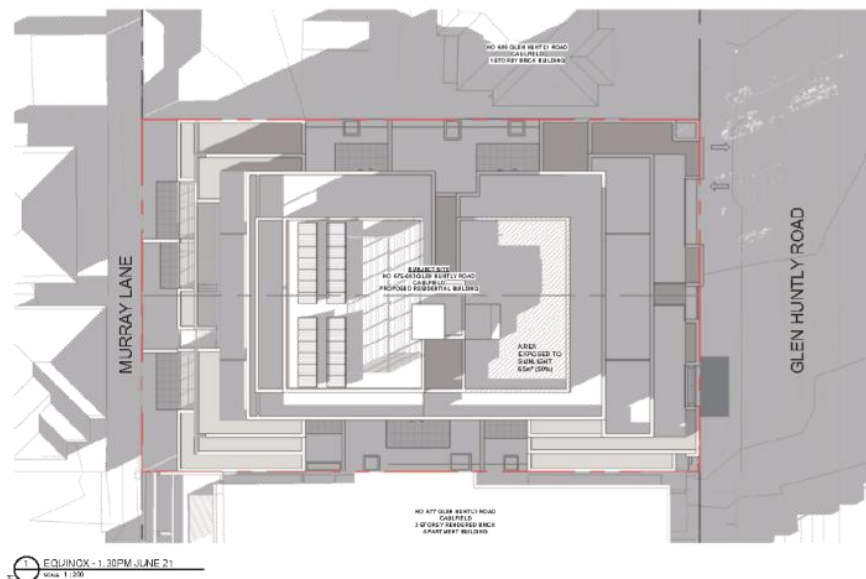
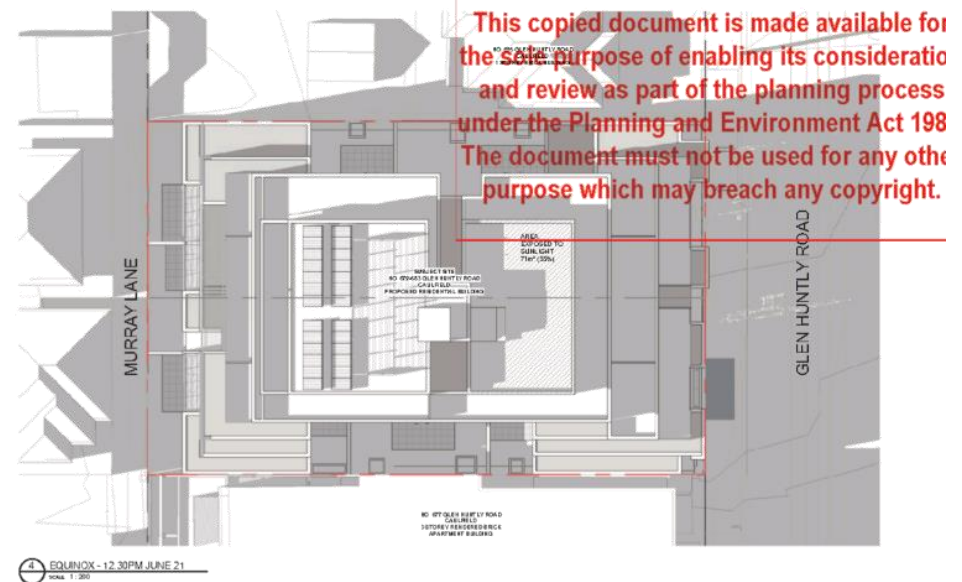
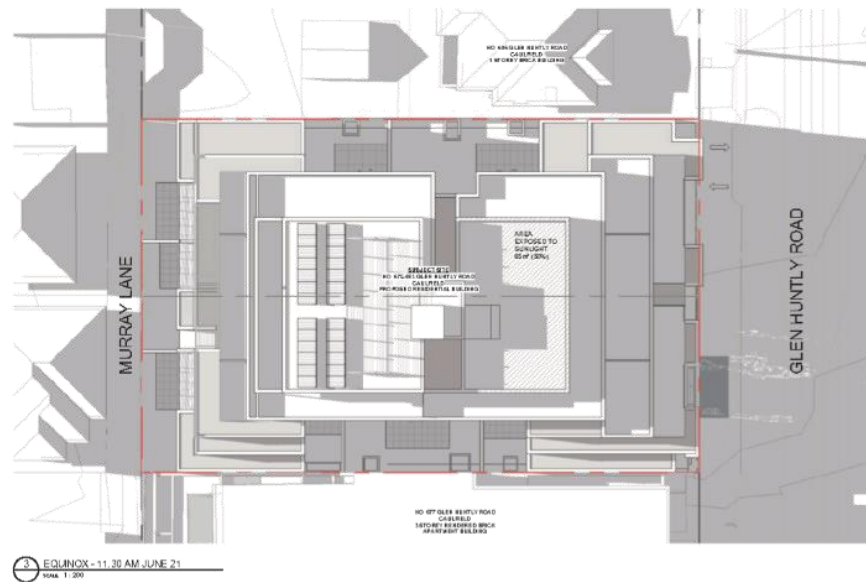
Project
MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH

Owner
GLENBOTHE PTY LTD

Jurnal Umum		
No.	Debit	Kredit
1	Saldo awal	100.000.000
2	Saldo awal	100.000.000
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

SHADOW DIAGRAMS

PRELIMINARY
NOT FOR CONSTRUCTION



CHT Architects Pty Ltd
40/41 29 303 006 019

CHT Architects Pty Ltd
40/41 29 303 006 019
Architecture
Interior Design
Urban Design

Copyright © CHT Architects Pty Ltd.
The drawings, designs, and specifications and copyright
therein are the property of CHT Architects Pty Ltd, and may
not be used, copied, or reproduced without prior written
consent from CHT Architects Pty Ltd.
Do not make drawings. Use green dimensions only.
info@chtarchitects.com.au
chtarchitects.com.au

Project
MULTI RESIDENTIAL DEVELOPMENT
679-683 GLEN HUNTLY ROAD, CAULFIELD SOUTH
Client
GLENBO THE PTY LTD

No.	Date	Notes
1	15/02/2020	PRELIMINARY
2		
3		
4		
5		
6		
7		
8		
9		
10		

Title
SHADOW DIAGRAMS
Drawn
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING
Sheet No.
TP4.002 A
Scale
1:200 @ A1
Date
15/02/2020



This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



CHT ARCHITECTS

44 Oxford Street,
Collingwood VIC 3066

P.O. Box 1352
Collingwood VIC 3066

T 03 9417 1844
F 03 9415 1847
E info@chtarchitects.com.au
W chtarchitects.com.au

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1981. The document must not be used for any other purpose which may breach any copyright.



^aheight x width average at maturity estimated for this location or maintained by trimming

habitat 

This plan is intended as a layout and planting guide only. All dimensions, locations, etc. are to be checked and verified on site. Refer to architectural and engineering plans and permit conditions.
Habitat accepts no responsibility or liability as a result of errors or omissions on this plan.

8.4 VCAT WATCH

Author: Kristian Cook, Coordinator Urban Planning

Trim No: 20/1222208

Attachments: 1. VCAT Watch - Attachment - 22 September 2020 [↓](#)

PURPOSE AND SUMMARY

To report to Council applications currently before, and any recent decisions of the Victorian Civil and Administrative Tribunal (VCAT).

RECOMMENDATION

That Council notes the applications currently before, and the recent decisions of the Victorian Civil and Administrative Tribunal.

BACKGROUND

The VCAT process is an integral part of the planning permit process and provides opportunity of independent review of planning decisions. VCAT is required to take into consideration any relevant planning policy.

ISSUES AND DISCUSSION

This report includes an attachment that provides an overview of all applications currently before VCAT and those that have recently been decided by the VCAT. The attachment table is broken down into 'New Appeals lodged with the VCAT', 'Current matters before VCAT' (including upcoming hearings or where Council is waiting for a decision after the hearing has taken place) and 'Recent decisions of the VCAT'.

Since the previous report there has been three appeals lodged and seven decisions.

Of the seven decisions, two were resolved by consent, whilst another was the application to amend the existing planning permit for the matter at S4, 441-495 Inkerman Road, St Kilda East. The applicant agreed with Council's position and VCAT issued an amended permit in this form.

The four other decisions are discussed below.

Address	51 Hawthorn Road, Caulfield North
Proposal	Partial demolition of the existing building, construction of a four-storey extension containing four dwellings and an office and reduction in car parking.
Council decision	Refusal to Grant a Planning Permit
VCAT Decision	Permit
Appellant	Bzar Pty Ltd

This was an application for the partial demolition of the existing building and construction of a four-storey extension to the rear of the retained sections of the existing building. The

building would comprise of four dwellings and an office with only one on-site car space. Some of the dwellings would rely on communal open space in lieu of secluded private open space. This application was refused at the 4 February 2020 Ordinary Council meeting on the grounds of inappropriate car parking, building bulk and scale and unacceptable on-site amenity for future occupants.

In determining their decision, the Tribunal made the following comments in response to the issue of building bulk and scale:

- The proposed addition, at four storeys, exceeds the two-storey height sought for local centres but I consider the design achieves an appropriate response to the streetscape and heritage values ... the addition is of good design merit, will make a positive contribution to the streetscape and will not adversely affect the heritage significance of the precinct or host building.*

In terms of on-site car parking, the Tribunal noted the sites excellent access to public transport and facilities, whilst also gave weight to the small size of the land and retention and restoration of the existing heritage building, impacting the ability to accommodate on-site car parking. On this basis, the Tribunal were satisfied with the provision of only one on-site car space.

With respect to the issue of internal amenity, the Tribunal also found this to be acceptable as the communal open space located on the top will provide a useable area for the dwellings, whilst provide excellent outlook and solar access, whilst the location directly opposite Caulfield Park meant that there was sufficient access to public open space.

On this basis, the Tribunal determined to set aside Council's decision and direct that a planning permit be issued.



Figure 1 – Aerial view of subject site and surrounding area.

Address	9 Faulkner Street, Bentleigh
Proposal	Construction of a double storey dwelling on a lot less than 300m2.
Council decision	Notice of Decision to Grant a Planning Permit
VCAT Decision	Permit
Appellant	Celina Cruz

This matter was a review by an objector of Council's decision to approve the construction of double storey dwelling on a lot less than 300sqm in the General Residential Zone. The key issues raised by the objector were amenity impacts associated with loss of daylight to habitable room windows and visual bulk impacts.

In determining the decision, the Tribunal found that the dwelling was appropriately sited, well-articulated through varied setbacks and materiality, whilst achieving a high degree of compliance with ResCode considering the size of the lot is only 105sqm.

The Tribunal found that there would be no unreasonable impacts to the amenity of the adjoining properties, whilst the new dwelling would make a sympathetic contribution to the existing character of the area.

On this basis, the Tribunal agreed with Council's decision and directed that a permit be issued.



Figure 2 – Aerial view of subject site and surrounding area.

Address:	10-16 Selwyn Street, Elsternwick
Proposal:	Demolition of existing buildings on the site (excluding the fire station) and construct a mixed use building comprising a podium and two towers (10 and 11/14 storeys in height) which will accommodate a supermarket, kiosk, café, place of assembly, the sale of packaged liquor, apartments and associated carparking
Council decision:	Refusal

VCAT decision:	Refusal
Appellant:	Fabcot Pty Ltd

At the Ordinary Council Meeting on 5 February 2019, Councillors unanimously issued a Notice of Refusal to Grant a Planning Permit. This opposition to the proposal was maintained throughout the entire VCAT process.

The VCAT hearing was part heard in July 2019 over 10 days, with the remainder of the hearing adjourned until May 2020. However, due to the restrictions imposed by the state of emergency because of the coronavirus pandemic, the hearing was further adjourned until July 2020, and held in an online format via the Zoom platform.

Council's key refusal grounds were:

- The excessive height, form and scale of the development was excessive and would be overly dominant from the immediate surrounding streets and in views along Glen Huntly Road, adversely impacting on the heritage character of the area;
- The development did not appropriately respond to the design objectives, design criteria or decision guidelines of Design and Development Overlay, Schedule 10 (DDO10) of the Glen Eira Planning Scheme;
- The design treatment of the ground floor along Selwyn Street did not positively contribute to Council's vision for a cultural precinct;
- Insufficient mitigation measures to ensure the additional traffic volumes would not unreasonably impact on the existing road network;
- The frequency of deliveries and reliance on residential streets to service the supermarket loading bay on Sinclair Street, likely to have unreasonable impacts on the amenity of the surrounding area;
- Amenity impacts associated with noise; and
- Non-compliances with various Clause 58 (Apartment Development) provisions of the Glen Eira Planning Scheme.

In reaching its decision, the Tribunal found that there were four key planning issues:

1. Does the site have strategic planning support for more ambitious new built form?
2. Would it be an acceptable heritage outcome?
3. Can it justify (using the three relevant criteria) the top section of the southern tower extending 10.9 metres above the (DDO10) discretionary 37 metre height limit?
4. Are the variations to the DDO10 discretionary setbacks for a sensitive interface acceptable?

The Tribunal found that the proposal did not satisfy points 2 to 4 above, with the southern tower being the key reason for the refusal. The reasons being:

- Its impact on the heritage significance of the Elsternwick heritage area when viewed from the southern side of Glen Huntly Road across the top of the existing two-storey shops. It was considered that the height and breadth of the building would be too overwhelming from this vista; and
- The visual mass and bulk impacts when viewed from the back yard of Glenmoore (1 St Georges Road). It was considered that the setbacks were insufficient, even if reduced to the DDO10 compliant height of 10 storeys.

To remedy these issues, the Tribunal considered issuing an interim decision, but concluded there are too many options available to resolve these issues, so it would be more appropriate to start again with a new application. On this basis, the Tribunal determined to refuse the application.

With respect to the height, the Tribunal considered 10 storeys as being acceptable subject to the design. But this would need to focus the 10 storeys in the middle of the site, not to the south. Whilst not opposed to a two-tower form with reduced heights, they also considered that a collection of attached buildings that increase in height from the north/south to the centre could work, which was an option put forward by Council's Urban Design expert, Tim Biles.

The Tribunal had no issues with the following aspects of the application:

- The height, setbacks and design of the northern tower;
- The height and design of the podium;
- The interface to of the southern tower to the fire station;
- The inclusion of a supermarket, including the location of basement entrance and truck loading bay on Sinclair Street subject to a loading bay management plan;
- That the proposal would still allow the realisation of Council's vision for a cultural precinct;
- Amenity impacts due to noise could be resolved through acoustic conditions;
- The operation of the Selwyn Street and Glen Huntly Road intersection subject to the modifications required by the Department of Transport, including signalisation of the intersection;
- Compliance with the on-site amenity provisions of Clause 58.

The final matter is the place of assembly for use by the collective known as JCAP and whether this represented a significant community benefit, one of the three considerations when determining additional height about the discretionary DDO10 height requirement. In the end, the application was refused on the matters previously discussed. However, the Tribunal were not convinced that the place of assembly and kiosks did present a significant community benefit based on the evidence put to them. They accept that there would be net community benefit, but because of the lack of compelling evidence in support of the arrangements between Woolworths and JCAP, they gave it limited weight. If more robust evidence could have been provided then this might have been different, although this is unlikely to have changed the outcome of the decision.

In summary, the Tribunal stated that a new application for a supermarket, place of assembly with towers above to a height of 10-storeys (subject to design) could be deemed acceptable on the site.



Figure 3 – Aerial view of subject site and surrounding area.

Address:	380 Hawthorn Road, Caulfield South
Proposal:	Construction of a seven-storey building comprising 43 apartments, 3 shops, two levels of basement car parking and a reduction in the car parking requirements for the shops.
Council decision:	Notice of Decision to Grant a Planning Permit, subject to conditions
VCAT decision:	Planning Permit
Appellant:	Bewhite Properties P/L

At the Ordinary Council Meeting on 25 February 2020, this application was approved subject to the deletion of two levels (Levels 6 and 7). This decision was appealed to VCAT by an objector from the adjoining property at 388-394 Hawthorn Road, largely because of inequitable development opportunity on their land.

The applicant also lodged an appeal against the condition to delete two levels of the development. Several objectors joined as a party to the conditions appeal.

The matters were subject of a compulsory conference on 11 August 2020. Following the compulsory conference, further negotiations took place between the applicant and objector from 388-394 Hawthorn Road, resulting in an agreement being reached that required changes to the southern elevation to achieve a more equitable development outcome. Consent orders were prepared to give effect to this agreement. This agreement did not resolve any aspect of the building height.

Following the consent with objector party, the applicant decided to withdraw their appeal against Council's conditions to reduce the building height.

VCAT has therefore directed that the planning permit be issued in accordance with Council's decision (five-storeys), subject to the inclusion of the additional conditions regarding the southern elevation as agreed with the objector from 388-394 Hawthorn Road.



Figure 4 – Aerial view of subject site and surrounding area.

UPDATE ON VCAT HEARING PROCESSES

VCAT has continues to not be able to accommodate face to face hearings. Therefore, all hearings and compulsory conferences are being listed for hearings via telephone, video platform or written submissions on the papers.

COMMUNICATION AND ENGAGEMENT

There has been no communication or engagement for this report.

LINK TO COUNCIL AND COMMUNITY PLAN

Theme One: Liveable and Well Designed
A well planned City that is a great place to live.

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 report provides an update of the applications before VCAT and the recent decisions made by the Tribunal.

