



Ordinary Meeting of the Council

AGENDA

Date:	Tuesday, 27 November 2018
Time:	7:00pm
Location:	Council Chamber, Civic Centre 699 Doncaster Road, Doncaster

This meeting is convened to transact the business listed below.

Andrew Day
Chief Executive Officer

This meeting will be livestreamed. Members of the public who address Council will be heard on the live audio stream, and audio of them speaking will be recorded. All reasonable efforts will be made to avoid capturing live or recorded video footage of public attendees however there might be incidental capture.

COUNCIL MEETING SEATING PLAN

DIRECTOR CITY SERVICES
Leigh Harrison

DIRECTOR SHARED SERVICES
Philip Lee

ACTING MANAGER COMMUNICATIONS & MARKETING
Sarah Neville

Andrew Day
Chief Executive Officer

Cr Paula Piccinini
Mayor
Heide Ward

Cr Sophy Galbally
Mullum Mullum Ward

Cr Anna Chen
Deputy Mayor
Koonung Ward

Cr Michelle Kleinert
Heide Ward

Cr Mike Zafiroopoulos AM
Koonung Ward

Cr Paul McLeish
Mullum Mullum Ward

Cr Andrew Conlon
Mullum Mullum Ward

Cr Dot Haynes
Koonung Ward

Cr Geoff Gough
Heide Ward

ACTING GROUP MANAGER LEGAL, GOVERNANCE & RISK
Andrew McMaster

SENIOR GOVERNANCE ADVISOR
Carrie Bruce

DIRECTOR CITY PLANNING & COMMUNITY
Angelo Kourambas

GROUP MANAGER APPROVALS AND COMPLIANCE
Niall Sheehy

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**1 OPENING PRAYER AND STATEMENTS OF
ACKNOWLEDGEMENT**

2 APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE

3 PRIOR NOTIFICATION OF CONFLICT OF INTEREST

4 CONFIRMATION OF MINUTES

Confirmation of the Minutes of the Ordinary Meeting of Council held on 23 October 2018 and the Special Meeting of Council held on 8 November 2018.

5 PRESENTATIONS




6 PETITIONS

7 PUBLIC QUESTION TIME

8 ADMISSION OF URGENT BUSINESS

9 PLANNING PERMIT APPLICATIONS

9.1 Planning Application PLN18/0210 at 775-779 Doncaster Road, Doncaster for the construction of a four-storey apartment building plus associated basement car parking, and altered access to a road in a Road Zone, Category 1

File Number:	IN18/469
Responsible Director:	Director City Planning and Community
Applicant:	Wilman Pty Ltd C/o Contour Consultants (Aus) Pty Ltd
Planning Controls:	Residential Growth Zone Schedule 2 abuts Road Zone Category 1, Design and Development Overlay Schedule 8-1
Ward:	Koonung
Attachments:	<ol style="list-style-type: none">1 Decision Plans PLN18/0210 775-779 Doncaster Road, Doncaster ↓ 2 Discussion Plans received 26 October 2018 PLN18/0210 775-779 Doncaster ↓ 3 Legislative requirements PLN18/0210 775-779 Doncaster Road, Doncaster ↓ 

EXECUTIVE SUMMARY

Purpose

1. This report provides Council with an assessment of the planning permit application submitted for land at 775, 777 and 779 Doncaster Road, Doncaster and recommends approval of the submitted proposal subject to amendments that will be addressed by way of permit conditions. The application is being reported to Council given that it is a Major Application (with more than 15 dwellings and a development cost of more than \$5 million).

Proposal

2. The proposal is for the construction of 38 dwellings within a four storey apartment building and is to consist of two, one bedroom dwellings, thirty, two bedroom dwellings and six, three bedroom dwellings. A total of 52 car parking spaces are to be provided within two levels of basement parking, comprising of 44 resident car spaces and 8 visitor car parking spaces, accessed by a central driveway, requiring a new vehicle crossover to Doncaster Road.
3. The land has a combined total area of 2096 square metres across three consecutive lots, containing one detached single storey brick dwelling per lot. The proposal has a site coverage of 57%, a site permeability of 34%, and a maximum building height of 13.34 metres.
4. The subject land is within a main road precinct that is undergoing a transition in development from low-rise detached brick dwellings to apartment buildings and townhouses that are two, three and four storeys in scale, with contemporary architectural forms.

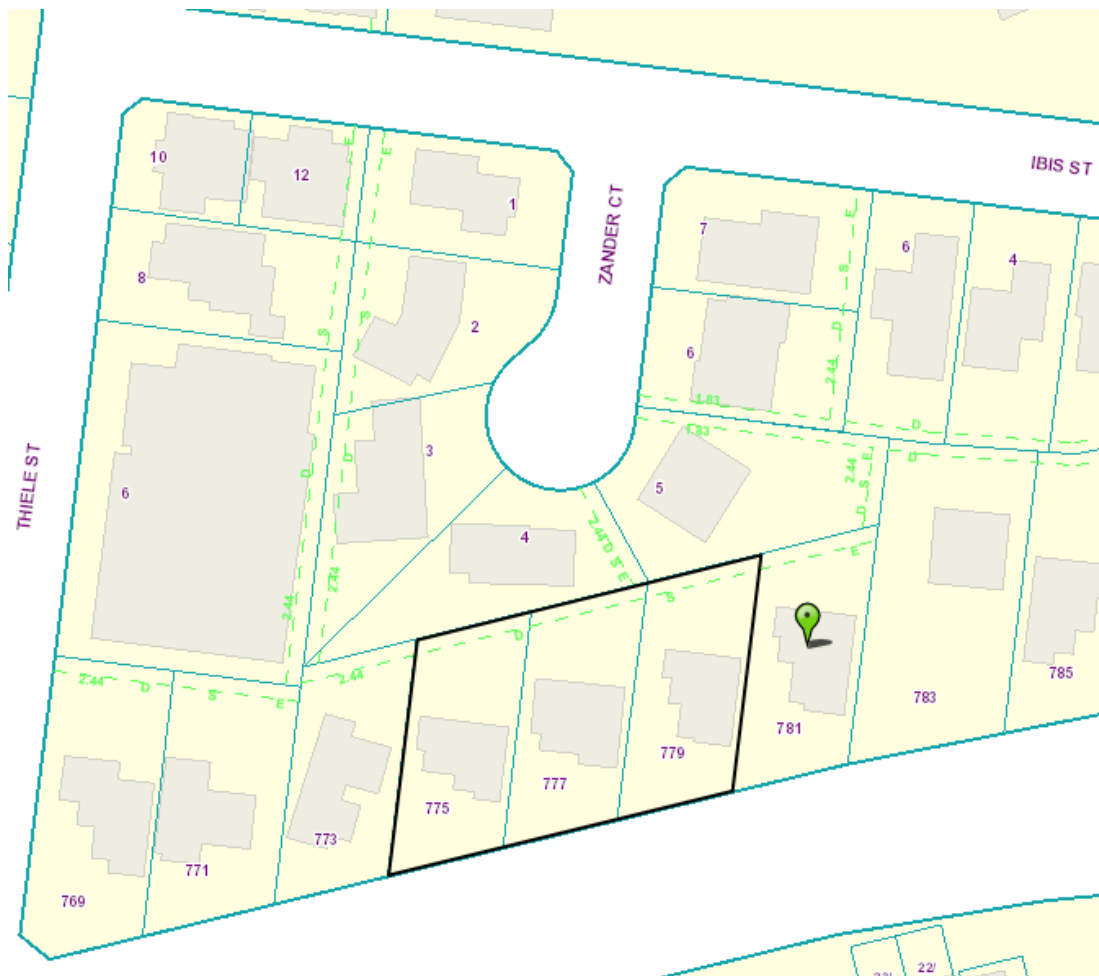
Key issue in considering the application