APPLICATIONS BEFORE AND RECENT DECISIONS OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL

NEW APPEALS LODGED WITH THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL

Address	VCAT Reference	Description of proposal	Type of appeal	Zone	Council decision	Decision delegate	Hearing date
64-68 Lumeah Road, Caulfield North	P1159/2020	2 lot subdivision	s80 (Conditions)	NRZ1	Permit	Officer	26/10/2020
14-16 Hawthorn Road, Caulfield North	P1250/2020	Construction of a four storey apartment building with associated basement within the General Residential Zone and alterations to an access to a Road Zone Category 1.	s77 (Refusal)	GRZ1	Refusal	Officer	9/3/2021
3 Waratah Avenue, Glen Huntly	P1066/2020	Construction of a 3-storey apartment building comprising of 8 dwellings above basement car park	S77 (Refusal)	GRZ1	Refusal	Officer	28/4/2021

MATTERS BEFORE THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL (*INCLUDING APPEALS AWAITING A DECISION)

Address	VCAT Reference	Description of proposal	Type of appeal	Zone	Council decision	Decision delegate	Hearing date
42 George Street, Bentleigh East	P489/2020	Construction of two (2) double storey attached dwellings.	s77 (Refusal)	NRZ1	Refusal	Officer	*
217 Nepean Highway, Gardenvale	P250/2020	Construction of a 9 storey building including 21 dwellings and basement parking, buildings and works within the Special Building Overlay, alteration of access to a road in a Road Zone, use of the ground floor as dwellings and reduction of the statutory parking rate for the office and shops	s77 (Refusal)	C1Z	Refusal	Council	*
348-354 Hawthorn Road, Caulfield South	P506/2020	Construction of a 9 storey mixed-use building comprising apartments and a supermarket, use of the land for apartments (frontage greater than 2m), reduction of the car parking requirements and creation and alteration of access to a road in a Road Zone, Category 1	s77 (Refusal)	C1Z	Refusal	Officer	28/9/2020 (5 days)
679-683 Glen Huntly Road, Caulfield	P741/2020	Construction of an eight storey building (containing 52 apartments), use of the land as dwellings and a reduction of the retail car parking requirement	s77 (Refusal)	C1Z	Refusal	Officer	12/10/2020 (5 days)
388-394 Hawthorn Road, Caulfield South	P742/2020	Construction of a 7 storey building above basement car parking comprising one retail space and 35 dwellings and the reduction of the car parking requirement (retail only) and alteration of access to a Road Zone Category 1	s77 (Refusal)	C1Z	Refusal	Officer	19/10/2020 (4 days)
64-68 Lumeah Road, Caulfield North	P1159/2020	2 lot subdivision	s80 (Conditions)	NRZ1	Permit	Officer	26/10/2020 (1 day)
9-13 Derby Road, Caulfield East	P514/2020	Partial demolition of 9 and 13 Derby Road, construction of a 12 storey mixed use building with a basement, use of the land for Accommodation (Student Housing) and reduction of the car parking requirements for the Student Housing and a Food and Drink Premises, on land affected by the Heritage Overlay	s77 (Refusal)	C1Z	Refusal	Officer	18/11/2020 (3 days)
430-434 Neerim Road, Murrumbidgee	P125/2020	Construction of a nine storey mixed use building, use of the land for a residential building (Student Housing), and a reduction in the statutory car parking requirements	s77 (Refusal)	C1Z	Refusal	Officer	23/11/2020 (5 days)
371-377 Hawthorn Road, Caulfield South	P1076/2020	Construction of a seven storey building comprising apartments and a supermarket, use of the land to sell liquor, alteration of access to a road in a Road Zone, Category 1 and reduction in the number of on-site bicycle spaces	s79 (Failure)	C1Z	Refusal	Officer	16/12/2020 (3 days)
22 Wheeler Street, Ormond	P678/2020	Construction of three (3) double storey dwellings on a lot.	s77 (Refusal)	GRZ1	Refusal	Officer	2/3/2021 (0.5 days)

319A Neerim Road, Carnegie	P628/2020	12 lot subdivision	s80 (Conditions)	C1Z	Permit	Officer	2/3/2021 (1 day)
14-16 Hawthorn Road, Caulfield North	P1250/2020	Construction of a four storey apartment building with associated basement within the General Residential Zone and alterations to an access to a Road Zone Category 1.	s77 (Refusal)	GRZ1	Refusal	Officer	9/3/2021 (4 days)
609-611 South Road, Bentleigh East	P858/2020	Development and use of the land for the purposes of a Child Care Centre, including the display of business identification signage and alteration of access to a road in a Road Zone	s82 (Objector)	NRZ	NOD	Officer	18/3/2021 (1 day)
17 Howe Street, Murrumbena	P918/2020 and P919/2020	Construction of 4 dwellings on land affected by a Special Building Overlay	s82 (Objector)	GRZ2	NOD	Officer	25/3/2021 (1 day)
501-503 Hawthorn Road, Caulfield South	P827/2020	Construction of a three storey building containing 16 dwellings over one level of basement car parking	s77 (Refusal)	GRZ2	Refusal	Council	6/4/2021 (3 days)
45 North Avenue, Bentleigh	P771/2020	Construction of three (3) double storey dwellings on a lot	s82 (Objector)	NRZ1	NOD	Officer	8/4/2021 (1 day)
3 Waratah Avenue, Glen Huntly	P1066/2020	Construction of a 3-storey apartment building comprising of 8 dwellings above basement car park	S77 (Refusal)	GRZ1	Refusal	Officer	28/4/2021 (1 day)

RECENT DECISIONS OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL

Address	VCAT Reference	Description of proposal	Type of appeal	Zone	Council decision	Decision delegate	Appeal outcome	Date of VCAT decision	VCAT effect on Council decision
51 Hawthorn Road, Caulfield North	P290/2020	Buildings and works including, part demolition, external alterations to the existing building, construction of a four storey addition to the rear of the existing building and a reduction in the car parking requirements	s77 (Refusal)	C1Z	Refusal	Council	Permit issued	26/8/2020	Set aside
441 Inkerman Road, St Kilda East	P194/2020	Permit allows: Construction of a building associated with a section 2 use and within a special building overlay and use of the land for accommodation (retirement village). Proposed amendment: Changes to conditions of the permit.	s87A (Amend a permit)	NRZ1	Not yet decided	VCAT	Permit amended	21/8/2020	Varied
9 Faulkner Street, Bentleigh	P293/2020	Construction of a double storey dwelling on a lot less than 300 square metres	s82 (Objector)	GRZ1	NOD	Officer	Permit issued	31/8/2020	Varied
7 Adams Street, Murrumbena	P618/2020	Construction of two double storey dwellings on a lot affected by the Special Building Overlay	s82 (Objector)	NRZ1	NOD	Officer	Permit issued	18/8/2020	Varied (by consent)
12 Wahoongaa Road, Murrumbena	P684/2020	Demolition of the existing dwelling, the construction of two new dwellings and tree removal on land affected by the Neighbourhood	s82 (Objector)	NRZ1	NOD	Officer	Permit issued	14/8/2020	Varied (by consent)

		Character Overlay - Schedule 6							
10-16 Selwyn Street, Elsternwick	P263/2019	Part demolition of the site and construction of a mixed use building of up to 14 storeys; use of the land as a shop, place of assembly and for the sale of packaged liquor	s77 (Refusal)	MUZ1	Refusal	Council	Refusal	7/9/2020	Affirmed
380 Hawthorn Road, Caulfield South	P443/2020	Construction of a multi storey mixed use building (with 2 basement levels), comprising apartments and shops, use of the land for apartments (frontage greater than 2m), reduction of the car parking requirement for the shop use and alteration of access to a road in a Road Zone, Category 1	S82 (Objector)	C1Z	NOD	Council	Permit	8/9/2020	Varied
380 Hawthorn Road, Caulfield South	P702/2020	Construction of a multi storey mixed use building (with 2 basement levels), comprising apartments and shops, use of the land for apartments (frontage greater than 2m), reduction of the car parking requirement for the shop use and alteration of access to a road in a Road Zone, Category 1	s80 (Conditions)	C1Z	NOD	Council	Permit	8/9/2020	Withdrawn therefore affirming Council decision

8.5 PLANNING SCHEME AMENDMENT C207GLEN, 380 DANDENONG ROAD, CAULFIELD NORTH, AND 15 ROCKBROOK ROAD, ST KILDA EAST

Author: Alistair Dunlop, Senior Strategic Planner

Trim No: 20/1208232

Attachments:

1. 380 Dandenong Road and 15 Rockbrook Road Heritage Overlay Maps (combined) [↓](#)
2. 380 Dandenong Road and 15 Rockbrook Road Statements of Significance (combined) [↓](#)
3. Amendment C207 - Summary of Submissions [↓](#)

PURPOSE AND SUMMARY

To consider submissions received in relation to Planning Scheme Amendment C207glen (Amendment) and determine Council's next steps in the amendment process.

The Amendment seeks to apply a heritage overlay on a permanent basis to the following properties:

- 380 Dandenong Road, Caulfield North (380 Dandenong Road)



- 15 Rockbrook Road, St Kilda East (15 Rockbrook Road)



It is recommended that the Amendment and submissions be referred to an Independent Panel (appointed by the Minister for Planning) for consideration. Following the hearing, the Panel will provide Council with its recommendation. This provides Council with a further opportunity to decide on the Amendment. At this point, Council can consider to adopt, amend or abandon the Amendment.

RECOMMENDATION

That Council:

1. considers the submissions received;
2. notes the summary of submissions received; and
3. requests the Minister for Planning to appoint a Planning Panel to consider submissions in accordance with Section 23 of the *Planning and Environment Act 1987*.

Address	380 Dandenong Road, Caulfield North; 15 Rockbrook Road, St Kilda East
Proponent	Glen Eira City Council
Existing Zoning	380 Dandenong Road: General Residential Zone – Schedule 2 15 Rockbrook Road: Neighbourhood Residential Zone – Schedule 1
Existing Overlays	380 Dandenong Road: Heritage Overlay (interim HO200) Parking Overlay – Schedule 2 15 Rockbrook Road: Heritage Overlay (interim HO199)
Proposed Planning Controls	The Amendment proposes to: <ul style="list-style-type: none"> Amend the schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme Map 01HO to include 380 Dandenong Road, Caulfield North (HO200) and 15 Rockbrook Road, St Kilda East (HO199) within a Heritage Overlay. Amend the schedule to Clause 72.04 to include the Statement of Significance for 380 Dandenong Road, Caulfield North and 15 Rockbrook Road, St Kilda East as Incorporated Documents within the Glen Eira Planning Scheme.
Municipal Strategic Statement:	<i>“To protect, identify, enhance and promote understanding of Glen Eira’s Heritage”</i>
Submissions	15 submissions received and are detailed in the report

BACKGROUND

As part of Glen Eira’s *Community Plan 2017-2021*, Council committed to “develop and implement policies and controls that protect heritage, and the character of our residential areas”. As a result of this commitment, in 2019, Council engaged heritage consultants, Built Heritage Pty Ltd, to undertake the *Glen Eira Post-war and Hidden Gems Review*. This project sought to identify and protect some of the most outstanding heritage sites within the municipality, including underrepresented architectural building styles/periods. Heritage citations were prepared for individual places and precincts considered to meet the threshold for local heritage significance, with the two properties for which this amendment has been prepared for were included. These two properties have been dealt with under this Amendment, separate to the *Post-war and Hidden Gems Review* due to the existing development pressure for each property.

The heritage assessment of 380 Dandenong Road concluded that:

The house is significant as an outstanding, notably early and remarkably intact example of the Arts & Crafts bungalow style. Dating from 1913, it represents a surprisingly assured manifestation of the idiom at a time when other local examples were more hybrid, combined with the prevailing Federation style. With its prominent longitudinal gabled roof, intersecting dormer and shingled infill, it anticipates the flood of attic-storeyed bungalows in the later 1910s and early 1920s, while certain distinctive features, such as the carved pelmet, decorative brickwork and lozenge glazing, remained rare even in later examples. Demonstrating a high degree of creative achievement, the sophistication and confidence of the design testifies to the fact that it was an architect’s own home (and, moreover, who had spent time in Great Britain). Occupied by Matthew Craig’s family for seventy years, the house remains in a notably unaltered state, with retention of original stained finish to the external shingles, and interiors with original fireplaces and extensive timber joinery, each representing a particularly rare survival. (Criterion E; Criterion F)

Council considered the heritage assessment and findings relating to 380 Dandenong Road on 17 March 2020 and resolved to endorse the citation and seek authorisation from the Minister of Planning to prepare and exhibit an amendment for permanent heritage controls.

For 15 Rockbrook Road, the heritage assessment determined that:

The former Lloyd House is aesthetically significant as an excellent example of the Prairie School style associated with Frank Lloyd Wright, largely introduced into Australia by Walter Burley Griffin, and popularised, for over two decades, by not only by Griffin but also his staff, associates and others. The work of someone who had been the Griffins' first Australian employee, employed by them for six years, and was still sharing office space with them when this house was designed, it can be considered an especially confident articulation of this distinctive style, which is extremely rare in the City of Glen Eira. The house evokes the Midwestern American precedents of Wright and Griffin through its low horizontal expression, broad gabled roof, vertical piers and geometric rendered ornament including chevrons, angular capitals and cornices, chunky faceted embellishment, as well as doors and windows with matching geometric mullions and leadlight glazing. Its bold use of face brickwork, with expanses of red brick contrasting with clinker brick piers, is especially unusual in the context of Billson's residential work in this style, which was more typically characterised by a rendered finish. (Criterion E)

On 25 February 2020, Council similarly resolved to endorse the citation and seek authorisation from the Minister for Planning to prepare and exhibit an amendment for permanent heritage controls.

Planning Scheme Amendment C207glen was submitted to the Minister for Planning with a request for authorisation on 19 March 2020. Authorisation was granted to prepare and exhibit the Amendment on 14 May 2020 with interim heritage controls also being approved. It is noted that the interim heritage controls are set to expire on 30 April 2021.

The proposed Heritage Overlay Maps are provided in **Attachment 1** and the Statements of Significance for each place are provided in **Attachment 2**.

CONSULTATION AND ENGAGEMENT

The Amendment has undergone public exhibition in accordance the *Planning and Environment Act 1987* in the following manner:

- 109 notices posted to owners and occupiers as well as referral authorities, the National Trust and the Glen Eira Historical Society.
- 1 notice in the Government Gazette.
- Amendment documentation available on Council's website.

The exhibition period was open from 30 July 2020 to 31 August 2020.

It is noted that notice was not provided in the local newspaper due to the circumstances arising out of COVID-19 that ceased the physical mailout of the local newspaper. The Department formally accepted this exemption prior to exhibition.

A planning conference was chaired by Cr Sztrajt on 10 September 2020 and attended by the owners of each property and a number of submitters in support and against.

ISSUES AND DISCUSSION

A total of 15 submissions were received, including 4 opposed submissions, 8 supporting submissions and 3 submissions from referral authorities stating no objection. Only two of these submissions were in relation to 15 Rockbrook Road. **Attachment 3** contains a summary table of submissions and comments from the Council Officer and Heritage Consultant (where applicable) in relation to issues raised.

The key issues raised are addressed as follows, and unless stated, relate to 380 Dandenong Road:

1. The heritage overlay will restrict development and works against State policy

The issue of restricting higher density development on this site given its strategic location has been raised.

Council recognises it has an important role in providing opportunity for future housing growth, and that locations close to public transport and on major roads are ideal candidates for this growth. Whilst it is acknowledged that the heritage overlay will limit the development potential of this site, the issue of providing for future housing must be read in the broader context of the municipality. Given this Amendment relates to two sites, it is considered that the impact on Council's ability to cater for future housing growth and provide a diversity of housing will be minimal.

At the same time, Council must balance competing objectives from *the Planning and Environment Act 1987, Plan Melbourne 2017-2050*, State and Local policy that encourage the retention of heritage fabric for its inherent cultural and economic value.

2. Threshold for individual significance

Submissions have raised concerns about the level of comparative analysis to determine whether or not both properties meet the threshold of individual significance. Submissions relating to 380 Dandenong Road have provided examples of buildings of a similar style which are and are not included in a Heritage Overlay.

Council's heritage consultant has provided the following response:

"Comparative analysis was limited for the simple reason that the heritage study was not conceived nor intended as a comprehensive heritage review that would place every building in the municipality-wide context of every other example of its particular type, style or era. Establishing a case for heritage significance at a municipal-wide level is not always a question of demonstrating that an individual specimen is the single most outstanding example when compared against every other surviving example across the entire municipality."

Council's heritage consultant provided a further comparative analysis of the examples within the citation and is as follows:

Property	Date	External intactness	Internal intactness (based on recent real estate listings)
88 Shoobra Road, Elsternwick	1910	Brickwork retains original unpainted finish Timber shingles overpainted	Unconfirmed (no images available)
88 Orrong Road, Elsternwick	1912	Brickwork retains original unpainted finish Timber shingles overpainted	Principal rooms appear to retain some original features such as moulded cornices and timber fretwork, but the timberwork (including window frames) has been painted white.
380 Dandenong Road, Caulfield North	1913-14	Brickwork retains original unpainted finish Timber shingles retain original dark stained finish	Principal rooms retain many original fittings and finishes including unpainted timberwork, panelling, strapped ceilings and unpainted brick fireplace
17 Wyuna Road, Caulfield North	1915	Brickwork retains original unpainted finish Timber shingles overpainted	Principal rooms appear to retain some original features, such as strapped ceilings, leadlight panels, moulded cornices and a timber mantelpiece, but joinery and other timberwork since overpainted.
526 Neerim Road, Murrumbeena	1915	Brickwork retains original unpainted finish Roughcast rendering overpainted (no shingles)	Principal rooms appear to retain some original features such as cornices and some timber elements (window frames, mantelpieces and staircase) in original unpainted state.
11 Labassa Grove, Caulfield North	1917	Brickwork retains original unpainted finish Timber shingles overpainted	Unconfirmed
12 Stanley Street, Elsternwick	1918	Roughcast finish overpainted Timber shingles overpainted Non-original concrete balustrade at both levels	Unconfirmed
18 Stanley Street, Elsternwick	1918	Brickwork retains original unpainted finish Timber shingles retain original dark stained finish	Principal rooms appear to retain a higher degree of original fabric including timber doors, architraves, panelling, staircase and mantelpieces in unpainted state. The kitchen, which retained some original features, was gutted between 20008 and 2018
69 Howitt Road, Caulfield North	1919	Roughcast finish overpainted Timber shingles overpainted <i>This house demolished since it was photographed by the Consultant as part of the initial fieldwork</i>	Principal rooms appeared to retain some original cornices but otherwise much altered. Plain interior treatment with no unpainted timberwork remaining evident. House since demolished.
23 Murrumbeena Road, Murrumbeena	1921	Brickwork retains original unpainted finish Timber shingles overpainted	Principal rooms appear to retain some leadlight panels and timberwork (windows, doors, window seat and mantelpiece) in original unpainted state, as well as an unpainted brick fireplace

Council's heritage consultant provided a brief review of some of the comparative examples used within some of the submitter's appendices. It was considered that some of these examples were not good comparators and lacked sufficient detail in terms of address, date and architect. It was considered that 88 Shoobra Road (1910) was the only true comparator that predated the subject building in the City of Glen Eira. 380 Dandenong Road still stands as significant and *"an outstanding, notably early and remarkably intact example of the Arts & Crafts bungalow style"*.

Notwithstanding, a site worthy of heritage significance is not required to be the most exemplary of a certain style or period, it must simply demonstrate significance against a specific criterion.

3. The property is not an underrepresented building style

A number of submissions raised that many properties of this style already exist within heritage overlays in Glen Eira and greater Melbourne.

The citation does not ascribe aesthetic significance on the grounds that this style is rare or underrepresented which would fall under Criterion B. On the contrary, Council's heritage consultant agrees that this style is well-represented within Glen Eira, however notes that this particular house is both an *"exceptionally early manifestation of the Arts & Crafts style, and an exceptionally intact one"* warranting its inclusion within a heritage overlay.

Council's *Post-war and Hidden Gems Review* speaks to identifying underrepresented architectural building styles and periods. However, this is not the sole criterion, and therefore cannot be justified to exclude significant heritage buildings that are already represented within Glen Eira.

4. Intactness of building/internal controls

A number of submissions related to the building's present condition that detract from its heritage value and queried the justification for internal heritage controls.

The degree to which a property has been maintained or neglected is not necessarily a crucial factor in attributing heritage significance. Various panel reports have dealt with the difference between condition and intactness/integrity, concluding that condition is not a determinant of heritage significance. Therefore, if it can be demonstrated that a place is of significance against an established criterion, as Council's heritage consultant has demonstrated, it is appropriate for a heritage listing irrespective of its condition.

Regarding the application of internal controls, Council's heritage advisor notes that changes may have occurred as per items raised in submissions, however the photographs taken in 2019 speak for themselves in terms of the unusually high intactness of the interior especially for a house of that period. Whilst it is accepted that there are certainly some bungalow-style houses in Glen Eira that have interiors that are comparably intact, *"the subject building represents a rare survivor of an earlier example from the 1910s."*

5. Previous owner's relevance to heritage value

Submissions queried the citations reference to the designer of the house, Matthew Craig, as not adding to the heritage importance of the home.

It is advised that the Statement of Significance does not ascribe any historical significance (Criterion A) or associational significance (Criterion H) because of Matthew Craig which would be the relevant criteria were he to be a designer/architect of note. Council's heritage consultant who produced this Statement of Significance highlights *"the fact that a house was designed by an architect for his own use is always of interest and underpins the invocation of Criterion F."* Matthew Craig may not have been an architect of note or of historical importance, however this does not preclude him from being capable of producing quality work.

6. The building has lost its context

Submitters have questioned the relevance of applying a heritage overlay due to the level of development that has occurred along Dandenong Road and directly abutting the site.

Council's heritage consultant notes that neighbouring buildings are only taken into account when assessing a group of buildings or a precinct for inclusion in a heritage overlay. Whereas if a property is considered to be individually significant, as this citation has determined, this is irrespective of its context and does not form part of the assessment.

7. Visibility of the dwelling from the public realm

Submissions for both properties have queried who would appreciate the heritage value of these properties. For 380 Dandenong Road, it was raised a number of times that the property has very limited visibility from the street due to the high front fencing and overgrown vegetation.

Council's heritage consultant has responded with the following:

"the public visibility of a property is not a criterion by which heritage significance is necessarily defined. While a prominently-sited building may be deemed to be of aesthetic significance for its public presence and landmark qualities, it does not follow that a building that is less visible must be of no significance, merely because it is less visible."

8. Only a desktop study has been done

Submissions have raised that only a desktop study was used to determine this buildings significance. Council's heritage consultant attests to visiting and photographing the site on two separate occasions in 2019, one in the initial fieldwork and the other in anticipation of preparing the full citation.

9. Financial implications

Submissions relating to both properties have raised issues with the economic impacts already imposed on their property and the impact it will have into the future.

The financial value of a place should not inform an assessment for whether a place is of heritage significance or not. However, in proposing a heritage amendment, the economic, social and environmental impacts (net community benefit) must be considered. This impact is viewed from a broad or community perspective rather than that of the individual owners. Planning panel reports have discussed the issue of economic impacts and effects on property values and conclude that economic impacts on individual property owners affected by a proposed heritage overlay are not to be considered at the planning scheme amendment stage.

In Amendment C294 to the Boroondara Planning Scheme (section 4.2), the Panel stated:

The Act and Planning Scheme require social and economic matters and the principles of net community benefit and sustainable development to be considered. They relate to the interests of the broader community and do not extend to individual impacts.

10. Garden setting to be included in Heritage Overlay

Submissions that supported the Amendment also requested the property's garden setting be included as part of the heritage controls. The entire site at 380 Dandenong Road is included within the heritage overlay map. Therefore, any buildings and works contained within this mapped area will require planning permission unless the proposal is one of the listed exemptions included in Clause 62.02. Some of these exemptions include gardening, and certain items not visible from the street such as decks and solar panels.

The heritage assessment undertaken did not consider tree controls as contributing to the heritage value of the site and therefore tree controls were not warranted to form part of the heritage overlay.

11. Concurrent planning permit application

A number of submissions raised concerns over the planning permit application for the development of this site, requesting that Council does not make any decision on the application before this Amendment is finalised. It is noted that issues relating to the specifics of the development application are not considered under this Planning Scheme Amendment process.

12. Support for the permanent heritage overlay

Eight submissions expressed support for the proposed Amendment. These submissions highlighted the importance of celebrating and protecting sites of historic and architectural significance and that they were outstanding examples of their respective architectural styles. Within some of these submissions Council was commended for its initiative.

Referring submissions to a Planning Panel:

It is considered appropriate to refer all submissions to an Independent Planning Panel.

Section 23 of the *Planning and Environment Act 1987* requires that:

(1) *After considering a submission which requests a change to the amendment, the planning authority must—*

- (a) *change the amendment in the manner requested; or*
- (b) *refer the submission to a panel appointed under Part 8; or*
- (c) *abandon the amendment or part of the amendment.*

The changes requested by opposing submitters (to abandon the amendment or part of the amendment) conflict with submitters who support it and Council's heritage advice. For this reason, it is recommended that submissions are referred to an independent panel to assist in finalising Council's decision.

Assessment of the proposal has regard to the following:

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

There are no financial, resource or asset management implications associated with this report.

POLICY AND LEGISLATIVE IMPLICATIONS

Planning Scheme Amendment Process

The planning scheme amendment must go through the following fixed statutory steps:

1. The Minister for Planning must firstly authorise preparation of the amendment before exhibition can occur. Following this, notice (exhibition) of the amendment will commence, inviting public submissions. This is the current stage.

2. If there are no submissions Council can 'adopt' the amendment and forward it to the Minister for approval. It only becomes law if it is formally approved and gazetted.
3. If there are submissions opposed to the amendment, the Council has the following three options:
 - abandon the amendment
 - change the amendment in accordance with the submitters' request
 - request the Minister to appoint an independent panel to hear the submissions.
4. If a Panel is appointed, submissions are heard, and the panel reports its findings to Council in the form of a recommendation.

The Panel may make a recommendation to:

 - adopt the amendment
 - abandon the amendment
 - modify the amendment.
5. Council then considers the panel report and makes its own decision. Council is not bound by the panel's findings. Again, Council's options are to either abandon or adopt the amendment (with or without modifications).
6. If Council adopts the amendment, it is then referred to the Minister for Planning for approval.

The process required to amend the Glen Eira Planning Scheme is lengthy and provides opportunities for input from interested parties. With regard to the current proposal, Council is at Step 3.

LINK TO COUNCIL AND COMMUNITY PLAN

Theme One: Liveable and Well Designed
A well planned City that is a great place to live.

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

Council has engaged an expert heritage consultant who has provided expert advice that 380 Dandenong Road and 15 Rockbrook Road both meet the threshold for local heritage significance and should be included within the Heritage Overlay.

Submissions from local residents have demonstrated support for the Amendment while submissions from property owners and associated developers and consultants have raised strong opposition to it.

It is considered appropriate to refer all submissions to an Independent Planning Panel for consideration. The panel's recommendation will assist in finalising Council's decision on whether or not to amend, abandon, or adopt the amendment.





Statement of Significance: Hurlock, 380 Dandenong Road, Caulfield North (2019)

Address:	380 Dandenong Road Caulfield North	Name:	Hurlock
Place Type:	Arts and Crafts Bungalow	Grading:	Significant
PS ref no:	HO200	Constructed:	1913-1914

**What is significant?**

Hurlock, the former Craig House at 380 Dandenong Road, Caulfield North, is a large attic-storeyed Arts & Crafts red brick bungalow with broad gabled terracotta-tiled roof incorporating a shingled dormer gable with multi-paned windows and carved pelmet. Erected in 1913-14, the house was designed by architect Matthew Craig for his own use, and would remain occupied by the family for over seventy years (eventually, solely by his unmarried daughter, artist Sybil Craig).

The significant fabric is defined as the interior and exterior of the entire building. External paint controls are recommended to protect stained timber finishes, and interior alteration controls to protect spaces containing original elements that include brick fireplaces and timber joinery such as wall and ceiling paneling, picture rails, architraves, mantelpieces and panelled doors.

How is it significant?

The house satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Glen Eira planning scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics.
- Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Why is it significant?

The house is significant as an outstanding, notably early and remarkably intact example of the Arts & Crafts bungalow style. Dating from 1913, it represents a surprisingly assured manifestation of the idiom at a time when other local examples were more hybrid, combined with the prevailing Federation style. With its prominent longitudinal gabled roof, intersecting dormer and shingled infill, it anticipates the flood of attic-storeyed bungalows in the later 1910s and early 1920s, while certain distinctive features, such as the carved pelmet, decorative brickwork and lozenge glazing, remained rare even in later examples. Demonstrating a high degree of creative achievement, the sophistication and confidence of the design testifies to the fact that it was an architect's own home (and, moreover, who had spent time in Great Britain). Occupied by Matthew Craig's family for seventy years, the house remains in a notably unaltered state, with retention of original stained finish to the external shingles, and interiors with original fireplaces and extensive timber joinery, each representing a particularly rare survival. (Criterion E; Criterion F)

Primary source

Heritage Citation: Hurlock, 380 Dandenong Road Caulfield North. Prepared by Built Heritage Pty Ltd, 2019.

Statement of Significance: Lloyd House (2019)

Address:	15 Rockbrook Road St Kilda East	Name:	Lloyd House
Place Type:	Interwar	Grading:	Significant
PS ref no:	HO199	Constructed:	1924



What is significant?

The former Lloyd House, at 15 Rockbrook Road, St Kilda East, is a single-storey red brick house with low gabled roof and asymmetrical facade incorporating forms and motifs associated with the Prairie School of Walter Burley Griffin and his circle, including vertical piers, chunky rendered ornament, and windows and doors with geometric mullions and leadlight glazing. Designed for the Lloyd family in 1924, the house was designed by Lippincott & Billson, a partnership between two former members of Griffin's office.

The significant fabric is defined as the entire exterior of the building.

How is it significant?

The former Lloyd House satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Glen Eira planning scheme:

- Criterion E: Importance in exhibiting particular aesthetic characteristics

Why is it significant?

The former Lloyd House is aesthetically significant as an excellent example of the Prairie School style associated with Frank Lloyd Wright, largely introduced into Australia by Walter Burley Griffin, and popularised, for over two decades, by not only by Griffin but also his staff, associates and others. The work of someone who had been the Griffins' first Australian employee, employed by them for six years, and was still sharing office space with them when this house was designed, it can be considered an especially confident articulation of this distinctive style, which is extremely rare in the City of Glen Eira. The house evokes the Midwestern American precedents of Wright and Griffin through its low horizontal expression, broad gabled roof, vertical piers and geometric rendered ornament including chevrons, angular capitals and cornices, chunky faceted embellishment, as well as doors and windows with matching geometric mullions and leadlight glazing. Its bold use of face brickwork, with expanses of red brick contrasting with clinker brick piers, is especially unusual in the context of Billson's residential work in this style, which was more typically characterised by a rendered finish. (*Criterion E*)

Primary source

Heritage Citation: Lloyd House, 15 Rockbrook Road, St Kilda East. Prepared by Built Heritage Pty Ltd, 2019.

Submitter No.	Interest	Property	Summary of Submission	Officer/Consultant comments:
1	Resident – Caulfield North	380 Dandenong Road	<ul style="list-style-type: none"> Commends Council for its initiative and request to include the property into a heritage overlay Strong support for the proposed Amendment <u>Garden Setting</u> <ul style="list-style-type: none"> The design, scale and placement of the building considered its space and setting Any permanent order should include protection of its garden setting. <u>Planning Process</u> <ul style="list-style-type: none"> Aware of the development proposal before Council and requests that no demolition permit to be issued prior to the completion of the heritage assessment 	<p>Please refer to response to issue 10 in the council report.</p> <p>No change proposed to the amendment as a result of this submission. Refer submission to Panel.</p>
2	Resident – Caulfield North	380 Dandenong Road	<ul style="list-style-type: none"> Strong support to include this property within a heritage overlay <u>Heritage Value</u> <ul style="list-style-type: none"> The importance of preserving the property as an outstanding example of architectural style of the era The property serves to recognise the fine artist, Sybil Craig, who resided in this property <u>Planning Process</u> <ul style="list-style-type: none"> Requests that any decision on the planning permit application for 380 Dandenong Road to be deferred until after this Amendment is finalised. <u>Planning Permit Application</u> <ul style="list-style-type: none"> Objects to the planning permit application on a number of grounds 	<p>Please refer to response to issue 10 and 11 in the council report.</p> <p>No change proposed to the amendment as a result of this submission. Refer submission to Panel.</p>
3	Resident – Caulfield North	380 Dandenong Road	<ul style="list-style-type: none"> <u>Heritage Value</u> <ul style="list-style-type: none"> It is important to preserve buildings with this status for future generations to be able to see and learn from our history Development should not adversely affect the heritage significance of the house 	<p>No change proposed to the amendment as a result of this submission. Refer submission to Panel.</p>
4	Referral Authority - VicTrack	-	No objection	No action required.
5	Referral Authority – South East Water	-	No objection	No action required.
6	Resident – Caulfield North	380 Dandenong Road	<p>Commend Council for their initiative in proposing this property as part of a Heritage Overlay</p> <ul style="list-style-type: none"> <u>Heritage</u> <ul style="list-style-type: none"> This Arts and Crafts style bungalow is rare and of local historic and aesthetic significance <i>“A property that is as attractive as this one needs to be protected.”</i> <u>Garden Setting</u> <ul style="list-style-type: none"> <i>“If this house is to be protected then the entire property, including the grounds, should be protected as this is what makes the property stand the way it does.”</i> 	<p>Please refer to response to submission 1 and issue 9 within the council report.</p> <p>No change proposed to the Amendment as a result of this submission. Refer submission to Panel.</p>
7	Referral Authority – EPA	-	No objection	No action required.

Submitter No.	Interest	Property	Summary of Submission	Officer/Consultant comments:
8	Town Planning Group c/- Resident – Caulfield North	380 Dandenong Road	<p><u>Heritage value</u></p> <ul style="list-style-type: none"> The dwelling represents an important aesthetic character to the area <i>"The dwelling by architect Matthew Craig will be one of the last remaining Arts & Crafts buildings within this segment of Dandenong Road, with a number lost to redevelopment or subject to planning permission for removal."</i> The dwelling's relationship to its previous residents is of importance <p><u>Garden Setting</u></p> <ul style="list-style-type: none"> The grounds contribute to the existing dwellings heritage setting and should be preserved 	<p>Please refer to response to issue 10 in the council report.</p> <p>No change proposed to the amendment as a result of this submission. Refer submission to Panel</p>
9	Resident – Caulfield North	380 Dandenong Road	<p>It is requested that the property is excluded from this Amendment</p> <p><u>Heritage value</u></p> <ul style="list-style-type: none"> The property cannot be enjoyed from the public domain This property has no merit in comparison to the other properties listed in Council's heritage review <p><u>Heritage assessment</u></p> <ul style="list-style-type: none"> No heritage consultant has ever inspected the property Council has removed properties that have heritage value and citations prepared from its original heritage review (photos of these properties have been provided) <p><u>Financial implications</u></p> <ul style="list-style-type: none"> <i>"This has caused a heavy financial strain on our family"</i> 	<p>Please refer to response to issues 2 and 7-9 in the council report.</p> <p>No change proposed to the amendment as a result of this submission. Refer submission to Panel.</p>
10	Owner	380 Dandenong Road	<p>It is requested that the property is excluded from this Amendment.</p> <p><u>Condition</u></p> <ul style="list-style-type: none"> The house is not in excellent condition as the heritage report suggests Only a desktop study has been done to prepare this work Internal modifications have occurred that are not apparent from the photographs used to assess. These include: <ul style="list-style-type: none"> Removal of fireplace in living room Wall between kitchen/dining room removed Maids' room converted to laundry/bath Verandah outside bedroom and living room has been enclosed into a sunroom Flooding problems exist The paint scheme is post 1989 and not original <p><u>Heritage value</u></p> <ul style="list-style-type: none"> <i>"It is difficult to identify any high degree of creative or technical achievement or any particular aesthetic characteristics that not already seen in other heritage houses in Glen Eira and wider Melbourne."</i> <i>"Whilst Matthew Craig may have been the architect who designed his own home, he was not an architect of note and appears to have concentrated on development."</i> This style is not underrepresented in Glen Eira Aesthetic characteristics have not been identified and are too subjective A high degree of creative or technical achievement has not been established <p><u>Existing context</u></p> <ul style="list-style-type: none"> The area is zoned as a GRZ2 area to facilitate development with almost all the houses replaced by 3 storey apartment blocks with VCAT favouring these decisions The property is now a stand-alone house overshadowed by high-rise apartments incongruous with the existing character <p><u>Financial implications</u></p> <ul style="list-style-type: none"> <i>"We have been severely financially affected and disadvantaged by the proposed planning amendment and the rescinding of the contract of sale."</i> 	<p>Please refer to response to issues 1-9 in the council report.</p> <p>No change proposed to the amendment as a result of this submission. Refer submission to Panel.</p>