5. The key issues for Council in considering the proposal relate to:

- Compliance with the relevant State, Local Policy Frameworks (SPPF, LPPF);
- Design and Built Form;
- Open space and landscaping;
- On-site (internal) amenity and Off-site amenity (Clause 55 assessment);
- Car parking, access and traffic; and
- Objector concerns.

Objector concerns

6. At the time of writing, one objection has been received from the adjoining property to the east at No. 781 Doncaster Road, Doncaster.



7. The concerns raised can be summarised as loss of sunlight, loss of privacy through overlooking and overshadowing.

Conclusion

8. The proposed development features a well-designed, contemporary and coherent external facade which generally complies with planning requirements including the mandatory maximum building height of 13.5m in the Residential Growth Zone. Furthermore, the scale and setbacks of the building are generally reasonable, satisfactory car parking is provided, quality landscaping is proposed and neighbours external amenity is protected.
9. The development does fall short on a number of internal amenity qualities for future residents. Following advertising, and in response to Officer concerns, the applicant has provided amended discussion plans showing several modest, but important improvements to the internal layout of the development that provides confidence that concerns raised can be addressed via conditions. It is noted the amended discussion plans also address a couple of minor issues Officers also had with the externals of the building.
10. Subject to conditions, including requiring the modifications shown on the amended discussion plans, the development complies with all of the objectives and standards of Clause 55 of the Scheme. Overall, this is a well-designed and attractive apartment style development consistent with planning policies of the Manningham Planning Scheme (the Scheme), including the requirements of the Residential Growth Zone Schedule 2 (RGZ2) and the objectives of the Design and Development Overlay Schedule 8 (DDO8).
11. It is recommended that the application be supported, subject to the following conditions.

RECOMMENDATION

That Council:

Issue a NOTICE OF DECISION TO GRANT A PLANNING PERMIT in relation to Planning Application PLN18/0210 at 775, 777 & 779 Doncaster Road, Doncaster for the construction of a four-storey apartment building comprising of 37 dwellings with associated basement car parking, and the creation and alteration of access to a road in a Road Zone, Category 1 subject to the following conditions –

1. **Before the development starts, amended plans drawn to scale and dimensioned, must be submitted via email and approved by the Responsible Authority. When approved, the plans will then form part of the permit. The plans must be generally in accordance with the decision plans prepared by CHT Architects Pty Ltd, dated 27 August 2018, but modified to show the following:**
 - 1.1 **All of the amendments depicted in the amended discussion plans prepared by CHT Architects Pty Ltd, received 26 October 2018 (without updated date and revision numbers), which included:**

- 1.1.1 Alterations to the internal layout of apartments to improve accessibility, functionality and access to natural light at ground, first and second floor levels;
- 1.1.2 Apartments G.06, G.08, 1.06, 1.08, 2.06 and 2.08 setback at least 4 metres from the northern boundary, with balconies setback at least 5.5 metres from the northern boundary;
- 1.1.3 Increased setbacks from the eastern and western boundaries at second and third floor levels to Apartments 2.09, 3.01 and 3.03 through deletion of part of the balcony and balustrading;
- 1.1.4 Deletion of one dwelling at first floor level through consolidation of Apartments 2.08 & 2.09, relocation of the eastern balcony of Apartment 2.09 to the north;
- 1.1.5 Addition of north facing windows to Apartments 2.03 and 2.09;
- 1.1.6 Provision of two operable skylights to the third floor corridor;
- 1.2 Addition of a 400 mm high trellis to the northern and eastern boundary fences;
- 1.3 The east facing habitable room window of Apartment 1.09 & 2.08 and west facing bedroom windows of Apartment 1.03 screened to a height of at least 1.7 m above finished floor level in accordance with Standard B22 of Clause 55.04-6 (Overlooking) of the Manningham Planning Scheme;
- 1.4 Amendment to the driveway gradient to increase by 150 mm within two metres of the southern boundary, and subsequently graded in accordance with Design Standard 3 of Clause 52.06-9 (Car Parking) of the Manningham Planning Scheme.
- 1.5 Provision of a passing bay within the driveway entrance to Doncaster Road of at least 6.1 m x 7 m in accordance with Design Standard 1 of Clause 52.06-9 (Car Parking) of the Manningham Planning Scheme;
- 1.6 Deletion of the 1.7 m high screen west of the south facing balcony of Apartment 3.03, and application of obscure glazing to the south facing bathroom windows of Apartments 3.02 & 3.03;
- 1.7 Reduction in the height of the roof top screen to minimise projection above roof top services;
- 1.8 Internal storage to each dwelling provided in accordance with Standard B44 of Clause 55.07-10 (Storage), depicted on an updated schedule;
- 1.9 A report from an acoustic engineer to demonstrate compliance with Standard B40 in relation to traffic noise impacts to apartments.

1.10 Plan changes specified in the Sustainable Management Plan submitted with the application as per Condition 3 of this permit.