Submitter No.	Interest	Property	Summary of Submission	Officer/Consultant comments:
11	Owner	15 Rockbrook Road	<p>It is requested that the property is excluded from this Amendment.</p> <p><i>"It is clear to us that the application of the heritage overlay individually over our home will provide no benefit to us and we fail to understand the benefit that will be provided to the public at large."</i></p> <p><u>Heritage value</u></p> <ul style="list-style-type: none"> It is incumbent upon Council to demonstrate through comparison how the dwelling meets the threshold for individual significance. This has not been done. <i>"how it's aesthetic appearance is of importance to the general public in its isolated location has not been explained."</i> <p><u>Financial implications</u></p> <ul style="list-style-type: none"> <i>"the time, effort and considerable expense to make any change to the property now will be increased by the need to obtain a planning permit where none was previously required."</i> The application of the interim heritage overlay has significantly impacted the properties existing circumstances 	<p>Please refer to response to issues 2, 7 and 9 in the council report.</p> <p>No change proposed to the amendment as a result of this submission. Refer submission to Panel.</p>
12	Glen Eira Historical Society	Both	<p>Support Amendment C207 and agree with the heritage assessment.</p> <p><u>Heritage value</u></p> <ul style="list-style-type: none"> <i>"380 Dandenong Road is an outstanding, notably intact and notably early example of the Arts & Crafts Bungalow style"</i> <i>"We are pleased to see that both internal alteration and external paint controls apply to the property"</i> <i>"15 Rockbrook Road is an excellent example of the Prairie School style associated with Frank Lloyd Wright and largely introduced to Australia by Walter Burley Griffin."</i> <p><u>General heritage issues</u></p> <ul style="list-style-type: none"> Council to consider applying more paint controls on heritage properties Would like to see more attic style bungalows protected 	<p>No change proposed to the amendment as a result of this submission. Refer submission to Panel.</p>
13 – Part 1	Heritage Consultant c/- DO Architects	380 Dandenong Road	<p><u>Heritage value</u></p> <ul style="list-style-type: none"> <i>"In the isolated setting of the subject property it is not, in my assessment, demonstrated that the house achieves the threshold of individual heritage significance on the basis of aesthetic or historical criteria, nor as a moment of high creative achievement."</i> <i>"That the designer of the house, Mathew Craig, has any heritage value or importance to any wider community has not been demonstrated beyond assertion."</i> The house is isolated from any contributory presence due to the contrasting built form on either side and for who the house is appreciated from the public domain is not demonstrated. <i>"The house has not been shown to have 'renown' or any public recognition that would indicate that it, or its interiors, have any public importance."</i> <i>"Hurlock 1913-1914 is described as "a manifestation of the style which does not suggest that the house is individually of heritage significance. It is not a 'milestone' or shown to be outstanding."</i> <i>"There are also comparative houses that are only 'contributory' in a wider heritage place, or are not covered by the heritage overlay, that can well be seen to be more interesting in heritage terms than is the subject house and are certainly more visible to the public domain."</i> <p><u>Heritage assessment</u></p> <ul style="list-style-type: none"> The few comparative examples shown in the review require Council <i>"to provide material to clearly establish the location of thresholds for individual significance with regard to aesthetic significance, and for creative achievement"</i> <i>"that the interior is significant is not demonstrated by any analysis of comparative interiors"</i> Examples of other Arts and Crafts bungalows that have a heritage overlay and do not provided. <p><u>Financial Implications</u></p> <ul style="list-style-type: none"> <i>"it is not the case that any potential change to the financial value of a place should be a consideration in assessment of the heritage value of the place. However, the evident fact that application of the Heritage Overlay will have significant financial implications for property owners amplifies the responsibility of</i> 	<p>Please refer to response to issues 2-9 in the council report.</p> <p>No change proposed to the amendment as a result of this submission. Refer submission to Panel.</p>

			<i>heritage decision makers to uphold fair and orderly planning and therefor the application of the Heritage Overlay should only be undertaken with clear and verifiable demonstration of the value and importance of the properties on the basis of comparative assessment."</i>	
13 – Part 2	DO Architects	380 Dandenong Road	<p>Opposed to the application of the heritage overlay on this property.</p> <p>The submitter has provided an extensive list of properties in Glen Eira and Australia of this style for it to be compared to. It has also mapped a number of similar style buildings within the Caulfield North area.</p> <p><u>Heritage value</u></p> <ul style="list-style-type: none"> • The property is not one of Glen Eira's most outstanding heritage sites nor is it underrepresented in the municipality or Melbourne with a number of Arts and Crafts bungalows already with a heritage overlay • Elements of the front façade are non-original and new structures within the front garden disrupt the original fabric • The heritage assessment wrongly assumes the interior of the entire building is significant fabric • Matthew Craig is not regarded historically as a noteworthy architect and is not a relevant consideration of the heritage assessment <p><u>Existing Context</u></p> <ul style="list-style-type: none"> • The house is barely visible from the street and is not an architectural destination • The site is zoned and well-suited for a residential development with the existing context demonstrating this. <p><u>Condition</u></p> <ul style="list-style-type: none"> • The house is in poor condition and required maintenance and re-construction • "Extensive refurbishment and renovation is required to bring the home up to a level consistent with contemporary life." <p><u>Financial implications</u></p> <ul style="list-style-type: none"> • The likelihood of someone refurbishing this property is virtually nil due to its location and extensive works required • The implications on the current property owners will incur a large financial debt <p><u>Planning permit application</u></p> <p><i>"The proposed development outweighs the limited significance sought by the heritage protection and will better serve the community."</i></p>	<p>Please refer to response to issues 1-9 in the council report.</p> <p>No change proposed to the amendment as a result of this submission. Refer submission to Panel.</p>
13 – Part 3	DH Planning c/- MADO development and DO Architects	380 Dandenong Road	<p>Opposes the application of permanent controls to this property for the following reasons:</p> <p><u>Heritage value</u></p> <ul style="list-style-type: none"> • Summary of heritage advice identifies a number of properties of far better quality, more prominent and more intact, in high amenity neighbourhoods • "The building has lost its context, it is in poor repair and does not meet the criteria for a site specific Heritage Overlay by our heritage assessment" • There is no solid justification for internal controls • A broader comparative analysis has identified up to 15 further buildings that sit outside a heritage overlay and are considered to be better examples than the property in question. • Examples provided are in a location that is yet to experience the same level of development but will soon and do not have a heritage overlay applied <p><u>Heritage assessment</u></p> <ul style="list-style-type: none"> • The comparative analysis undertaken is not comprehensive enough to justify why this example is better than others in Glen Eira • The mention of it being an architect's own home is not one of the reasons cited for the heritage grading <p><u>Existing context</u></p> <ul style="list-style-type: none"> • Cannot be appreciated from the public realm • "hidden behind a tall fence and dense vegetation on a very busy road, hemmed in on either side by bulky and unsympathetically designed apartment buildings either side, there is no apparent or compelling community benefit in retaining this particular example of an Arts & Crafts building" <p><u>Policy</u></p>	<p>Please refer to response to issues 1-9 in the council report.</p> <p>No change proposed to the amendment as a result of this submission. Refer submission to Panel.</p>

			<ul style="list-style-type: none"> The site's location in a substantial change area expects and directs higher density housing here to support the objectives of Plan Melbourne <i>"there is a balance to be struck between retaining older low density buildings and facilitating higher density development in these areas to achieve Plan Melbourne aims and provide a greater diversity of housing for a wider range of residents"</i> <p><u>Planning permit application</u></p> <ul style="list-style-type: none"> There is strong objection from the community to use the rear laneway for access in relation to the planning permit application however this amendment will ensure this is the only future access point <p><u>Financial implications</u></p> <ul style="list-style-type: none"> <i>"There is a very real and debilitating direct cost to the current owners and former residents of the site, and to our client if the interim HO is retained"</i> 	
14	Resident – Caulfield North	380 Dandenong Road	<p>Supports the Amendment</p> <p><u>Heritage value</u></p> <ul style="list-style-type: none"> This is an important inter war property with a remarkably intact interior <i>"Most of the primary rooms contain original architectural elements that exhibit a level of craft and craftsmanship that are unattainable today."</i> This area has already seen a number of Victorian residences lost with further heritage buildings earmarked for demolition <i>"I hope that a regard for our architectural heritage outweighs other considerations"</i> 	No change proposed to the amendment as a result of this submission. Refer submission to Panel.
15	Resident – Caulfield North	380 Dandenong Road	<ul style="list-style-type: none"> Council endorsed the heritage citation on 17 March 2020 noting the house satisfied two criteria. It could be further argued that the house could satisfy Criterion A: importance to the course or pattern of Victoria's cultural history <p><u>History</u></p> <ul style="list-style-type: none"> Recounts the history of Sybil Craig and her work The Australian War Memorial appointed her as an official war artist, only the third woman to be so nominated She was the first female artist to paint women working in a munitions factory 	<p>Council's heritage advisor did not consider it met criterion A (historical significance) and considers that if you were to attribute heritage significance due to association to a person of importance in Victoria's history, this would be dealt with under criterion H. This is submission is noted and will be referred to panel.</p> <p>No change proposed to the amendment as a result of this submission. Refer submission to Panel.</p>

8.6 ADVOCACY REGARDING THE SALE OF ALCOHOL AT 417 SOUTH ROAD, BENTLEIGH

Author: Paul Wood, Manager Urban Planning

Trim No: 20/1228035

Attachments: Nil

PURPOSE AND SUMMARY

To advise how Council might advocate on the sale of alcohol at 417 South Road, Bentleigh following the issue of a planning permit for use as a hotel.

RECOMMENDATION

That Council provides a response to any application made to the Victorian Commission of Gambling and Liquor Regulation for a liquor licence at 417 South Road, Bentleigh on amenity based grounds.

BACKGROUND

At the Ordinary Council Meeting on 21 July 2020, Council resolved to issue a Notice of Decision to Grant a Planning Permit for buildings and works for the construction of a 6 storey building, use as a residential hotel, sale and consumption of liquor in association with a bar and alteration of access to a Road Zone Category 1.

Objections to the planning permit application raised concern about the location of a publicly accessible hotel bar adjacent to a facility that provides drug and alcohol rehabilitation support, amongst other things.

Any person who objected to the planning application had the opportunity to appeal this planning decision to the Victorian Civil and Administrative Tribunal. No appeals were lodged, and the permit has now been issued.

When deciding on the planning permit application, Council recognised the limited scope of decision making in relation to the hotel bar and its service of alcohol. It resolved that a further report be prepared to advise how Council might advocate on the sale of alcohol at 417 South Road, Bentleigh.

The concern is the appropriateness of having a hotel bar directly adjacent to a facility that provides drug and alcohol rehabilitation support.

ISSUES AND DISCUSSION

The issuing of a liquor licence is the responsibility of the Victorian Commission of Gambling and Liquor Regulation (VCGLR).

Generally, VCGLR require proof that a planning permit has also been issued before it grants a licence, so it can confirm that the sale of alcohol is associated with a use that is permissible in the area and that its sale or consumption won't unreasonably impact on the amenity of the area, in ordinary planning terms (such as noise and disturbance to neighbouring residential properties).

As part of the VCGLR licence process, they will consult with the community and Council who may object on the grounds that the grant of the application would detract from, or be detrimental to, the amenity of the area in which the proposed licensed premises are situated. Matters that VCGLR take into consideration include the possibility of nuisance or vandalism, the harmony and coherence of the environment and any other prescribed matters.

Section 40 of the *Liquor Control Reform Act 1998*, confirms the right of Council to object on amenity based grounds, but confirms that none the following are valid reasons for an objection:

- that the business carried on under the licence would or would not be successful;
- that the business of another licensee may be adversely affected by the grant, variation or relocation;
- that there is insufficient need or demand to justify the grant, variation or relocation.

Council will be notified by VCGLR if an application is made for a liquor licence for the hotel bar at 417 South Road, Bentleigh and will have 30 days in which to respond. This will be the opportunity for Council to advocate on the sale of alcohol associated with the bar on any grounds associated with impact to amenity.

It is proposed that Council's Urban Planning and Community Development and Care Departments collaborate on a response if an application is made, including research on the likely impact on the amenity of the area from having a hotel bar adjacent to the facility that provides drug and alcohol rehabilitation support.

Given the short timeframes to respond once notice of an application is received, either a briefing of Council will occur to inform the response, or if time permits, a report will be presented at an Ordinary Council Meeting.

FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

There are no financial, resource, risk and asset management implications associated with this report.

POLICY AND LEGISLATIVE IMPLICATIONS

There are no policy and legislative implications associated with this report.

COMMUNICATION AND ENGAGEMENT

Council undertook consultation as part of the planning permit application and received objections from the community about the incompatibility of having a hotel bar adjacent to a facility that provides drug and alcohol rehabilitation support. VCGLR will also undertake their own consultation with the community and Council if an application is received for a liquor licence.

LINK TO COUNCIL AND COMMUNITY PLAN

Theme One: Liveable and Well Designed
A well planned City that is a great place to live.

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

Following the grant of a planning permit authorising the construction of a hotel, including a hotel bar, Council resolved that a report be prepared to advise how Council might advocate on the sale of alcohol at 417 South Road, Bentleigh.

This report establishes that the approach to advocate on the sale of alcohol is part of a separate application process to VCGLR if an application is made for a liquor licence.

8.7 COVID-19 SMALL BUSINESS GRANTS

Author: Alex Francis Yu, Co-ordinator City Economy and Place Making

Trim No: 20/1208879

Attachments: Nil

PURPOSE AND SUMMARY

To provide additional detail around the inclusion of computer hardware in the COVID-19 small business grants program currently available to the business community.

RECOMMENDATION

That Council:

1. maintains its current support for the initial grant conditions, which includes computer hardware, to support business activities in responding to and recovering from COVID-19 restrictions.
2. supports the definition of computer hardware as tabled in the report, which excludes hand held devices such as phones and tablets.
3. notes the updated grant assessment process and grant acquittal process detailed in the report.

BACKGROUND

On 28 April 2020, the Community Grants Advisory Committee recommended that Council approve the COVID-19 Response and Recovery Small Business Grant 2020 guidelines. This was subsequently endorsed at the May 19 Ordinary Council Meeting.

Grants up to \$2,000 were offered for:

Costs associated with online and e-commerce activities, including the purchasing of hardware, software and services in any of the following areas:

- website design and development;
- e-commerce platforms (selling online and receiving payments);
- online content development (web pages, mobile apps, audio and visual media);
- digital marketing and promotion;
- supporting hardware and/or software; and
- mentoring and/or training in online and e-commerce activities.

As of 18 August 2020, a total of 239 applications had been approved, totalling a commitment of \$467,345.

The grant guidelines clearly indicate the purchasing of hardware is supported. At last count, the hardware requests included 4 smart phones, 4 iPads and 28 laptops, (Approximately 16% of total grants approved). There are likely to be requests for additional hardware through grants that are yet to be completed and lodged by applicants.

ISSUES AND DISCUSSION

Recently, there were questions raised about the inclusion of hardware in the grant offer. There currently exists an inconsistency between the small business grants and the community grants in relation to the inclusion of hardware. There were also some questions around the potential personal use of hardware devices. Whilst it is not possible to absolutely ensure that any hardware would not be used for personal use outside intended business use, it is requested the equipment remains in use for the purposes stated in the grant application project proposal.

Definition

The definition of 'hardware' used to date in the initial assessment of the small business grants is: any device that is essential for the execution of the applicant's proposed project plan. In applications where hardware is included, the request is linked to other e-commerce, website and/or marketing needs. In these cases, the hardware is considered an essential component for the delivery of their overall project plan. Applications solely for hardware are not approved.

For clarity, and to ensure devices are central to the shift for businesses to increase their online presence, computer hardware will be defined as laptops and desktop computers. Phones and tablets will be excluded.

Assessment

Grant applications are assessed against a set of criteria to ensure the business is:

- a registered business with an ABN;
- based and operating in Glen Eira;
- registered for GST;
- has public liability Insurance (certificate of currency) for \$10,000,000 (minimum);
- provides financial information for a minimum 3 months of business operation;
- and that their project is directly responding to issues related to COVID-19.

Applications including hardware requests are rigorously assessed to ensure they align with the grant intent and are linked to the broader online objective. The assessment process scrutinises hardware requests including consideration around their purpose and longevity of use, during and beyond the COVID-19 crisis.

The assessment process has been developed using Council's community grants program as a basis and benchmarking against other Council's existing business grants and grants responding to COVID-19.

Assessment Process (where hardware is requested)

- The application must meet all selection criteria as stated above.
- The project plan must clearly demonstrate how any hardware request will be used in the successful delivery of the plan.
- Hardware requests are measured against the intent of the grants program, suitability and necessity for the proposed project.
- If there is any question or doubt regarding the hardware request, officers will communicate with the applicant and will release the application back to them with a request to provide additional information or revise their application to remove it.

Acquittal Process

The acquittal process has been informed by Council's existing Community Grants process. However, additional levels of checking and scrutiny are being implemented in line with the business grants approval process. Grant recipients have 6 months from the receipt of grant funds to acquit their grant.

The acquittal forms are currently being developed and will include the following:

- Requests for detailed supporting documentation on the expenditure of the grant funds (official tax invoices)
- Proof that the project has been completed, e.g. link to new website, relevant online statistics, images of purchased equipment, certificates, evidence that suppliers have been paid.
- Summary of project outcomes to date, projected outcomes and ongoing benefits.

The acquittal process would entail:

- Acquittal form and guidelines to be sent to successful applicant along with grant approval notification.
- Follow up call and/or email 2-6 weeks after grant funds have been transferred (dependent on time frames for project) to confirm time frames for acquittal and any issues arising.
- Personalised acquittal form sent to grant recipient.
- Follow up to confirm acquittal time frames are being met and to assist with queries.
- Personalised acquittal form received and processed, including a detailed investigation into the agreed project outcomes.
- Follow up call and/or email to gather any additional information or documentation for returned acquittal forms, or to chase up non-returned forms and information.
- Finalised acquittals sent to Subject Matter Expert (currently the Coordinator City Economy and Place Making) for checking.
- Finalised acquittals sent to Director: Planning, Place and Sustainability for approval.
- Confirmation sent to recipients of successful completion of grant requirements.
- Monthly report to Grants Advisory Committee.

FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

The abovementioned assessment and acquittal processes allows for greater clarity and review for any auditing of the program.

The small business grants program is currently scheduled to close 31 October 2020.

COMMUNICATION AND ENGAGEMENT

Council's website and the Smarty Grants platform will be updated accordingly.

LINK TO COUNCIL AND COMMUNITY PLAN

Theme One: Liveable and Well Designed

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

As the endorsed grant guidelines included hardware, it is recommended that they remain unchanged. However, additional scrutiny and a stronger justification for the request is being applied, together with smart phones, tablets and other portable/handheld devices being excluded from consideration.

8.8 SALE OF DISCONTINUED RESERVE - ABUTTING 19 SATURN STREET CAULFIELD SOUTH

Author: Jeanette Blackwood, Property Consultant

Trim No: 20/1182720

Attachments: 1. Attachment 1 - Saturn St Plan of subdivision [↓](#)
2. Attachment 2 Saturn Street 19 Locality Plan [↓](#)

PURPOSE AND SUMMARY

In 1999 Council carried out a subdivision process to remove the drainage reserve status from the land abutting 11-19 Saturn Street and 12-20 Ludbrook Avenue, Caulfield South. The land was vested in Council and subdivided into 8 allotments. Various allotments were sold to abutting owners at that time. The land abutting 19 Saturn Street wasn't sold at that time however, the abutting owner has now expressed interest in purchasing it.

A report was considered by Council on 9 June 2020 and Council resolved to commence the statutory procedures to sell the land. Public notice was given, and no submissions were received.

This report seeks Council's resolution to sell the land to the abutting owner.

RECOMMENDATION

That Council directs that:

1. having given public notice of a proposal to sell the land from the discontinued drainage reserve adjoining 19 Saturn Street, Caulfield South (shown as Lot 6 on PS433599Q as attached) to the owner of 19 Saturn Street, Caulfield South, in accordance with section 189 of the *Local Government Act 1989* (the Act);
2. having received no submissions in respect of the proposal under section 223 of the Act, that the land be sold by private treaty to the owner of 19 Saturn Street Caulfield South, in accordance with section 189 of the Act and Council's Roads and Reserves Discontinuance and Sale Policy 2015; and
3. the Chief Executive Officer be authorised to execute all documentation associated with the sale of Lot 6 on PS433599Q.

BACKGROUND

In 1999 Council removed the reserve status of land abutting 11-19 Saturn Street and 12-20 Ludbrook Avenue, Caulfield South and vested the land in Council ownership, having agreed to sell the land to the adjoining property owners by private treaty.

Some of the land parcels were sold at the time to the abutting owners.

The land adjoining 19 Saturn Street, identified as Lot 6 on plan of subdivision PS433599Q (Land) and shown in Attachment 1 and hatched on the locality plan in Attachment 2, was not sold at the time as the abutting owner was not interested in purchasing it.

The owner of 19 Saturn Street, Caulfield South has now approached Council requesting to purchase the land abutting their property, in accordance with Council's Roads and Reserves Discontinuance and Sale Policy 2015 (Policy).

On 9 June 2020 Council resolved to commence the statutory procedures and give public notice in relation to a proposal to sell the Land.

Council then gave public notice of the proposal to sell the land in accordance with section 189 of the Act on 17 June 2020 and allowed submissions to be received for a period of 28 days. No submissions were received in relation to the proposal to sell the Land.

FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

The abutting owner has agreed to purchase the Land for \$18,500, which is 50% of the market value of the Land in recognition of the long-term occupation of the Land. This is in accordance with the Policy.

POLICY AND LEGISLATIVE IMPLICATIONS

The 50% discount is in accordance with clause 6.2.2 of Council's Policy.

COMMUNICATION AND ENGAGEMENT

Council gave public notice in accordance with section 189 and 223 of the Act of the proposal to sell the Land on 17 June 2020. Submissions closed on 16 July and no submissions were received.

LINK TO COUNCIL AND COMMUNITY PLAN

Theme Five: Informed and Engaged

A well governed Council that is committed to transparency and engages residents in decision-making.

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

Officers are of the view that it is appropriate to sell the section of discontinued drainage reserve to the long-term occupier/owner of the property at 19 Saturn Street Caulfield South in accordance with Council's Policy.

LANDATA® Land Use Victoria timestamp 11/02/2020 09:11 Page 1 of 1
 of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act and for the
 poses of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the
 LANDATA® System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

1	2	3	4	5	6
PLAN UNDER SECTION 24A OF THE SUBDIVISION ACT 1988		LV USE ONLY EDITION 1		PLAN NUMBER PS433599Q	
LOCATION OF LAND PARISH : PRAHRAN (EAST OF ELSTERNWICK) TOWNSHIP : - SECTION : - CROWN ALLOTMENT : - CROWN PORTION : 42 (PART)		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: <u>GLEN EIRA CITY COUNCIL</u> REF: <u>04/1372/02000</u> 1. THIS PLAN IS CERTIFIED UNDER SECTION 6 OF THE SUBDIVISION ACT 1988. 2. THIS PLAN IS CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988. DATE OF ORIGINAL CERTIFICATION UNDER SECTION 6 3. THIS IS A STATEMENT OF COMPLIANCE ISSUED UNDER SECTION 21 OF THE SUBDIVISION ACT 1988. COUNCIL DELEGATE COUNCIL SEAL DATE <u>26/10/99</u>		LV USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE <u>15/11/99</u> LV USE ONLY PLAN REGISTERED TIME <u>9.00 am</u> DATE <u>16/12/99</u> <u>GV</u> ASSISTANT REGISTRAR OF TITLES.	
B LV BASE RECORD : CHART 187 (3416-B) TITLE REFERENCES : VOL.3466 FOL.060 LAST PLAN REFERENCE : LP5881 AMG CO-ORDINATES : E : 325 340 (APPROX. CENTROID) N : 5 803 535 ZONE : 55				NOTATIONS DEPTH LIMITATION DOES NOT APPLY DISCONTINUED DRAINAGE RESERVE WIDTH NOT DRAWN TO SCALE PURPOSE OF PLAN : (i) VEST ALL OF THE LAND CONTAINED IN LOTS 1 TO 8 HEREON BEING A DRAINAGE RESERVE ON LP5881 IN THE CITY OF GLEN EIRA AS DIRECTED BY CITY OF GLEN EIRA PLANNING PERMIT No. GE/PP-11703/1999 (ii) REMOVE THE RESERVE STATUS FROM THE DRAINAGE RESERVE ON LP5881 GROUNDS FOR REMOVAL : AS DIRECTED IN CITY OF GLEN EIRA PLANNING PERMIT No. GE/99-11703/1999 SURVEY : THIS PLAN IS NOT BASED ON SURVEY	
EASEMENT INFORMATION					
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF	
ALL THE LAND IN	DRAINAGE	0.91	LP5881	LOTS ON LP5881	
ALL THE LAND IN THIS PLAN	DRAINAGE	0.91	THIS PLAN	CITY OF GLEN EIRA	
BARKER MONAHAN <small>A.C.N. 005 394 865 SURVEYORS', DEVELOPMENT AND LOCAL GOVERNMENT CONSULTANTS 581 GILBERT RD WEST PRESTON 3072 P.O. BOX 218 PRESTON, VIC 3072 TELEPHONE 9478 6133 FAX 9478 5189</small>		LUDBROOK AVENUE		10486/894	
SCALE LENGTHS ARE IN METRES DISCONTINUED RESERVE WIDTH NOT DRAWN TO SCALE		ORIGINAL SCALE <u>1:750</u> SHEET SIZE <u>A3</u>		SHEET 1 OF 1 SHEET LICENSED SURVEYOR <u>DAVID JOHN MONAHAN</u> SIGNATURE _____ DATE <u>27/9/99</u> REF. <u>10486</u> VERSION <u>01</u> COMPUTER FILE : <u>0486-24A.DWG</u> DATE : <u>16/09/1999</u> DATE <u>26/10/99</u> COUNCIL DELEGATE SIGNATURE _____	

LANDATA® Land Use Victoria timestamp 11/02/2020 08:51 Page 1 of 1

Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

TITLE PLAN		EDITION 1	TP 519830B						
Location of Land Parish: PARISH OF PRAHRAN EAST OF ELSTERNWICK Township: Section: Crown Allotment: Crown Portion: 42 (PT) Last Plan Reference LP 5881 Derived From: VOL 4512 FOL 202 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information all that piece of land in the Parish of Prahran East of Elsternwick - -- County of Bourke being Lot 12 on Plan of Subdivision No.5881 and being part of Crown Portion 42 which land is shown enclosed by continuous lines on the map hereon TOGETHER WITH a right of drainage through over and along the -- land shown marked A on the said map and TOGETHER WITH a right of carriage -- way over the roads coloured brown on the said Plan of Subdivision - - - -		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 06/06/2000 VERIFIED: GB							
<table border="1"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = LOT 12 (PT) ON LP 5881</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 12 (PT) ON LP 5881	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = LOT 12 (PT) ON LP 5881									
LENGTHS ARE IN METRES Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							



8.9 LEASE - TOWN HALL VODAFONE**Author:** Jeanette Blackwood, Property Consultant**Trim No:** 20/1202067**Attachments:** Nil**PURPOSE AND SUMMARY**

The purpose of this report is to obtain Council approval to enter into a further lease with Vodafone Network Pty Limited (Vodafone) for their continued occupation of Council premises on the Town Hall roof top, 420 Glen Eira Road, Caulfield.

RECOMMENDATION

That Council:

1. finalises the terms of a new lease with Vodafone Network Pty Ltd for their occupation of Council premises located on the Town Hall rooftop at 420 Glen Eira Road, Caulfield; and
2. executes the lease in an appropriate manner including affixing the common seal.

BACKGROUND

In 2006 Vodafone approached Council with a proposal to install antennas at the Town Hall on the roof top. The installation of telecommunication equipment also included an equipment shelter on the roof top. This lease was executed in March 2006. Together the antennas and equipment room are referred to as 'the Premises'.

A further lease was executed with Vodafone with a commencement date of 1 June 2013 which expires on 31 May 2022 (current lease).

ISSUES AND DISCUSSION

Vodafone has approached Council to renegotiate a new lease that will commence on 1 June 2022. This approach is well in advance of the conclusion of the existing lease because Vodafone is planning significant infrastructure upgrades and therefore needs to ensure they have ongoing tenure for the site. Vodafone (recently merged with TPG) has several significant programs they need to roll out, including the mandated swapping out of Huawei equipment and the rollout of 5G. Without certainty of tenure, Vodafone is unable to build a business case to support these programs.

The site-specific key terms of a new lease are as follows:

Item	Term
Commencement	1 June 2022
Term	9 years
Rent during term	Year 1: \$22,000 excluding GST Years 2 to 9: an annual increase of 3% is applied
Premises	Glen Eira Town Hall roof top antennas and equipment shelter

Use of Premises:	Installation, inspection, maintenance, construction, replacement, repair, renewal alteration, upgrade, cleaning, operation and removal of the Tenant's Equipment for the purpose of communications operations including cellular mobile telephone service station, antennae and associated services
-------------------------	---

Electro Magnetic Radiation Safety Standards

Vodafone must always comply with Electro Magnetic Radiation Safety Standards, as set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and regulated by the Australian Communications and Media Authority (ACMA).

In addition, Vodafone must provide Council (and has already done so) with access to the Radio Frequency National Site Archive (RFNSA) which contains an up-to-date ARPANSA report. This ARPANSA report is updated whenever Vodafone commissions or updates their equipment together with any relevant Site Safety Documentation reports as may be required.

FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

Vodafone currently pays \$30,562pa plus GST under the existing lease. For the new lease, Vodafone made an offer to occupy the site for \$18,000pa plus GST. They based this figure on market declines since the negotiation of the last lease and stated that rentals for telecommunication facilities such as the one located on the Town Hall rooftop continue to fall and are anticipated to do so into the future.

Council engaged its own valuer to determine a market rental for the Premises, who determined that a market rental of \$22,000pa plus GST is reasonable. Vodafone has agreed to this figure. This rental is lower than the recent Telstra agreement for their telecommunication facilities at the Town Hall, but it should be noted that Vodafone has a smaller facility with less equipment. Whilst there is an element of risk in agreeing a rental fee 20 months ahead of the lease commencement, Officers and Council's valuer are comfortable this is a reasonable outcome.

The rental will also be subject to an annual fixed 3% rental increase – this is laid out below:

Lease term Annual rental (excl GST) plus 3% annual increase)

Year 1	\$22,000.00
Year 2	\$22,660.00
Year 3	\$23,339.80
Year 4	\$24,039.99
Year 5	\$24,761.19
Year 6	\$25,504.03
Year 7	\$26,269.15
Year 8	\$27,057.23
Year 9	\$27,868.94
Total	\$223,500.33

Vodafone is responsible for repair and maintenance of the Premises including the equipment shelter, except where it is not liable i.e. repairs of a structural nature to the Town Hall roof.

In addition, Vodafone has agreed to pay \$1,500 towards Council's reasonable legal costs for preparing and finalising this lease.

POLICY AND LEGISLATIVE IMPLICATIONS

The lease complies with the leasing provisions contained within Section 190 of the Local Government Act 1989.

COMMUNICATION AND ENGAGEMENT

No external communication or engagement is required to enter this lease.

Vodafone has occupied these Premises at the Town Hall since 2006. During this time Vodafone has fulfilled its obligations under the terms of their lease and continues to provide mobile phone coverage to the community. As such, officers support proceeding with the new lease.

LINK TO COUNCIL AND COMMUNITY PLAN

Theme Five: Informed and Engaged

A well governed Council that is committed to transparency and engages residents in decision-making.

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

Taking account of Council's own valuation advice, the offer from Vodafone for a further 9-year lease with a commencing rental of \$22,000 is considered reasonable.

8.10 AUTHORISATIONS UNDER THE PLANNING AND ENVIRONMENT ACT

Author: Michal Boneh, Legal Support Officer

Trim No: 20/1197971

Attachments: 1. Instruments of Appointment and Authorisation [↓](#)

PURPOSE AND SUMMARY

To appoint Council officers by resolution as authorised officers for the purposes of enforcing the *Planning and Environment Act 1987 (Act)*.

RECOMMENDATION

That Council in the exercise of the powers conferred by section 147(4) of the *Planning and Environment Act 1987 (Vic)* and section 313 of the *Local Government Act 2020 (Vic)* resolves that:

1. any existing Instruments of Appointment and Authorisation under the *Planning and Environment Act 1987* to the staff members referred to in Attachment 1 to the report be revoked;
2. the staff members referred to in the attached Instruments of Appointment and Authorisation (Attachment 1 to the report) be appointed and authorised as set out in the Instruments; and
3. the Instruments described in part 2 above come into effect immediately after this resolution is passed by Council.

BACKGROUND

Authorisations are required for members of staff whose duties require them to enforce the Act. The Act provides in s147(4) for Council to appoint officers by resolution. The authorisation may, where relevant, include the general appointment provision in section 313 of the *Local Government Act 2020 (Vic)* to commence proceedings in Council's name.

ISSUES AND DISCUSSION

The attached instruments reflect recent organisational and staff changes (such as change in position title).

It is noted that due to stage 4 lockdowns, it will be difficult to physically affix the common seal to the instruments. Therefore, changes have been made such that the instruments will come into effect immediately after Council resolves to adopt them.

FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

There are no financial, resource, risk or asset management implications.

POLICY AND LEGISLATIVE IMPLICATIONS

The attached Instruments are made under the *Planning and Environment Act 1987 (Vic)* and, in the case of officers authorised to commence proceedings in Council's name, the *Local Government Act 2020 (Vic)*.

COMMUNICATION AND ENGAGEMENT

Not applicable.

LINK TO COUNCIL AND COMMUNITY PLAN

Theme Five: Informed and Engaged

A well governed Council that is committed to transparency and engages residents in decision-making.

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

Councillors are asked to approve the changes made to authorisations as set out in the attached instruments.

S11A Instrument of Appointment and Authorisation

(Planning and Environment Act 1987)

In this Instrument "officer" means -

Ron Torres, Director Planning, Place and Sustainability

By this Instrument of Appointment and Authorisation Glen Eira City Council –

1. under section 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
2. under section 313 of the *Local Government Act 1989* authorises the officer generally to institute proceedings for offences against the Acts and regulations described in this instrument.

It is declared that this Instrument -

- (a) is authorised by resolution of Glen Eira City Council on 22 September 2020;
- (b) comes into force immediately following the Council resolution described in part (a) above; and
- (c) remains in force until varied or revoked, or the officer ceases to be an employee of Glen Eira City Council.

S11A Instrument of Appointment and Authorisation

(Planning and Environment Act 1987)

In this Instrument "**officer**" means –

Brooke Ranken, Manager, Community Safety and Compliance

By this Instrument of Appointment and Authorisation Glen Eira City Council –

1. under section 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
2. under section 313 of the *Local Government Act 1989* authorises the officer generally to institute proceedings for offences against the Acts and regulations described in this instrument.

It is declared that this Instrument -

- (a) is authorised by resolution of Glen Eira City Council on 22 September 2020;
- (b) comes into force immediately following the Council resolution described in part (a) above; and
- (c) remains in force until varied or revoked, or the officer ceases to be an employee of Glen Eira City Council.

S11A Instrument of Appointment and Authorisation

(Planning and Environment Act 1987)

In this Instrument "**officer**" means -

Bruce Allen, Coordinator Civic Compliance

By this Instrument of Appointment and Authorisation Glen Eira City Council –

under section 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act.

It is declared that this Instrument -

- (a) is authorised by resolution of Glen Eira City Council on 22 September 2020;
- (b) comes into force immediately following the Council resolution described in part (a) above; and
- (c) remains in force until varied or revoked, or the officer ceases to be an employee of Glen Eira City Council.

S11A Instrument of Appointment and Authorisation

(Planning and Environment Act 1987)

In this Instrument "**officer**" means -

Luke Fraser, Team Leader, Civic Compliance

By this Instrument of Appointment and Authorisation Glen Eira City Council –

under section 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act.

It is declared that this Instrument -

- (a) is authorised by resolution of Glen Eira City Council on 22 September 2020;
- (b) comes into force immediately following the Council resolution described in part (a) above; and
- (c) remains in force until varied or revoked, or the officer ceases to be an employee of Glen Eira City Council.

S11A Instrument of Appointment and Authorisation

(Planning and Environment Act 1987)

In this Instrument "**officer**" means -

Micheal Lever, Civic Compliance Officer

By this Instrument of Appointment and Authorisation Glen Eira City Council –

under section 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act.

It is declared that this Instrument -

- (a) is authorised by resolution of Glen Eira City Council on 22 September 2020;
- (b) comes into force immediately following the Council resolution described in part (a) above; and
- (c) remains in force until varied or revoked, or the officer ceases to be an employee of Glen Eira City Council.

S11A Instrument of Appointment and Authorisation

(Planning and Environment Act 1987)

In this Instrument "**officer**" means -

Leo Brophy

By this Instrument of Appointment and Authorisation Glen Eira City Council –

under section 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act.