Endorsed Plans

- 2. The development, including the location of buildings, services, engineering works, fences and landscaping as shown on the approved plans must not be altered without the prior written consent of the Responsible Authority.**

Sustainable Management Plan

- 3. Prior to the endorsement of plans under Condition 1 of this Permit, of an amended Sustainability Management Plan (SMP) must be submitted to and approved by the Responsible Authority. The Plan must include the initiatives in the BESS assessment submitted with the application (Project No. 11304, dated 11 July 2018) and account for any design changes required by Condition 1 of this permit, and address the following:**
 - 3.1. Demonstration that the development approved under Condition 1 of this permit, meets minimum 50% overall score and minimums in Energy (50%), Water (50%), IEQ (50%) and Stormwater (100%) categories in BESS to demonstrate best practice. In areas falling short of the aforementioned targets adjustments will need to be made to demonstrate that the project meets the BESS minimums**
 - 3.2. Daylight Access: Provide amended daylight calculations that indicate that each apartment meets daylight best practice standards.**
 - 3.3. Energy 1.1: A commitment to achieving a rating beyond the 6-star minimum requirement of the National Construction Code (NCC).**
 - 3.4. Water 1.1: A commitment to providing dishwashers and washing machines as part of the base building if they are to be included within the BESS assessment. If this is not the case, then BESS needs to be amended to default/unrated.**
 - 3.5. Energy 3.4: Provision of details showing how the all the laundry areas are designed with no space for a dryer. If this is not the case, the development needs to commit to providing clothes dryers as part of the base building if they are to be included within the BESS assessment beyond 1-star.**
 - 3.6. Energy – Lighting: Replace T5 fluorescent lighting with an alternative lighting source that does not include toxic substances.**
 - 3.7. Stormwater: Additional notes on the plans to indicate rainwater tanks connection to toilets, bin wash & irrigation;**
 - 3.8. Urban Ecology 2.4: Provision of an external tap and floor waste to the balcony and private open space of each dwelling.**

Construction Management Plan

4. **Not less than 28 days before the development starts, two copies of a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority. When approved, the CMP will form part of the permit. The Construction Management Plan must be prepared using Council's CMP Template to address the following elements referenced in Council's Construction Management Plan Guidelines:**

- 4.1. **Element A1: Public Safety, Amenity and Site Security;**
- 4.2. **Element A2: Operating Hours, Noise and Vibration Controls;**
- 4.3. **Element A3: Air Quality and Dust Management;**
- 4.4. **Stormwater and Sediment Control and Tree Protection;**
- 4.5. **Element A5: Waste Minimisation and Litter Prevention; and**
- 4.6. **Element A6: Traffic and Parking Management.**

Council's CMP Template forms part of the Guidelines. When approved the plan will form part of the permit.

Council's Works Code of Practice (June 2016) and Construction Management Plan Guideline (June 2016) are available on Council's website or by contracting the Statutory Planning Unit on 9840 9470.

Waste Management Plan

5. **Not less than 28 days before the development starts, a Waste Management Plan must be submitted and approved to the satisfaction of the Responsible Authority. When approved, the plan will form part of the permit. The plan must be generally in accordance with the submitted draft Waste Management Plans (WMP) prepared by Leigh Design (dated 21 November 2017). The developer must ensure that the private waste contractor can access the development and the private waste contractor bins. No private waste contractor bins can be left outside the development boundary at any time on any street frontage for any reason.**

Management Plan Compliance

6. **The Management Plans approved under Conditions 3, 4, 5 of this permit must be implemented and complied with at all times, to the satisfaction of the Responsible Authority, unless with the further written approval of the Responsible Authority.**

Landscape Plan

7. **Before the development starts, a landscaping plan prepared by a landscape architect or person of approved competence must be submitted to the Responsible Authority for approval. Such plan must be generally in accordance with the landscape concept plan LSK001_F prepared by Papworth Davies, dated 3 August 2018, and modified to show:**

- 7.1. Changes to the development in accordance with Condition 1 of the permit;
- 7.2. Species, locations, approximate height and spread of proposed planting and the retention of existing trees and shrubs, where appropriate or as directed by any other condition of this Permit;
- 7.3. Details of soil preparation and mulch depth for garden beds and surface preparation for grassed areas;
- 7.4. Fixed edge strips for separation between grassed and garden areas and/or to contain mulch on batters;
- 7.5. A sectional detail of the canopy tree planting method which includes support staking and the use of durable ties;
- 7.6. A minimum of three (3) large canopy trees, of a species indigenous to Manningham capable of reaching a minimum mature height of 8 metres, within the front setback of the site. The trees must be a minimum height of 1.5 metres at the time of planting;
- 7.7. A minimum of one (1) large canopy tree, within the private open space of each dwelling at ground level, to be a minimum height of 1.5 metres at the time of planting, capable of growing to at least 8 metres at maturity;
- 7.8. Plants along the eastern, western and northern boundaries, to be a minimum height of 0.5 metres at the time of planting, capable of growing to at least 3 metres at maturity;
- 7.9. Planting within 2 metres along the frontage from the edge of the driveway and 2.5 metres along the driveway from the frontage to be no greater than 0.9 metres in height at maturity.

The use of synthetic grass as a substitute for open lawn area within secluded private open space or a front setback will not be supported. Synthetic turf may be used in place of approved paving decking and/or other hardstand surfaces.

Landscape Bond

8. Before the release of the approved plan for the development, a \$10,000 cash bond or bank guarantee must be lodged with the Responsible Authority to ensure the completion and maintenance of landscaped areas and such bond or bank guarantee will only be refunded or discharged after a period of 13 weeks from the completion of all works, provided the landscaped areas are being maintained to the satisfaction of the Responsible Authority.

Vegetation and tree protection

9. The development must be undertaken in accordance with the recommendations of the arboricultural report (prepared by John Patrick Pty Ltd, dated April 2018) to the satisfaction of the Responsible Authority.

10. No vegetation (including street trees), apart from that shown on the approved plan as vegetation to be removed may be felled, destroyed or lopped without the written consent of the Responsible Authority.
11. The owner must ensure that contractors/tradespersons who install services or work near the vegetation to be retained on the land and adjoining properties are made aware of the need to preserve the vegetation and to minimise impacts through appropriate work practice.

Drainage

12. The owner must provide on-site stormwater detention storage or other suitable system (which may include but is not limited to the re-use of stormwater using rainwater tanks), to limit the Permissible Site Discharge (PSD) to that applicable to the site coverage of 35 percent of hard surface or the pre-existing hard surface if it is greater than 35 percent. The PSD must meet the following requirements:
 - 12.1. Be designed for a 1 in 5 year storm; and
 - 12.2. Storage must be designed for 1 in 10 year storm.
13. Before the development starts, a construction plan for the system required by Condition 12 of this permit must be submitted to and approved by the Responsible Authority. The system must be maintained by the owner thereafter, in accordance with the approved construction plan to the satisfaction of the Responsible Authority.
14. The stormwater must not be discharged from the subject land other than by means of drainage to the legal point of discharge. The drainage system within the development must be designed and constructed to the requirements and satisfaction of the relevant Building Surveyor. A connection to Council maintained assets must not be constructed unless a Connection to Council Drain Permit is first obtained from the Responsible Authority.
15. The whole of the land, including landscaped and paved areas, must be graded and drained to the satisfaction of the Responsible Authority, to prevent ponding and to minimise overland flows onto adjoining properties.

Site Services

16. All services, including water, electricity, gas, sewerage and telephone, must be installed underground and located to the satisfaction of the Responsible Authority.
17. All upper level service pipes (excluding stormwater downpipes) must be concealed and screened respectively, to the satisfaction of the Responsible Authority.

18. Communal lighting must be connected to reticulated mains electricity and be operated by a time switch, movement sensors or a daylight sensor to the satisfaction of the Responsible Authority.
19. A centralised TV antenna system must be installed and connections made to each dwelling to the satisfaction of the Responsible Authority.
20. No individual dish antennas may be installed on balconies, terraces, roofs or walls to the satisfaction of the Responsible Authority
21. Any reverse cycle air-conditioning unit, hot water boosters or other service plant erected on the walls of the approved building must be appropriately designed and finished with screening if necessary to minimise general visual impacts from off the site to the satisfaction of the Responsible Authority.
22. Any PVC pipes serving rainwater tanks which are positioned against building walls must be painted to match the colour of roofline guttering to the satisfaction of the Responsible Authority.

Rooftop Plant

23. All roof-top plant (including any hot water systems, but excluding solar panels) must be installed in appropriately screened areas, unless otherwise agreed in writing with the Responsible Authority.
24. Unless sufficiently screened by roof parapets, all solar panels and any associated safety railings must be located away from the outer edges of the roof section upon which they are installed, so as to minimise general visual impacts from off the site to the satisfaction of the Responsible Authority.

Services on Balconies and Terraces

25. Any air-conditioning unit installed on a balcony or terrace must stand at floor level and be positioned to minimise general visual impacts from off the site, and unless otherwise agreed in writing with the Responsible Authority, no air-conditioning unit may be erected on an external wall to the satisfaction of the Responsible Authority.
26. Any clothes-drying rack or line system located on a balcony or terrace must be lower than the balustrade of the balcony or terrace and must not be visible from off the site to the satisfaction of the Responsible Authority.

Car Parking

27. Car parking spaces shown on the endorsed plans must not be used for any purpose other than the parking of vehicles, to the satisfaction of the Responsible Authority.

28. The areas set aside for visitor car parking shown on the endorsed plans must be made available for use free of charge at all times and must not be used for any other purpose.
29. Visitor parking spaces within the development must be:
 - 29.1. Clearly identified by appropriate signage having an area no greater than 0.3m²;
 - 29.2. Line marked to indicate each car space; and
 - 29.3. Available for visitor usage at all times.

Site Management Practices

30. The owner must use appropriate site management practices during demolition/construction to limit neighbourhood amenity detriment and protect community and Council assets in accordance with Council's Works Code of Practice, including measures to prevent the transfer of mud, dust, sand, slurry, litter, concrete or other construction waste from the site into drains or onto nearby roads. In the event that a road or drain is affected, the owner must upon direction of the responsible authority take the necessary steps to clean the affected portion of road or drain to the satisfaction of the Responsible Authority.

Completion and Maintenance

31. Before the occupation of any approved dwelling, the following works must be completed generally in accordance with the approved plans and to the satisfaction of the Responsible Authority:
 - 31.1. All privacy screens and obscured glazing must be installed, noting the use of obscure film fixed to transparent windows is not considered to be 'obscured glazing';
 - 31.2. All driveways, bicycle and car parking areas fully constructed, with appropriate grades and transitions, line marked and/or signed and available for use; and
 - 31.3. All landscape areas must be fully planted and mulched or grassed.
32. Once the permitted development has commenced it must be completed to the satisfaction of the Responsible Authority.
33. Buildings, including screening, engineering works, fences and landscaped areas must be maintained to the satisfaction of the Responsible Authority.

VicRoads Conditions

34. Prior to the commencement of the use or occupation of the development, all disused or redundant vehicle crossings must be removed and the area reinstated to the satisfaction of the Responsible Authority (RA) and at no cost to VicRoads or the RA.

35. Prior to the commencement of the use or the occupation of the buildings or works hereby approved, the access crossover and associated works must be provided and available for use.

36. Vehicles must enter and exit the land in a forward direction at all times.

Permit Expiry

37. This permit will expire if one of the following circumstances applies:

37.1. The development is not started within two (2) years of the date of this permit; and

37.2. The development is not completed within four (4) years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing by the owner or occupier, either before the permit expires, or in accordance with section 69 of the Planning & Environment Act 1987.

1. BACKGROUND

- 1.1 The application was submitted on 9 April 2018.
- 1.2 A request for further information was sent on 7 May 2018, with the lapse date extended on 21 August 2018.
- 1.3 Planning Scheme Amendment VC148 was incorporated into the Manningham Planning Scheme on 31 July 2018. The amendment alters the Car Parking provisions at Clause 52.06 of the Scheme to exempt all visitor parking requirements from land within the Principal Public Transport Network Area (PPTN). The subject land is within the PPTN area, and therefore visitor parking is provided in excess of the planning scheme requirements.
- 1.4 A second further information request was sent on 13 August 2018, and the information was submitted on 31 August 2018.
- 1.5 Notice of the application was given over a minimum three-week period which concluded on 10 October 2018. One objection was received.
- 1.6 The statutory time for considering a planning application is 60 days, which is due on 6 December 2018.

2. THE SITE AND SURROUNDS

The Site

- 2.1 The site is situated on the northern side of Doncaster Road, between Thiele Street to the west, and Church Road to the east.

- 2.2 The site is comprised of three lots (Lots 18, 19 & 20 on PS 054013) on an irregular shaped lot, with a frontage 57.6 metres, eastern and western boundaries 39.01 metres deep, and a northern (rear) boundary of 57.6 m. The combined lot size is 2096 square metres.
- 2.3 The site is affected by a 2.44m wide drainage and sewerage easement located along the northern boundary.
- 2.4 The Certificate of Titles submitted with the application indicates no restrictive covenants on the land.
- 2.5 No. 775 Doncaster Road (western lot) is developed with a single storey brick dwelling with a hipped roof form of tile, and a low steel front fence. The frontage includes established bushes and trees including a Mexican Cypress tree. The rear of the site is heavily vegetated, and includes two Box Elder Trees, a Chinese Elm and fruit trees. All vegetation will be removed from the site.
- 2.6 No. 777 Doncaster Road (central lot) is developed with a single storey brick dwelling with a hipped roof form of tile, and a low brick front fence. A brick garage is located on the western boundary of the lot.
- 2.7 No. 779 Doncaster Road (eastern lot) is developed with a single storey brick dwelling with a hipped roof form of tile, and a low brick front fence. A brick garage and carport are located on the western boundary of the lot.