It is declared that this Instrument -

- (a) is authorised by resolution of Glen Eira City Council on 22 September 2020;
- (b) comes into force immediately following the Council resolution described in part (a) above; and
- (c) remains in force until varied or revoked, or the officer ceases to be an employee of Glen Eira City Council.

8.11 FINANCIAL MANAGEMENT REPORT (AUGUST 2020)

Author: Alon Milstein, Financial Accountant

Trim No: 20/1222551

Attachments: 1. August 2020 Financial Mgt Report [↓](#)

PURPOSE AND SUMMARY

To report Council's finances in the Financial Management Report for the period ending 31 August 2020.

RECOMMENDATION

That Council notes the Financial Management Report for the period ending 31 August 2020.

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 2020-21 Capital Works Program, cash flow and investment reports.

ISSUES AND DISCUSSION***(a) Pandemic Impact***

The COVID-19 pandemic is having far reaching economic implications for businesses and individuals across Glen Eira and Australia more generally. Council anticipates that the 2020-21 operating and capital works budgets will be significantly impacted by COVID-19.

Council's adopted 2020-21 Budget reflects an operating budget where some business areas will be severely restrained for at least six months of the financial year. This will particularly impact services such as our Libraries and Learning Centres and Glen Eira Leisure - both experiencing forced closures due to Chief Health Officer Directives.

(b) Community Support

The 2020-21 adopted Budget takes into account the COVID-19 Response and Recovery Package which contained initiatives to support residents and ratepayers, businesses, community groups and sporting clubs endorsed by Council on 7 April, 9 June and amended on 1 September 2020.

(c) Current Financial Position

Council's financial position is presently sound, however the impact of COVID-19 on Council's forecast operating result for 2020-21 will be significant.

The Balance Sheet currently indicates a satisfactory financial position with forecast total current assets of \$77.98m and total current liabilities of \$69.08m.

Cash and investment holdings at 31 August 2020 are \$60.77m. The forecast liquidity ratio is 1.13 as at 30 June 2021.

FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

The key financial objectives for Council are:

- Mitigate risks to our community and local economy arising from the impact of the pandemic of COVID-19.
- Manage finances appropriately within the constraints set by the State Government's Rate Capping regime.
- Renew and upgrade our ageing assets and community facilities.
- Maintain essential services at not less than current levels.
- Set fee increases that are manageable and sustainable.
- Invest in continuous improvement, technology and other enablers to efficiency and embrace customer outcomes.
- Keep day-to-day costs manageable and rates below our peers.

POLICY AND LEGISLATIVE IMPLICATIONS

Division 2 Budget Process

Section 97 of the *Local Government Act 2020* (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 AND COMMUNITY PLAN

Theme Five: Informed and Engaged

A well governed Council that is committed to transparency and engages residents in decision-making.

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 slightly higher than was anticipated when the annual budget was set. The Balance Sheet position and the cash position are sound.

ORDINARY COUNCIL MEETING

22 SEPTEMBER 2020

ATTACHMENT 1:

Financial Management Report for the period ending 31 August 2020

1. Contents

Executive Summary 2

Income Statement..... 6

Balance Sheet..... 7

Performance Graphs..... 8

Capital Works Expenditure Program 13

Financial Strategy 17

ORDINARY COUNCIL MEETING

22 SEPTEMBER 2020

Executive Summary***for the period ending 31 August 2020*****a) Current Month Budget Result**

At the end of August, the year-to-date performance against budget from ordinary activities showed higher than anticipated income of \$3.82m and a favourable variance in operating expenditure of \$58k.

Please note that a large amount of the current variances are due to timing differences (i.e. between the scheduling of budgets and timing of actual results). The next few months should reflect whether these variances (particularly the expenditure variances) become more permanent for the 2020-21 financial year.

b) Current Month Forecast Result

The forecast result expected for the financial year is a surplus of \$1.24m compared with the original adopted *2020-21 Annual Budget* of \$5.36m.

The current monthly forecast movement from ordinary activities shows an increase in operating revenue of \$4.88m and an increase in operating expenditure of \$8.81m.

c) COVID-19 Financial Impact 2020-21

COVID-19 was declared a global pandemic on the 11 March 2020 and a State of Emergency was declared in Victoria on the 16 March 2020. Subsequently, a State of Disaster was declared in Victoria on the 2 August 2020. The COVID-19 pandemic has a significant impact on individuals, businesses and government. As a result, the impact of COVID-19 on Council's financial position is expected to be substantial.

d) Open Space

All multi-unit developers 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.

Capital projects funded by Open Space contributions meet the conditions of the Open Space Strategy which is mainly focused on increasing open space in identified gap areas and to localities with forecast population growth. The balance of the Open Space Reserve as at 31 August 2020 is as follows:

Description	2020-21 Current Month Actual	2020-21 Year to Date
Open Space Contributions Received	\$2,209,890	\$2,287,410
Open Space Capital Expenditure*	-	(\$150,000)
Net Movement	\$2,209,890	\$2,137,410
Opening Balance as at 1 July 2020		\$24,195,412
Closing Balance Open Space Reserve		\$26,332,822

*Includes: 66 and 66A Mackie Road, Bentleigh East.

ORDINARY COUNCIL MEETING

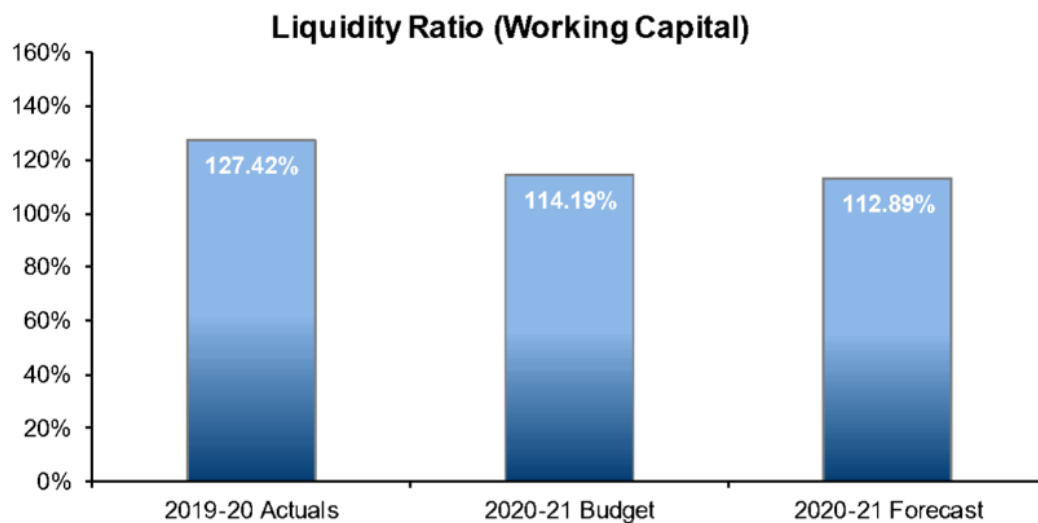
22 SEPTEMBER 2020

e) 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 will continue to have a large investment in capital works projects. However, capital spend for the remainder of the year may be impacted by the pandemic.

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*.

**f) Working for Victoria Initiative**

Council was successful in applying for a grant with the *Department of Jobs, Precincts and Regions* to carry out a project through the Working for Victoria Fund. This is a \$500m fund for Victorian workers impacted by coronavirus (COVID-19). The arrangement between Council and the Department is for \$7.4m covering the period from 9 June 2020 to 31 January 2021.

The aim of the Fund is to match displaced workers with casual and short-term employment opportunities. Employees in these positions will support delivery of critical community services to support the government coronavirus (COVID-19) response by undertaking the following activities:

- community outreach and programs;
- cleaning of public areas;
- local business support;
- maintenance and improvement of local facilities/public space; and
- technology and additional HR support.

As at 31 August 2020, Council received \$3.82m representing the two milestone payments of the fund. Council's expenditure of the fund as at 31 August 2020 is \$534k.

ORDINARY COUNCIL MEETING

22 SEPTEMBER 2020

g) Superannuation – Defined Benefits Scheme***Vested Benefits Index (VBI)***

Defined benefit plans are required by law to have an actuarial investigation at least once every three years. Vision Super monitors the vested benefit position of the defined benefits plan on a quarterly basis.

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.

Under the superannuation prudential standards, VBI's must generally be kept above a fund's nominated shortfall threshold, currently 97%. The higher the index the less chance of a future call.

For the Plan to be in a satisfactory financial position requires a VBI of 100% or more.

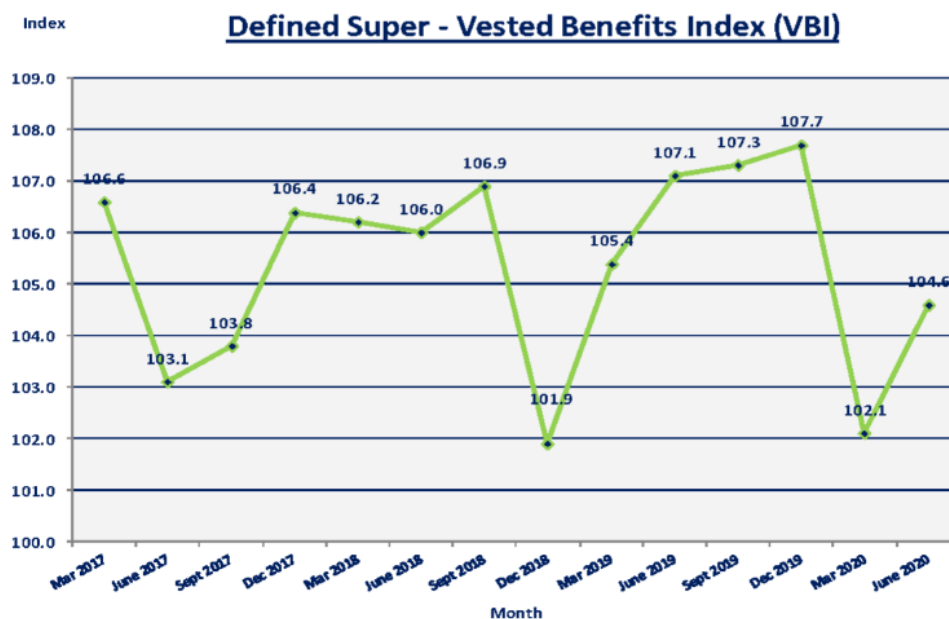
Impact of COVID-19

The impact of COVID-19 has continued to cause significant volatility in investment markets around the world.

Vision Super is continuing to monitor the sub-plan's financial position during this period of extreme volatility. They are also closely monitoring the investment markets to identify potential threats/opportunities that they may be able to avoid/take advantage of to improve the funding position of the sub-plan.

In the event the VBI falls below the nominated shortfall threshold (i.e. 97%), an interim investigation is required to be carried out by the Fund Actuary, unless the next scheduled investigation is due within six months. The next scheduled investigation is as at 30 June 2020.

Below is the estimated VBI updated to 30 June 2020.



ORDINARY COUNCIL MEETING

22 SEPTEMBER 2020

h) Forecast adjustments for August 2020***Income from ordinary activities increase of \$4.88m***

The income forecast movement is mainly due to:

i. Grants (Operating & Capital) – increase of \$4.6m.

Capital grants and contributions include all monies received from State, Federal and community sources for the purposes of funding the capital works program. The movement for August reflects grant funding for the following:

▪ Working for Victoria Initiative – increase of \$7.4m.

Funding arrangement between Council and the *Department of Jobs, Precincts and Regions* for \$7.4m covering the period from 9 June 2020 to 31 January 2021 (refer to Executive Summary (f)).

▪ Murrumbena Community Hub Grant Funding – decrease of \$3m.

At the time of endorsing the 2020-21 Annual Budget and Strategic Resource Plan, Council provided funding for the Murrumbena Community Hub of \$3m in the 2020-21 year and \$1m in 2021-22. Since the budget was adopted, Council has received confirmation from the *Department of Infrastructure, Transport, Regional Development & Communications*, that \$3m will be received in 2021-22 and \$1m in 2022-23. The forecast adjustment is a timing issue only over the next three financial years.

ii. Contributions (Monetary) – relates to open space contributions received during the year.

These contributions are transferred to the Open Space Reserve pursuant to section 18 of the *Subdivision Act 1988*. The increase of \$250k is based on the timing of Council receiving open space contributions. These amounts are variable in nature and it is difficult to determine the exact timing of anticipated contributions.

Expenditure from ordinary activities increase of \$8.81m**iii. Employee Costs – increase of \$7.7m.**

This includes all labour related expenditure and on-costs such as allowances, leave entitlements, employer superannuation and Worksafe. The increase is mainly due to the Working for Victoria Initiative \$7.4m (refer to Executive Summary (f)), the impact of COVID-19, timing of staff recruitment and employee leave provisions.

iv. Other Expenses – increase of \$467k.

Relates mainly to an increase in pandemic prevention expenses of \$438k associated with COVID-19 including: personal protective equipment and clothing, cleaning materials such as: sanitisers, gloves, cleaning products and other prevention materials.

v. Grants & Subsidies – increase of \$456k.

An increase of \$422k relates to Council's endorsement to amend the COVID-19 Stimulus Package on 1 September 2020. The revised package, estimated now at \$7.76m, allowed for additional funding to support small businesses; provide emergency food relief; further waivers of costs to Council tenants; support for rooming house operators and residents; and further minor funding increases.

ORDINARY COUNCIL MEETING

22 SEPTEMBER 2020

Income Statement

for the period ending 31 August 2020

	2020-21 Year to Date Actual	2020-21 Year to Date Budget	2020-21 Year to Date Variance	2020-21 Year to Date Variance	2020-21 Last Month Forecast	2020-21 Current Month Forecast	2020-21 Current Month Forecast Movement	2020-21 Annual Budget	2020-21 Budget Forecast Variance	2020-21 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	98,367	98,368	(1)	(0.0%)	98,663	98,663	-	98,663	0	0.0%
Supplementary Rates	805	800	5	0.0%	1,000	1,000	-	1,000	-	0.0%
Waste and Recycling Charges	20,386	20,386	(0)	(0.0%)	20,332	20,363	31	20,335	29	0.1%
Grants (Operating and Capital)	9,184	4,886	4,298	88.0%	27,242	31,847	4,605	27,142	4,705	17.3%
Interest Received	52	100	(48)	(47.7%)	1,458	1,458	-	1,500	(42)	(2.8%)
User Fees	1,296	1,689	(393)	(23.3%)	18,794	18,684	(110)	18,956	(272)	(1.4%)
Statutory Fees and Fines	787	771	16	2.1%	6,273	6,378	105	6,252	126	2.0%
Contributions (Monetary)	2,287	2,300	(13)	(0.5%)	6,378	6,628	250	6,800	28	0.4%
Other Income	119	166	(47)	(28.2%)	1,694	1,694	(1)	1,729	(36)	(2.1%)
Total Income from Ordinary Activities	133,283	129,466	3,816	2.95%	181,835	186,715	4,881	182,177	4,538	2.5%
Expenses										
Expenses from Ordinary Activities										
Employee Costs	13,462	12,842	(620)	(4.6%)	80,924	88,618	(7,694)	80,608	(8,010)	(9.9%)
Materials and Consumables	550	824	275	33.3%	5,682	5,664	17	5,746	82	1.4%
Contractor Payments	6,694	6,567	(128)	(1.9%)	39,496	39,574	(78)	39,574	0	0.0%
Maintenance	776	1,277	501	39.3%	7,756	7,938	(182)	8,033	95	1.2%
Utility Services	669	840	171	20.3%	5,324	5,270	54	5,391	120	2.2%
Insurances	937	845	(93)	(11.0%)	1,317	1,317	-	1,199	(118)	(9.8%)
Other Expenses	1,844	1,651	(192)	(11.6%)	7,201	7,668	(467)	7,215	(453)	(6.3%)
Grants and Subsidies	587	740	152	20.6%	1,815	2,272	(456)	1,870	(401)	(21.5%)
Borrowing Costs	64	55	(9)	(16.2%)	335	336	(1)	330	(6)	(1.8%)
Total Expenses from Ordinary Activities	25,583	25,641	58	0.2%	149,850	158,657	(8,807)	149,966	(8,692)	(6.8%)
Surplus before non operational activities	107,701	103,826	3,874	3.7%	31,984	28,058	(3,926)	32,211	(4,153)	(12.9%)
Non-operational Activities										
Proceeds from Sale of Property, Infrastructure, Plant and Equipment	0	53	(53)	(99.7%)	434	434	-	460	(26)	(5.8%)
Written Down Value of Assets Sold/Disposed	1	-	(1)	0.0%	1,718	1,718	-	1,718	-	0.0%
Depreciation and Amortisation	4,241	4,265	24	0.6%	25,583	25,535	48	25,591	56	0.2%
Surplus for the period	103,459	99,614	3,844	3.9%	5,117	1,239	(3,878)	5,362	(4,124)	(76.9%)

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.