The Surrounds

- 2.8 The site has direct abutments with four properties, as follows:

Direction	Address	Description
North	4 Zander Court, Doncaster	<p>This property is in the General Residential Zone Schedule 2 and the Design and Development Overlay Schedule 8-2.</p> <p>This property is developed with one, single storey dwelling constructed of brick with a hipped roof of tiles. The dwelling is setback at least 2.7 metres from the southern boundary.</p> <p>A large eucalypt is located east of the dwelling.</p> <p>The backyard is located west of the dwelling, adjacent to No. 775 Doncaster Road.</p>
	5 Zander Court, Doncaster	<p>This property is in the General Residential Zone Schedule 2 and the Design and Development Overlay Schedule 8-2.</p> <p>This property is developed with one, double storey dwelling constructed of brick with a hipped roof of tiles. A single storey garage is partially located on the southern boundary adjacent to the north west corner of No. 779 Doncaster Road.</p>

East	781 Doncaster Road, Doncaster	<p>This property is within the Residential Growth Zone Schedule 2.</p> <p>This property is developed with a single storey brick dwelling which is setback approximately 7.9m from the street boundary, and approximately 3m to 10.6m from the shared boundary. Various habitable room windows face the site. The main private open space is at the rear of the dwelling.</p> <p>The frontage includes a 10m high Sydney Blue Gum adjacent to the western boundary.</p> <p>A one metre high brick front fence is located on the street boundary.</p>
West	773 Doncaster Road, Doncaster	<p>This property is within the Residential Growth Zone Schedule 2.</p> <p>The property is developed with a single storey brick dwelling with a hipped roof form of tiles setback approximately 7.5m from the street boundary, and at least 3m from the shared boundary.</p> <p>The dwelling is setback approximately 3m from the common boundary.</p> <p>A 1 m high brick front fence is located on the street boundary.</p>

2.9 Further afield, it is evident that the pattern of built form in the immediate neighbourhood is undergoing transition, given its proximity (approx. 235m east) from a Principal Activity Centre (Doncaster Hill). Other sites developed recently include the following developments:

- No. 6 Thiele Street, 18m north-west of the site, which is a four-storey apartment building constructed across three consolidated lots comprised of fifty (50) apartments over a basement/sub-basement garage approved in September 2012 under Planning Permit PL12/022675. The built form is contemporary with a flat roof form, finished in a mix of metal cladding and rendered walls with glass balustrades to balconies and timber screen fencing to private yards within the frontage.
- No. 765 Doncaster Road, 65 metres west of the site, contains a four-storey apartment building constructed over three consolidated lots on the corner of Doncaster Road and Thiele Street. The building is comprised of thirty-eight (38) apartments with a basement garage approved in April 2009 under Planning Permit PL08/019603, and constructed in a contemporary form with a flat roof form, finished in a mix of metal and timber cladding, render and stone with glazed balustrading to balconies.

- No. 33 Queens Avenue, 85 metres south west of the site, contains a three-storey apartment building constructed over two consolidated lots comprised of twenty-four apartments over a basement garage approved in May 2013 under Planning Permit PL11/022287, and constructed in a contemporary form with a flat roof form, finished in a mix of metal and timber cladding, and render with solid rendered and glazed balustrades to balconies.
- Nos. 734, 736, 763 and 787 Doncaster Road contain three-storey built forms constructed on single lots over a basement or undercroft garage, comprising of four to six townhouses in a contemporary architectural style with flat roof forms and finished in a mix of metal and timber cladding, and rendered walls with timber clad and glazed balustrades to balconies. These developments were approved in 2013 and 2014.

3. THE PROPOSAL

3.1 The proposal is outlined on the plans prepared by CHT Architects Pty Ltd, Project No. 14089 Revisions P2 & P3 dated 27 August 2018 and a landscape plan prepared by Papworth Davies Landscape Architects, Drawing No. LSK001_F dated 3 August 2018. Refer to Attachment 1.

3.2 The following reports were provided in support of the application:

- Town Planning and Urban Context report and Clause 55 Assessment prepared by Contour Town Planners, dated April 2018;
- Waste Management Plan prepared by Wilman Pty Ltd dated 21 November 2017;
- Traffic Impact Assessment prepared by Traffix Group Pty Ltd dated March 2018;
- Sustainable Management Plan prepared by Ark Resources dated 15 March 2018 and;
- Tree Assessment Report prepared by John Patrick Pty Ltd dated April 2018.

Development summary

3.3 A summary of the development is provided as follows:

Land Size:	2096 m ²	Maximum Building Height:	13.34 m (In relation to NGL)
Site Coverage:	57%	Design Element Height:	N/A
Permeability:	34%	Min. wall setback to Doncaster Road (south)	Basement 1 & 2: 6 m Ground: 6 m First: 6 m - 9.7 m Second: 6 m - 9.7m Third: 9.7m
Number of Dwellings:	38	Min. wall setback to eastern boundary	Basement 1 & 2: 3.6 m Ground: 3.6 m First: 3.6 m Second: 5.18 m Third: 7 m
	<ul style="list-style-type: none"> • 1 bedroom: • 2 • 2 bedrooms: • 30 • 3 bedrooms: • 6 		

Dwelling Density:	One per 55 m ²	Min. wall setback to western boundary	Basement 1 & 2: 3m Ground: 3 m First: 3 m Second: 5 m Third: 6.56 m
Total car parking spaces:	52	Min. wall setback to northern (rear) boundary	Basement 1 & 2: 4.6 m Ground floor: 3 m First: 3 m Second: 3 m - 4.66 m Third: 13.7 m
	<ul style="list-style-type: none"> • Residents: • 44 • Visitors: • 8 		

Design layout

- 3.4 The proposed building has a rectangular footprint and is characterised by staggered setbacks and recessive elements, particularly to the street and rear elevations at first and second floor levels. Mansard walls are proposed on the northern elevation at second floor level above two-storey sheer walls setback 3m from the northern boundary. The building is to be constructed in pre-cast concrete and will have balconies on each wall presentation, with these generally being partially recessed into the main footprint from the northern and southern walls, with the third level recessed from the second floor walls to provide large balconies to three dwellings.
- 3.5 The two Basement levels are below natural ground level and include 52 car spaces (with no tandem or stacker spaces), bicycle parking (49 racks), waste collection and storage facilities (40 cages). The basement is setback at least 4.46m from the rear boundary.
- 3.6 The Ground Floor plan consists of the entry foyer, an east-west corridor and eleven dwellings, each with large terraces at ground level, north and south of the site including most of the frontage. The First and Second Floor levels would comprise of twelve apartments separated by a long corridor running east-west, and the Third Floor would consist of 3 large dwellings, each with a large terrace.

Pedestrian and vehicular access and layout

- 3.7 The building will have ramped vehicular access at the centre of the consolidated lot to a basement garage, via a new 6.88m wide driveway and crossover to Doncaster Road angled slightly to the west to avoid an existing power pole. All existing crossovers will be removed.
- 3.8 Pedestrian access will be from the eastern point of the Doncaster Road frontage, with a ramp of 1:40 grade to the main entrance. Two alternative pedestrian accessways are located near the eastern and western boundaries.

Landscaping

- 3.9 All of the existing trees on the site are to be removed. However, four new medium sized canopy trees will be planted in the frontage, with layered landscaping in the form of smaller trees, understorey and groundcovers within the frontage and along the street boundary.

- 3.10 A row of seven trees are proposed along the northern (rear) boundary, the eastern boundary would include three small trees and two medium sized trees, and the western boundary would include four new medium sized canopy trees, all set amongst medium to large evergreen shrubs. Each secluded private open space area at ground level would include a small deciduous tree.

Design Detail

- 3.11 The proposed building features a contemporary architectural style, including a flat roof form and limited palette of materials comprising of off white pre-cast concrete panels, and black Colorbond steel cladding banding on the first floor level (visible from the eastern, western and northern elevations) and at third floor level. Screening measures utilise white/natural steel perforated metal screens and 25% transparent, black meshed privacy screens and black steel picket balustrades to the front façade.
- 3.12 The form of the building provides visual interest and articulation to the front façade through the use of staggered setbacks and recessed terraces at ground, first and second floor levels, and separation of built form closer to the street boundary to break up the horizontal plane and provide depth to reduce the perception of scale from the street. The development exhibits relatively sheer vertical forms to the side and rear elevations, which is somewhat offset by deep setbacks from the northern boundary. However, the built form includes sections of two-storey sheer walls within 3m of the northern boundary, topped with mansard walls at second floor level.
- 3.13 Steel fins, 1.7 m high, and at least 50% transparent would be used to provide internal fencing and front fencing. Front fences would be setback at least 1 metre from the street boundary.
- 3.14 Service cabinets for fire booster, gas and water are to be located in 1.7m high cabinets east of the pedestrian entrance within the frontage of the lot near a canopy that protrudes 4m forward of the front façade. Services, solar panels and the lift overrun at roof top level would be screened by a 2.2m high louvre screen of black steel.

Amended Discussion Plans

- 3.15 Following advertising, and in response to Council and objector concerns, the applicant has provided plans showing several modest, but important improvements, to the development that can be conditioned should Council be of the view to support the development. The changes predominately relate to internal design, with the only external change being a 1m increase to the northern (rear) setback at ground, first and second levels (from 3m to 4m), and some increased setbacks at third floor level to ensure ResCode (Clause 55) setback requirements are met.
- 3.16 The internal changes are generally modest, but significantly improve the internal amenity of future residents. Examples of the most significant improvements include Apartment G10, where the kitchen and dining rooms have been relocated from an internal corridor to the east side where the rooms are provided a natural light source. Several apartments, such as G01, have been redesigned to include a kitchen separate to the living room.
- 3.17 The increase in setback from the rear northern boundary has resulted in the loss of three bedrooms overall to improve the interior of Apartments G08, 1.08, 2.06.

- 3.18 A further change is one less dwelling in the building as Apartment 208 (two bedrooms) and Apartment 209 (one bedroom) have been consolidated into one three bedroom apartment with a new north-facing balcony. Previously Apartment 209 was particularly poor as it was provided no northern light source and relied on a narrow eastern balcony that was concerning to the objector to the east due to potential overlooking.

4. LEGISLATIVE REQUIREMENTS

- 4.1 Refer to Attachment 2 (Planning & Environment Act 1987, Manningham Planning Scheme, other relevant legislation policy).
- 4.2 A planning permit is required under Clause 32.07-5 (Residential Growth Zone, Schedule 2), to construct two or more dwellings on a lot, Clause 43.02-2 (Design and Development Overlay Schedule 8-1), to construct a building or construct or carry out works, and the creation and alterations to access to a road within Road Zone Category 1 pursuant to Clause 52.29 (Land Adjacent to a Road Zone Category 1) of the Manningham Planning Scheme.

5. REFERRALS

External

- 5.1 VicRoads is the relevant determining referral authority as the development requires planning permission under Clause 52.29 (Land Adjacent to Road Zone Category 1) for the construction of one new vehicle crossover to Doncaster Road, and alterations to remove the three existing crossovers to this road.
- 5.2 VicRoads responded on 22 May 2018, and does not object to the development subject to conditions (refer to the officer's recommendation in this report).

Internal

- 5.3 The application was referred to a number of service units within Council. The following table summarises the responses:

Service Unit	Comments
Engineering & Technical Services Unit – Drainage	<ul style="list-style-type: none"> No objection subject to conditions for the provision of onsite storm water detention and supporting plans.
Engineering & Technical Services Unit – Vehicle Crossing	<ul style="list-style-type: none"> No objection subject to removal and reinstatement of any redundant vehicle crossovers (as required by VicRoads).
Engineering & Technical Services Unit – Access and Driveway	<ul style="list-style-type: none"> No objection subject to modest widening of the vehicle crossover and driveway to provide a passing area at the entrance to the site in accordance with Scheme requirements, and the introduction of a small crest into the first 2m of the driveway to minimise overland flows entering the basement from the road reserve.

Service Unit	Comments
Engineering & Technical Services Unit – Traffic and Car Parking	<ul style="list-style-type: none"> No objection.
Engineering & Technical Services Unit – Construction Management	<ul style="list-style-type: none"> No objection subject to a requirement for the provision of a construction management plan.
Engineering & Technical Services Unit – Waste	<ul style="list-style-type: none"> No objection subject to conditions relating to private waste collection.
City Strategy Unit – Sustainability	<ul style="list-style-type: none"> No objection subject to additional information being provided, including BESS assessment.

6. CONSULTATION / NOTIFICATION

- 6.1 Notice of the application was given over a three week period, concluding on 10 October 2018, by sending letters to the owners and occupiers of adjoining and nearby properties and by displaying three large signs on the site frontage, in accordance with the requirements of the Act.
- 6.2 To date, one objection has been received from the following property:
- 781 Doncaster Road, Doncaster.
- 6.3 The main grounds of the objection can be summarised as follows:
- Off-site amenity impacts (loss of sunlight, loss of privacy through overlooking and overshadowing).
- 6.4 A response to the grounds of objection are included in the assessment section of this report.