ORDINARY COUNCIL MEETING

22 SEPTEMBER 2020

Balance Sheet*for the period ending 31 August 2020*

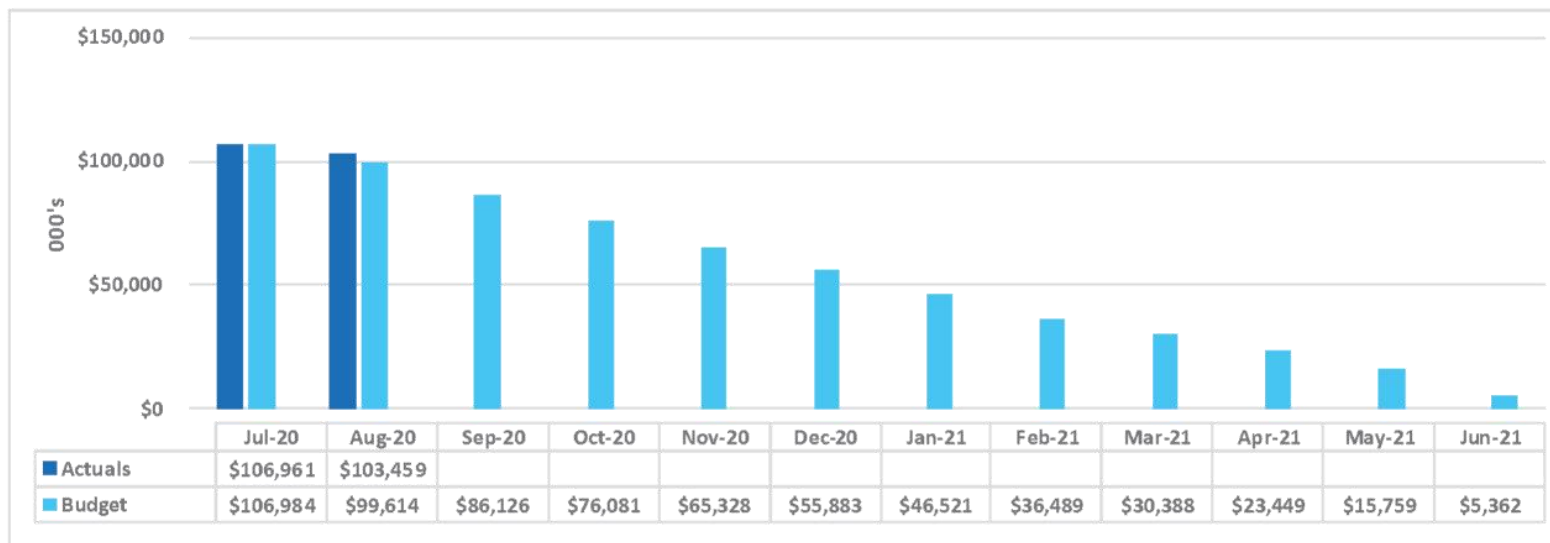
	Actuals 2019-20	Annual Budget 2020-21	Annual Forecast 2020-21	Year to Date Actual 2020-21	Previous Month's Actuals
	\$ 000's	\$ 000's	\$ 000's	\$ 000's	\$ 000's
Assets					
Current Assets					
Cash and Cash Equivalents	87,737	58,554	59,176	60,773	67,741
Trade and Other Receivables	13,490	24,088	17,490	143,167	143,861
Other Assets	1,313	1,878	1,313	471	481
Total Current Assets	102,540	84,520	77,979	204,411	212,083
Non-Current Assets					
Property, Infrastructure, Plant and Equipment	2,248,245	2,230,395	2,262,779	2,246,483	2,247,032
Right-of-use-assets	3,850	2,887	2,887	3,850	3,850
Intangible Assets	2,629	1,845	2,629	2,493	2,559
Investments in Joint Operations	604	1,045	604	604	604
Other Financial Assets	5	5	5	5	5
Total Non-Current Assets	2,255,333	2,236,177	2,268,904	2,253,435	2,254,050
TOTAL ASSETS	2,357,873	2,320,697	2,346,883	2,457,846	2,466,134
Liabilities					
Current Liabilities					
Trade and Other Payables	18,634	18,431	12,617	7,104	8,433
Trust Funds and Deposits	40,405	36,934	36,405	50,023	52,204
Unearned Income	1,034	-	-	-	1,034
Provisions	15,687	14,283	15,687	15,774	15,718
Interest-Bearing Liabilities	3,687	3,788	3,788	3,703	3,689
Lease Liabilities	1,028	581	581	1,028	1,028
Total Current Liabilities	80,475	74,017	69,078	77,632	82,106
Non-Current Liabilities					
Provisions	1,337	1,350	1,337	1,337	1,337
Interest-Bearing Liabilities	7,617	3,848	3,848	6,978	7,291
Lease Liabilities	2,949	2,557	2,557	2,949	2,949
Other Liabilities - Joint Operations	2,403	2,590	2,403	2,403	2,403
Total Non-Current Liabilities	14,306	10,345	10,145	13,667	13,979
Total Liabilities	94,781	84,362	79,223	91,299	96,085
Net Assets	2,263,092	2,236,335	2,267,660	2,366,547	2,370,049
Equity					
Accumulated Surplus	967,600	969,859	968,839	1,068,920	1,074,631
Asset Revaluation Reserve	1,271,297	1,238,952	1,271,297	1,271,294	1,271,294
Public Open Space Reserve	24,195	27,524	27,524	26,333	24,123
Total Equity	2,263,092	2,236,335	2,267,660	2,366,547	2,370,049

ORDINARY COUNCIL MEETING

22 SEPTEMBER 2020

Performance Graphs

Financial Performance
for the period ending 31 August 2020



The August 2020 year to date financial performance was \$3.84m higher than the year to date budget mainly due to:

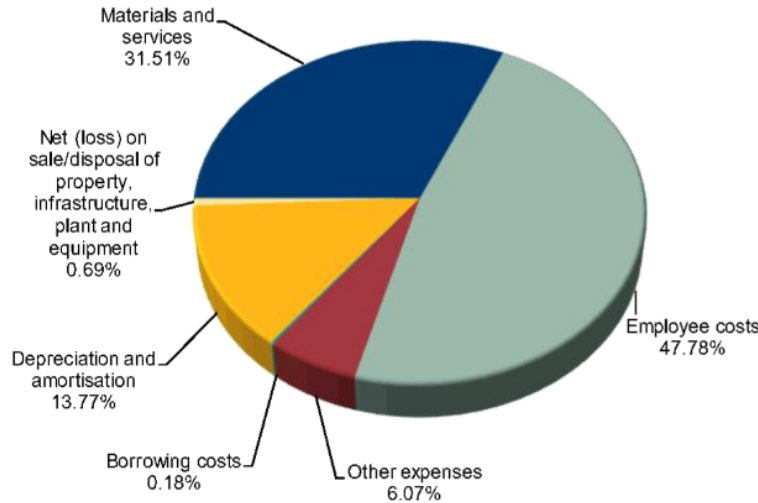
- Better than anticipated income received for Grants \$4.3m (includes Working for Victoria Initiative \$3.82m). This is offset by a decrease in User Fees of \$393k.
- Favourable variances in expenditure items including: Maintenance \$501k, Materials and Consumables \$275k, Utility Services \$171k and Grants and Subsidies \$152k. These are offset by increases in Employee Costs \$620k, Other Expenses \$192k, Contractor Payments \$128k and Insurances \$93k.

ORDINARY COUNCIL MEETING

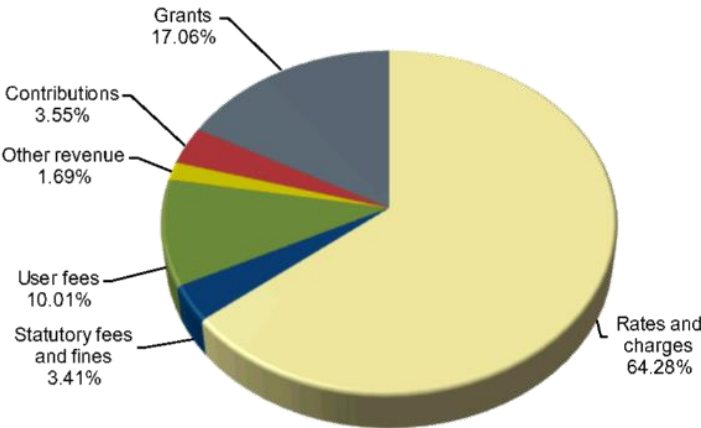
22 SEPTEMBER 2020

Financial Performance
for the period ending 31 August 2020

2020-21 Forecast categories of expenditure



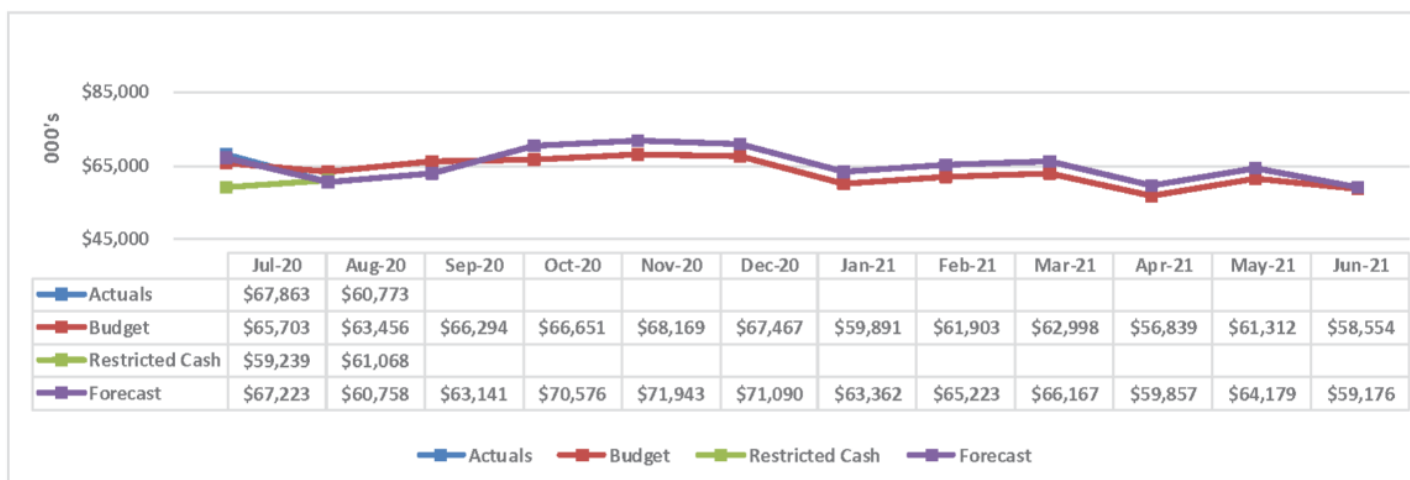
2020-21 Forecast sources of income



ORDINARY COUNCIL MEETING

22 SEPTEMBER 2020

Cash and Investments
for the period ending 31 August 2020



- Council's year to date cash balance of \$60.77m is under budget for the current month. Council's forecast position to June 2021 of \$59.2m 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 August 2020 include: residential aged care deposits of \$29.07m, trust funds and deposits of \$5.11m (including asset protection permits), open space reserve of \$26.33m and fire services property levy of \$558k.

ORDINARY COUNCIL MEETING

22 SEPTEMBER 2020

Rates Income and Debtors
for the period ending 31 August 2020

Rate and Charges Income – is an important source of revenue, accounting for approximately 60 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 2020-21 was set at forecast CPI of 2% (2.5% for 2019-20).

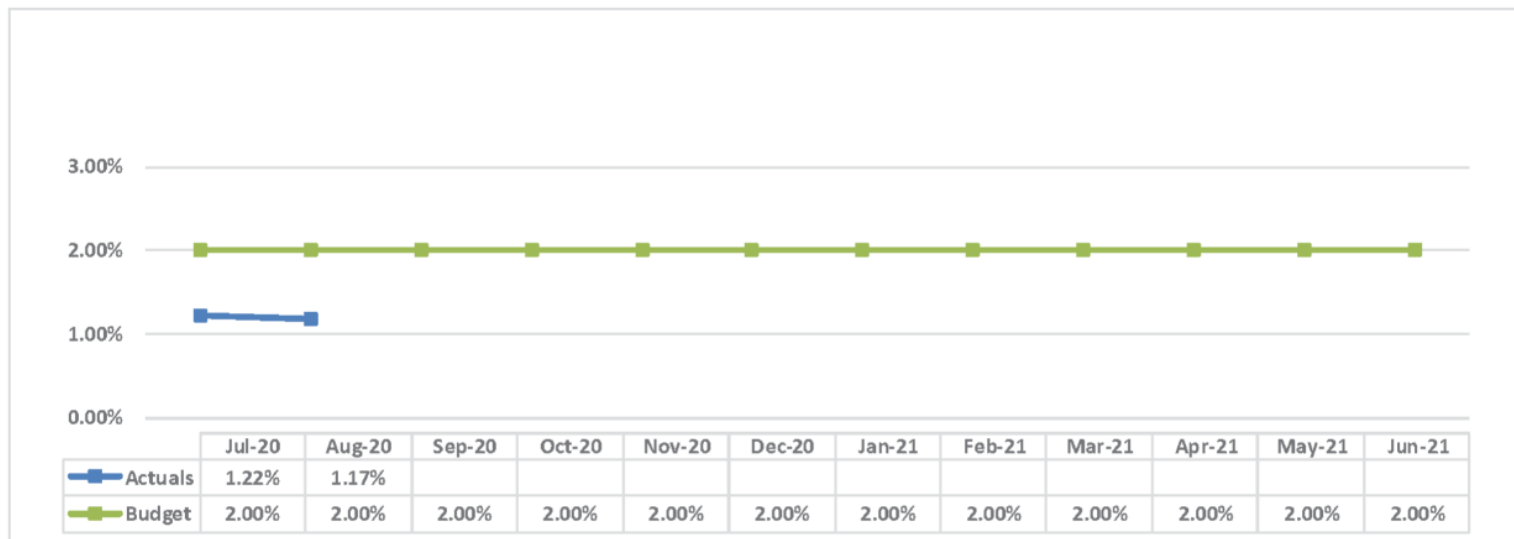
Rate Payments – Rates are paid in four instalments during the year: February, May, September and November. Council's cash flow is impacted by the timing of rate payments. The following table reflects the rate debtors balance as at 31 August 2020.

Rate Debtors	2020-2021 Year to date
	\$'000
Arrears Brought Forward	8,807
2019-20 Rates & Garbage Generated	118,851
2019-20 Fire Services Property Levy	14,332
Total Rates & Charges	141,990
Payments/Adjustments:	
Glen Eira Pension Rebate	(193)
State Government Rebate	(1,599)
Fire Services Property Levy Rebate	(332)
Receipts	(2,478)
Interest	(0)
Supplementary Valuations	1,018
Adjustments	(6)
Total Payments/Adjustments	(3,590)
Rates & Charges Balance at Month End	138,401

ORDINARY COUNCIL MEETING

22 SEPTEMBER 2020

Investment Interest Rates
for the period ending 31 August 2020



Council achieved a return of 1.17% against the budget of 2%. Council's interest received on investments will be reduced during 2020-21 due to the impact of COVID-19.

ORDINARY COUNCIL MEETING

22 SEPTEMBER 2020

Capital Works Expenditure Program

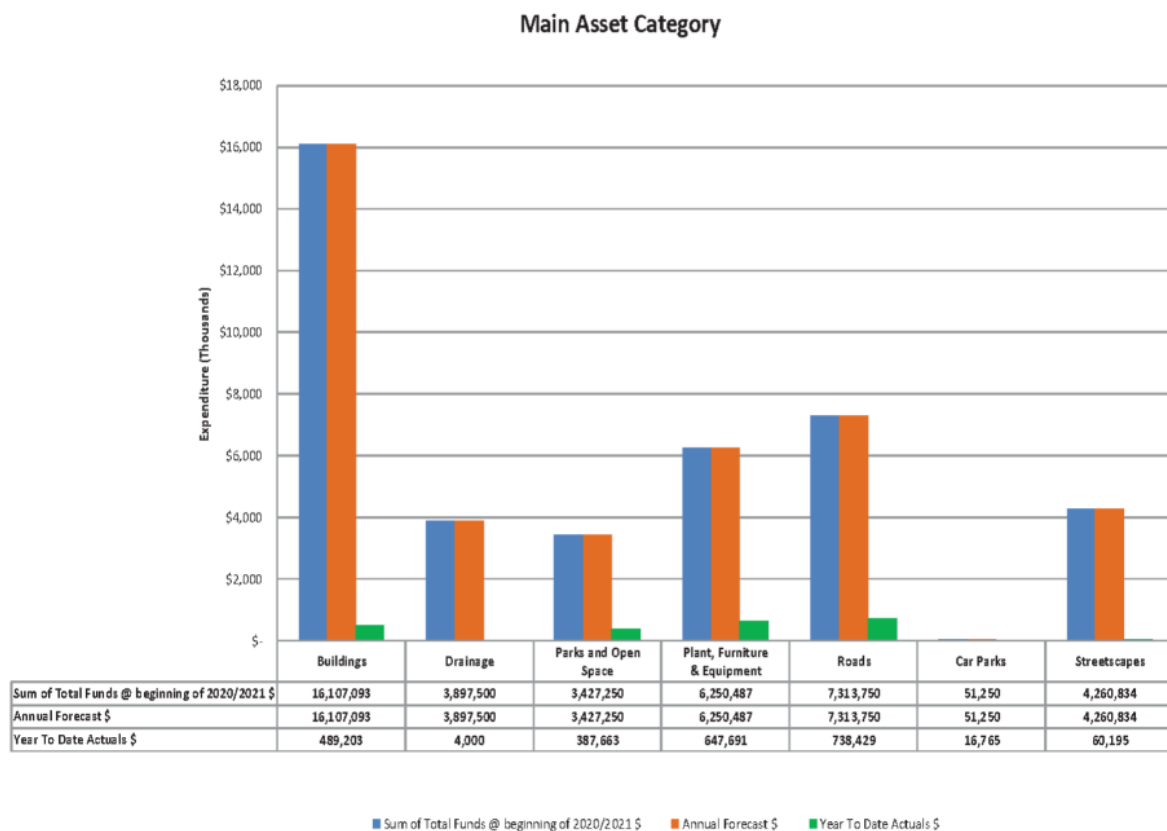
As at the end of August 2020, total capital works expenditure forecast for 2020-21 is expected to be \$41.35m, represented by:

- New capital works projects as per the adopted 2020-21 Annual Budget \$29.46m;
- External funding sources \$6.21m; and
- Carry forward projects from 2019-20 \$5.68m (refer details below).

There are no forecast adjustments to be reported for the month of August 2020.

(a) Capital Works Performance Graphs

The below graphs reflect the 2020-21 budget allocations for the main asset category and performance against budget and forecast.