7. ASSESSMENT

- 7.1 The proposal has been assessed against the relevant state and local planning policies, the zone and overlay and the relevant particular provisions and general provisions of the Scheme.
- 7.2 The following assessment is made under the headings:
- Planning Policy Frameworks;
 - Design and built form;
 - Traffic and Parking;
 - On-site and Off-site Amenity;
 - Objector concerns;

Planning Policy Frameworks

- 7.3 Key objectives of the PPF and LPPF emphasises the need for a mix of development that are well designed with a focus on high density residential development in established activity centres, along main roads and on strategic redevelopment sites.

- 7.4 The subject land is located near the periphery of the Activity Centre Zone Schedule 1 being within 250 metres east of the Doncaster Hill Precinct, and is within the Residential Growth Zone Schedule 2 and the Design and Development Overlay Schedule 8-1 (DDO8).
- 7.5 Under Clause 21.05 Residential, the site falls within Precinct 2 - areas adjoining main roads and activity centres where a substantial level of change is anticipated. The Design and Development Overlay Schedule 8 (DDO8) itself provides design objectives, which direct the built form outcomes and drive the 'future character' intended, with regard to building height and setbacks, form, car parking, landscaping and fencing.
- 7.6 The construction of a four storey apartment building comprising of 38 dwellings (or 37 as per the amended discussion plans) with basement car parking over three lots, located along a main road near a Principal Activity Centre would be consistent with policy objectives for urban consolidation and substantial change at both State and Local level.
- 7.7 Local planning policy at Clause 22.12 (Environmentally Sustainable Development) of the Scheme seeks to encourage consideration of sustainable design principles with regard to energy performance, water resources, indoor environment quality, storm water management, transport and urban ecology.
- 7.8 One measure indicated in the policy is for a Built Environment Sustainability Scorecard (BESS) Assessment with an overall score of at least 50% (Best Practice) and minimum scores in Energy (50%), Water (50%), IEQ (50%) and Stormwater (100%) categories in BESS. The proposed development achieves an overall BESS Score of 61%, with scores in each category exceeding the minimum scores.

Design and Built Form

- 7.9 The consideration of these issues at a micro level are driven through consideration of policy objectives at Clause 43.02 – Schedule 8 of the Design and Development Overlay as follows:

Clause 43.02 Schedule 8 to the Design and Development Overlay

Design Element	Level of Compliance
<u>Building Height and Setbacks</u>	Not Fully Met: addressed in discussion plans <ul style="list-style-type: none"> • Building height is more than 11 m (13.45 m). • A 6.0m front setback is achieved. • A 4.0 rear setback is not fully achieved.
<u>Form</u>	Met <ul style="list-style-type: none"> • Site coverage is below 60%. • Upper levels well are articulated and there are no buildings on boundaries.
<u>Car Parking and Access</u>	Met <ul style="list-style-type: none"> • One crossover per frontage proposed. • Basement garage is proposed.

<u>Landscaping</u>	<p>Met: subject to conditions</p> <ul style="list-style-type: none"> • At least three canopy trees are proposed in the street frontage. Conditions are required for large canopy tree planting. • There is opportunity for screen planting along the side and rear boundaries as shown in the landscape plan.
<u>Fencing</u>	<p>Met</p> <ul style="list-style-type: none"> • A 1.7 m high front fence of steel pickets/fins is proposed. • The fence would be setback 1 metre from the front boundary. • The fence would be at least 50% transparent.

7.10 The objectives of the DDO8 indicates support for three storey apartment buildings where the minimum land size of 1800 m² can be achieved. The proposed development is four storeys and would exceed the preferred building height of 11m. A fourth storey is supported in this context as:

- The site is within the Residential Growth Zone Schedule 2 which has a maximum building height of 13.5m;
- The fourth storey is limited to a recessive element comprising three dwellings (Apartments 3.01, 3.02 and 3.03);
- The fourth storey is setback at least 9.7m from Doncaster Road behind balconies;
- The fourth storey is also well recessed on the eastern, northern and western elevations;
- The fourth storey occupies less than 75% of the floor area of the lower levels; and
- Existing four storey apartments are within close proximity of the site.

7.11 The rear setback of the basement levels would be at least 4m from the rear boundary, which accords with requirements for a 4m rear setback to provide space for landscaping and appropriate transition of built form to development at the rear of the site. Parts of the development, two protruding sections at ground, first and second floor levels encroach within this desired setback at 3m. This limits landscaping and transition in scale to the low rise built form north of the site (single to double storeys in Zander Court). Discussion plans prepared by CHT Architects, received on 26 October 2018 would address this concern by increasing the rear setbacks to at least 4m at ground, first and second floor levels.

7.12 The proposal generally meets the side and rear setback requirements, except for part of the second and third floor levels which fall short of the required setback by up to 1.33m. Discussion plans prepared by CHT Architects, received on 26 October 2018 addresses this concern by increasing the east and west setbacks and slightly reducing the height of walls by removing part of balconies and balustrading at second and third floor levels.

7.13 The changes increase space for landscaping opportunities on the site, but require permit conditions for large canopy tree plantings in the frontage to respond to the objectives of the Design and Development Overlay Schedule 8 and Standard B38 of Clause 55.07-4 (Deep Soil Areas and Canopy Trees Objective).

- 7.14 The contemporary design and finishes of the development, with a flat roof form and use of patterned pre-cast concrete and metal cladding finishes is generally supported in the objectives of the Design and Development Overlay Schedule 8. The staggered setbacks and balconies in the street elevation provide visual interest and diminish the sense of scale through the variation of the depth of walls, this is also somewhat achieved by the recessed balconies on the rear elevation as well at ground, first and second floor levels. The variation in the use of the off-white pre-cast concrete finishes and metal cladding also break up the sense of scale, with metal cladding on the third floor level differentiated from the other floor levels, and by wrapping the metal cladding around the first floor level to the side and rear elevations.
- 7.15 Permit conditions will require the 2.2m high roof top screening feature to be reduced in height so that this does not excessively protrude above the structures it screens, and to remove the 1.7m high screen to the south facing balcony of Apartment 3.03 which faces the street, as this apartment has north facing balcony for secluded private open space purposes.

On-site and Off-site Amenity

- 7.16 On-site and off-site amenity impacts have been assessed in accordance with Clause 55 (Construction of two or more dwellings on a lot) of the Manningham Planning Scheme, this also includes specific assessment against Clause 55.07 (Apartment Developments) which assesses internal amenity of apartment buildings up to four storeys high.