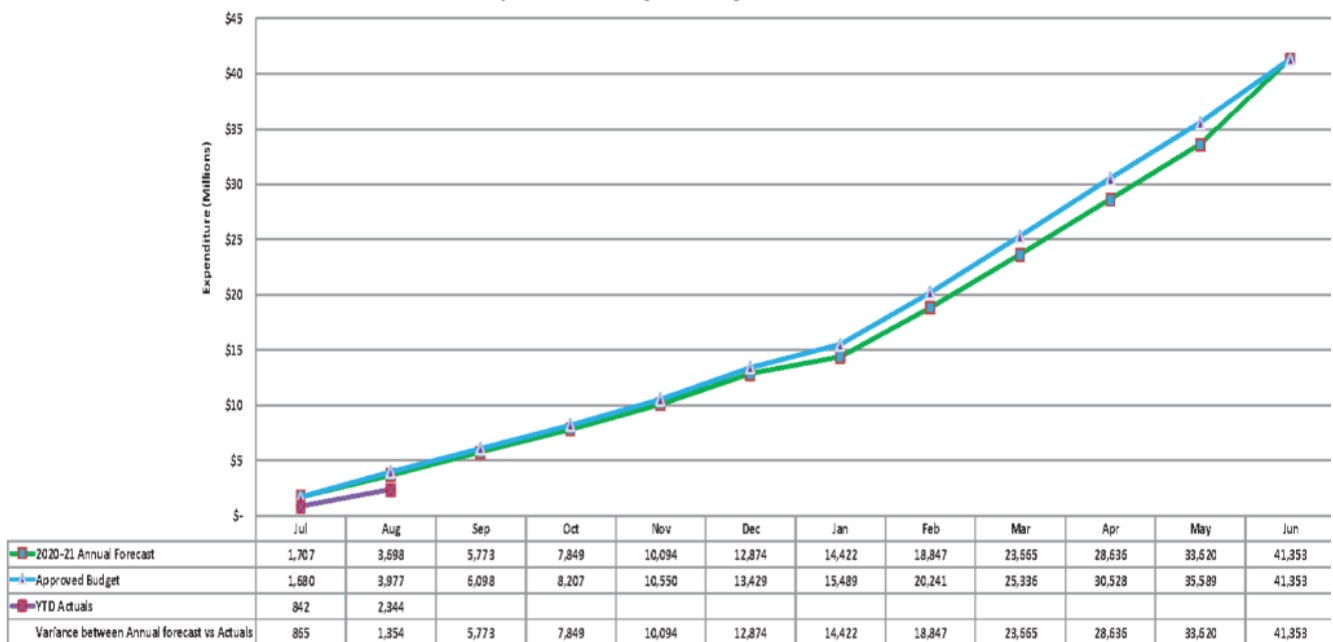


ORDINARY COUNCIL MEETING

22 SEPTEMBER 2020

Capital Works Program Expenditure

Monthly Performance against Budget and Forecast



Council's capital expenditure is behind forecast by \$1.3m mainly due to Road Reconstruction Program \$341k, LXRA Plant and Equipment \$200k, LXRA irrigation system works \$156k, Moorleigh Community Shed \$107k, Outer Circle Railway Management Plan Implementation \$92k, Website Transaction Assistant \$85k, Carnegie Swim Centre Redevelopment \$78k, Bentleigh Library Redevelopment \$75k and Murrumbeena Community Hub \$58k.

ORDINARY COUNCIL MEETING

22 SEPTEMBER 2020

Capital Works Program Expenditure
for period ending 31 August 2020

Description	2020-21 Carry Forwards from 2019-20	2020-21 Grant Funding	2020-21 Adopted Capital Budget	2020-21 Budget Plus Carry Forwards	2020-21 Year To Date Works in Progress	2020-21 Year To Date Forecast	2020-21 Year To Date Variance	2020-21 Forecast Projected to June 2021	2020-21 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
STRATEGIC PROJECTS									
Cycling Action Plan - cyclist counters	-	-	10,000	10,000	-	10,000	10,000	10,000	-
Elsternwick South - Local Area Traffic Management	-	-	60,000	60,000	-	-	-	60,000	-
Activity Centre Streetscape works	60,000	-	75,000	135,000	6,913	-	(6,913)	135,000	-
Eat Street [Bentleigh Structure Plan]	-	325,000	2,577,834	2,902,834	30,873	15,000	(15,873)	2,902,834	-
Neerim Road Warehouse Activation [Carnegie Structure Plan]	430,000	-	-	430,000	2,400	4,580	2,180	430,000	-
Selwyn Street Cultural Precinct [Elsternwick Structure Plan]	156,000	-	225,000	381,000	22,560	30,000	7,440	381,000	-
Integrated Transport Strategy Implementation	209,000	-	80,000	289,000	2,409	15,000	12,591	289,000	-
TOTAL STRATEGIC PROJECTS	855,000	325,000	3,027,834	4,207,834	65,155	74,580	9,425	4,207,834	-
GREAT AT GLEN EIRA									
Continuous Improvement & Innovation	135,000	-	668,750	803,750	22,127	170,000	147,873	803,750	-
Information Technology - Office 365 & Application Integration	-	-	585,000	585,000	65,940	97,500	31,560	585,000	-
TOTAL GREAT AT GLEN EIRA	135,000	-	1,253,750	1,388,750	88,067	267,500	179,433	1,388,750	-
RECREATION AND OPENSACE									
Cycling Action Plan - connection between Djerring Trail and Gardiners Creek Trail	-	-	20,000	20,000	-	-	-	20,000	-
Pavilion Upgrades - Victory Park	100,000	-	-	100,000	38,880	70,000	31,120	100,000	-
Pavilion Upgrades - Koonang/Lord/Packer	63,000	1,800,000	1,725,000	3,588,000	20,330	63,000	42,670	3,588,000	-
Murrumbidgee Community Hub	680,000	3,600,000	1,152,437	5,432,437	161,666	220,000	58,334	5,432,437	-
Major Play Space Upgrade - Bentleigh Hodgson Reserve Multipurpose	335,000	-	-	335,000	177,503	110,000	(67,503)	335,000	-
Caulfield Park Master Plan Implementation - Playground replacement (sensory playspace near bowling club)	-	-	50,000	50,000	-	-	-	50,000	-
Lord Reserve and Koonang Park & Murrumbidgee Park Masterplan Implementation	100,000	-	200,000	300,000	-	-	-	300,000	-
New Open Space - Aileen Avenue	-	-	506,250	506,250	7,125	-	(7,125)	506,250	-
Playground Enhancements and Landscape works	140,000	-	215,000	355,000	10,204	113,000	102,796	355,000	-
Narrow Naturestrip Tree Planting Program	253,000	-	-	253,000	-	-	-	253,000	-
New Sportsground Lighting - Caulfield Park Oval 2	-	-	50,000	50,000	-	-	-	50,000	-
Sportsground Lighting Upgrade	160,000	-	-	160,000	-	160,000	160,000	160,000	-
Land Acquisition - 66,66A Mackie Road	-	-	-	-	150,000	-	(150,000)	-	-
TOTAL RECREATION AND OPENSACE	1,831,000	5,400,000	3,918,687	11,149,687	565,708	736,000	170,292	11,149,687	-
COMMUNITY FACILITIES									
Mackie Road Reserve Female Friendly Pavilion upgrades	-	-	-	-	26,715	-	(26,715)	-	-
Mooreleigh Village Community Shed and Office	107,000	-	-	107,000	5,228	107,000	101,773	107,000	-
Bentleigh Library Improvement & Integration [Bentleigh Structure Plan]	43,000	-	2,700,000	2,743,000	49,499	123,000	73,501	2,743,000	-
Elsternwick Community Hub [Elsternwick Structure Plan]	136,000	-	175,000	311,000	20,702	33,000	12,298	311,000	-
Carnegie Swim Centre Redevelopment	80,000	-	2,378,564	2,458,564	22,463	100,866	78,223	2,458,564	-
GESAC Civil works	78,000	-	82,500	160,500	66,807	72,500	5,694	160,500	-
TOTAL COMMUNITY FACILITIES	444,000	-	5,336,064	5,780,064	191,412	436,186	244,774	5,780,064	-

ORDINARY COUNCIL MEETING

22 SEPTEMBER 2020

Capital Works Program Expenditure
for period ending 31 August 2020 (continued)

Description	2020-21 Carry Forwards from 2019-20	2020-21 Grant Funding	2020-21 Adopted Capital Budget	2020-21 Budget Plus Carry Forwards	2020-21 Year To Date Works in Progress	2020-21 Year To Date Forecast	2020-21 Year To Date Variance	2020-21 Forecast Projected to June 2021	2020-21 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
SUSTAINABILITY									
Motor Vehicle Electric Charging Infrastructure	-	-	75,000	75,000	-	-	-	75,000	-
Sustainability initiatives - Energy Efficiency Projects	-	-	131,250	131,250	-	-	-	131,250	-
Sustainability initiatives - Solar Projects	-	-	252,750	252,750	-	-	-	252,750	-
Glen Eira Leisure - LED Lighting Upgrade	-	-	34,000	34,000	3,315	10,000	6,685	34,000	-
TOTAL SUSTAINABILITY	-	-	493,000	493,000	3,315	10,000	6,685	493,000	-
COMMUNITY SAFETY									
Upgrade and Install Evacuation Warning system	-	-	50,000	50,000	-	-	-	50,000	-
Transport Planning	-	-	460,000	460,000	2,770	3,000	230	463,000	3,000
New Footpath Program	9,000	-	-	9,000	-	-	-	9,000	-
TOTAL COMMUNITY SAFETY	9,000	-	510,000	519,000	2,770	3,000	230	522,000	3,000
RENEWALS									
Furniture and Equipment	-	-	50,000	50,000	-	-	-	50,000	-
Information Services - Infrastructure and Hardware Renewals	70,000	-	258,375	328,375	78,708	43,000	(35,708)	328,375	-
LXRA - Plant and Equipment	-	-	400,000	400,000	-	200,000	200,000	400,000	-
Drainage Pit Lid Upgrade Program	-	-	97,500	97,500	-	-	-	97,500	-
Fleet & Plant Replacement Program	800,000	-	1,245,368	2,045,368	216,271	214,200	(2,071)	2,045,368	-
Building Renewals-Electrical/ Mechanical/ External/Hydraulic	-	-	194,925	194,925	-	-	-	196,025	1,100
Replacement of FDC shelving system at rear of McKinnon Maternal & Child Health Centre	-	-	12,000	12,000	-	-	-	12,000	-
Floor Finishes Component Renewal	-	-	118,000	118,000	74,807	39,333	(35,474)	116,900	(1,100)
Roof Renewals	-	-	27,989	27,989	-	-	-	27,989	-
Elsternwick Activity Centre Streetscape Renewal and Enhancement Program	-	-	300,000	300,000	-	-	-	300,000	-
Security Component Renewal	-	-	219,000	219,000	2,107	-	(2,107)	219,000	-
Senior Citizen Centres Renewal of Furniture and Equipment	-	-	85,000	85,000	-	-	-	85,000	-
Purchase of library collections	-	66,772	632,518	699,290	217,790	199,598	(18,192)	699,290	-
Footpath Renewal Program	-	-	2,225,000	2,225,000	243,776	370,834	127,058	2,225,000	-
Kerb and Channel Replacement Program	-	-	131,250	131,250	11,184	21,874	10,690	131,250	-
Road Reconstruction Program	986,000	-	1,506,000	2,492,000	408,455	750,000	341,545	2,492,000	-
Drainage Renewal and Flood Mitigation Program	-	-	3,800,000	3,800,000	4,000	-	(4,000)	3,800,000	-
Local Road Periodic Resurfacing Program	-	-	1,125,000	1,125,000	71,492	-	(71,492)	1,125,000	-
Local Area Traffic Management Renewal Program	-	-	262,500	262,500	51	10,000	9,949	259,500	(3,000)
Car Park Renewal Program	10,000	-	41,250	51,250	14,205	-	(14,205)	51,250	-
Roads to Recovery	-	423,694	170,306	594,000	700	-	(700)	594,000	-
Turf wicket replacement	90,000	-	75,000	165,000	35,091	50,000	14,909	165,000	-
Goal post replacement	-	-	93,750	93,750	-	50,000	50,000	93,750	-
Minor Playground Upgrade and Renewal	-	-	112,500	112,500	-	-	-	112,500	-
Glen Eira Leisure Renewals	-	-	841,204	841,204	41,308	20,000	(21,308)	841,204	-
Parks Improvements	380,000	-	469,750	849,750	5,340	201,800	196,460	849,750	-
Fittings/Finishes Component Renewal	-	-	149,178	149,178	-	-	-	149,178	-
Residential Services - Furniture and Equipment	65,000	-	240,000	305,000	2,232	-	(2,232)	305,000	-
Carnegie Early Learning Centre outdoor play space upgrade	-	-	40,000	40,000	-	-	-	40,000	-
TOTAL RENEWALS	2,401,000	490,466	14,923,363	17,814,829	1,427,517	2,170,639	743,122	17,811,829	(3,000)
TOTAL CAPITAL WORKS EXPENDITURE	5,675,000	6,215,466	29,462,698	41,353,164	2,343,945	3,697,905	1,353,960	41,353,164	-

ORDINARY COUNCIL MEETING

22 SEPTEMBER 2020

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 2018-19 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 19 provides indicators for Glen Eira City Council.

(a) Financial sustainability risk indicator

Indicator	Formula	Description
Net result margin (%)	Net result/Total revenue	<p>A positive result indicates a surplus, and the larger the percentage, the stronger the result.</p> <p>A negative result indicates a deficit. Operating deficits cannot be sustained in the long term.</p> <p>The net result and total revenue are obtained from the comprehensive operating statement.</p>
Adjusted underlying result (%)	Adjusted underlying surplus (or deficit)/ Adjusted underlying revenue	<p>This measures an entity's ability to generate surplus in the ordinary course of business—excluding non-recurrent capital grants, non-monetary asset contributions, and other contributions to fund capital expenditure from net result.</p> <p>A surplus or increasing surplus suggests an improvement in the operating position.</p>
Liquidity (ratio)	Current assets/ Current liabilities	<p>This measures the ability to pay existing liabilities in the next 12 months.</p> <p>A ratio of one or more means that there are more cash and liquid assets than short-term liabilities.</p>
Internal financing (%)	Net operating cashflow/Net capital expenditure	<p>This measures the ability of an entity to finance capital works from generated cashflow.</p> <p>The higher the percentage, the greater the ability for the entity to finance capital works from their own funds.</p> <p>Net operating cashflows and net capital expenditure are obtained from the cashflow statement.</p> <p>Note: The internal financing ratio cannot be less than zero. Where a calculation has produced a negative result, this has been rounded up to 0 per cent.</p>
Indebtedness (%)	Non-current liabilities/Own-sourced revenue	<p>This assesses an entity's ability to pay the principal and interest on borrowings, as and when they fall due, from the funds it generates.</p> <p>The lower the ratio, the less revenue the entity is required to use to repay its total debt.</p> <p>Own-sourced revenue is used, rather than total revenue, because it does not include grants or contributions.</p>
Capital replacement (ratio)	Cash outflows for the addition of new infrastructure, property, plant and equipment/ Depreciation	<p>Comparison of the rate of spending on new infrastructure, property, plant and equipment with its depreciation. Ratios higher than 1:1 indicate that spending is faster than the depreciating rate.</p> <p>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 cashflow statement. Depreciation is taken from the comprehensive operating statement.</p>
Renewal gap (ratio)	Renewal and upgrade expenditure/Depreciation	<p>This compares the rate of spending on existing assets through renewing, restoring, and replacing existing assets with depreciation.</p> <p>Ratios higher than 1.0 indicate that spending on existing assets is faster than the depreciation rate.</p>

ORDINARY COUNCIL MEETING

22 SEPTEMBER 2020

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	Adjusted underlying result	Liquidity	Internal financing	Indebtedness	Capital replacement	Renewal gap
High	Less than negative 10% Insufficient revenue is being generated to fund operations and asset renewal.	Less than 0% Insufficient surplus being generated to fund operations	Less than 0.75 Immediate sustainability issues with insufficient current assets to cover liabilities.	Less than 75% Limited cash generated from operations to fund new assets and asset renewal.	More than 60% Potentially long-term concern over ability to repay debt levels from own-source revenue.	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%–5% Surplus being generated to fund operations	0.75–1.0 Need for caution with cashflow, as issues could arise with meeting obligations as they fall due.	75–100% May not be generating sufficient cash from operations to fund new assets.	40–60% Some concern over the ability to repay debt from own-source revenue.	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 5% Generating strong surpluses to fund operations	More than 1.0 No immediate issues with repaying short-term liabilities as they fall due.	More than 100% Generating enough cash from operations to fund new assets.	40% or less No concern over the ability to repay debt from own-source revenue.	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: VAGO.

ORDINARY COUNCIL MEETING

22 SEPTEMBER 2020

Financial Strategy (continued)**Monthly Report Relative to Financial Strategy**

Financial Sustainability Risk Indicators	Objective	Draft 2019-2020 Actuals	2020-2021 Annual Budget as at 30 June 2021	2020-2021 Annual Forecast as at 30 June 2021	2020-2021 Risk based on Annual Forecast as at 30 June 2021	Comment
(1) Net Result	To generate surpluses consistently greater than 0%.	5.95%	2.94%	0.66%	Low	The low net result percentage is based on the assumption that some business units, such as Glen Eira Leisure facilities, will be operating for only part of 2020-21 due to the COVID-19 pandemic.
(2) Underlying Result (%)	Ability to generate surplus in the ordinary course of business, excluding non-recurrent capital grants and non-monetary asset contributions to fund capital expenditure from net result. Low risk indicator is to be more than 5%.	3.51%	-0.5%	0.66%	Medium	Council anticipates a low underlying result during 2020-21 due to our reduced ability to generate fee income during the COVID-19 pandemic.
(3) Liquidity	To measure Council's ability to repay short-term liabilities as they fall due. Low risk - indicator is to be greater than 1.0.	1.27	1.14	1.13	Low	Council's forecast to 30 June 2021 indicates a Liquidity Ratio of greater than 1.0.
(4) Indebtedness	Lower than 40% relates to the ability to repay debt from own-source revenue.	9.67%	6.97%	6.84%	Low	Council is operating at a ratio of lower than 40%, therefore has the ability to repay debt from own-source revenue.
(5) Internal Financing	Generating enough cash from operations to fund new assets. Low risk indicator is to be greater than 100%.	115%	71%	69%	Medium	Council is restricted in generating cash due to our COVID-19 responses in the short term. Measures to correct this will be sought over the coming months.
(6) Capital Replacement	To ascertain the level of risk of insufficient spending on asset renewal. Low risk indicator is to be more than 1.5.	1.46	1.64	1.62	Low	Council operates at a low level of risk with respect to capital replacement.
(7) Renewal Gap	To ensure there is sufficient spending on Council's asset base. Low risk indicator is to be greater than 1.0.	1.20	1.15	1.15	Low	Council spends sufficient funds on its asset base.

9. URGENT BUSINESS

10. ORDINARY BUSINESS

10.1 Requests for reports from a member of Council staff

10.2 Right of reply

10.3 Notice of Motion

10.4 Councillor questions

10.5 Written public questions to Council

11. CONFIDENTIAL ITEMS

Nil

12. CLOSURE OF MEETING