Clause 55 – Two or more dwellings on a lot

- 7.17 The following assessment under the provisions of Clause 55 is provided-

OBJECTIVE	OBJECTIVE MET/NOT MET
Clause 55.02 Neighbourhood Character and Infrastructure	
<p>55.02-1 – Neighbourhood Character</p> <ul style="list-style-type: none"> • To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. • To ensure that development responds to the features of the site and the surrounding area. 	<p>Met –</p> <p>There are several examples of townhouses and apartments on Doncaster Road within the immediate streetscape.</p> <p>Generally meets preferred neighbourhood character objectives in DDO8-1, subject to increasing the northern setback to provide a more sympathetic transition to the rear of the development down to the single storey dwelling north of the subject land. The additional space provided would increase landscaping opportunities to soften this edge of the development.</p>
<p>55.02-2 – Residential Policy</p>	<p>Met –</p> <p>The development responds to State and Local planning policy objectives.</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
<p>55.02-3 – Dwelling Diversity</p> <ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in developments of 10+ dwellings. 	<p>Met –</p> <p>38 dwellings are proposed with a mix of dwelling sizes, and including dwellings at ground level.</p> <ul style="list-style-type: none"> 2 dwellings: 1 beds 30 dwellings: 2 beds 6 dwellings: 3 beds <p>The amended discussion plans reduce the yield by 1 apartment, retaining an appropriate mix.</p>
<p>55.02-4 – Infrastructure</p> <ul style="list-style-type: none"> To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure. 	<p>Met –</p> <p>The site has access to all services. The applicant will be required to provide an on-site stormwater detention system to alleviate pressure on the drainage system.</p> <p>There are no service supply issues in the subject neighbourhood.</p>
<p>55.02-5 – Integration With Street</p> <ul style="list-style-type: none"> To integrate the layout of development with the street. 	<p>Met –</p> <p>The building is oriented to Doncaster Road and 50% transparent front fencing is proposed.</p>
<p>Clause 55.03 Site Layout and Building Massing</p>	
<p>55.03-1 – Street Setback</p> <ul style="list-style-type: none"> To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site. The Design and Development Overlay Schedule 8 states that the minimum front setback is 6 metres. 	<p>Met –</p> <ul style="list-style-type: none"> Required front setback: 6 m (DDO8-1) Proposed front setback: 6 m
<p>55.03-2 – Building Height</p> <ul style="list-style-type: none"> To ensure that the height of buildings respects the existing or preferred neighbourhood character. Schedule 2 of the Residential Growth Zone indicates that the preferred maximum building height is 13.5 metres. 	<p>Met –</p> <p>The maximum building height is 13.45m above natural ground level.</p>
<p>55.03-3 – Site Coverage</p> <ul style="list-style-type: none"> To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. 	<p>Met –</p> <p>The proposed site coverage is less than 60%, (57%) which meets Standard B8.</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
<p>55.03-4 – Permeability</p> <ul style="list-style-type: none"> To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. 	<p>Met –</p> <p>At least 20% of the site is comprised of pervious surfaces (approx. 34%).</p>
<p>55.03-5 – Energy Efficiency</p> <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. 	<p>Met – subject to conditions to alter the internal layout in accordance with the discussion plans prepared by CHT Architects, received on 26 October 2018.</p> <p>Most of the dwellings have living areas opening out to secluded private open space with northern orientation.</p> <p>This includes alterations to increase access to natural light to living areas, such as Apartment G.10, and rearrangement of the internal layout including insertion of north facing living room windows to Apartments 2.03 & 2.09.</p>
<p>55.03-6 – Open Space</p> <ul style="list-style-type: none"> To integrate the layout of development with any public and communal open space provided in or adjacent to the development. 	<p>N/A –</p> <p>The site does not adjoin public open or provide communal open space.</p>
<p>55.03-7 – Safety</p> <ul style="list-style-type: none"> To ensure the layout of development provides for the safety and security of residents and property. 	<p>Met –</p> <p>The entry is visible from the street, and the proposed layout prevents use of the site as a public thoroughfare.</p>
<p>55.03-8 – Landscaping</p> <ul style="list-style-type: none"> To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. 	<p>Met –</p> <p>Landscape plan provided, including canopy trees and layers of understorey and groundcovers along the title boundaries and within each secluded private open space area at ground level, which would soften the interface with the public realm and adjoining dwellings.</p>
<p>55.03-9 – Access</p> <ul style="list-style-type: none"> To ensure the number and design of vehicle crossovers respects the neighbourhood character. 	<p>Met –</p> <p>The placement of a single crossover to each frontage is a satisfactory result.</p> <p>The width of the accessway would not exceed 19m (33% of 57.6 m) at a combined width of 6.88m.</p>
<p>55.03-10 – Parking Location</p> <ul style="list-style-type: none"> To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments. 	<p>Met –</p> <p>The basement garage has internal access via the stairs and a lift.</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
Clause 55.04 Amenity Impacts	
<p>55.04-1 – Side And Rear Setbacks</p> <ul style="list-style-type: none"> To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	<p>Met – subject to conditions to increase the eastern, western and northern setbacks of the building in accordance with discussion plans prepared by CHT Architects received on 26 October 2018.</p> <p>Western and eastern setbacks at second and third floor level, and the setback of the mansard walls from the northern boundary fall short of the required setback under Standard B17.</p> <p>The western side setback at second floor level would be 5 metres, this falls short of the Standard B17 up to 0.9m; at third floor level would be 6.56m and would fall short of the required setback by 1.33m.</p> <p>The eastern side setback at second floor level would generally not comply with the Standard, as the proposed setbacks would be 5m to 5.18m, which falls short of the required setbacks by up to 1.25 metres based on a wall height of between 10.4m and 10.7m.</p> <p>The discussion plans decrease the overall wall heights through the deletion of the balconies and balustrading to Apartment 3.03 and increase the eastern setback of the bedroom of Apartment 3.03 by one metre. The east facing balcony of Apartment 2.09 has been relocated to the north, which results in an increased setback and reduced wall heights which then comply with the setbacks of Standard B17.</p> <p>An additional western setback is introduced to the main living area of Apartment 3.01, as the dining room has been further setback from the boundary in the order of 1.2m. The alterations would result in compliance with the required setbacks at Standard B17.</p>
<p>55.04-2 – Walls On Boundaries</p> <ul style="list-style-type: none"> To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	<p>N/A –</p> <p>No walls on boundaries are proposed.</p>
<p>55.04-3 – Daylight To Existing Windows</p> <ul style="list-style-type: none"> To allow adequate daylight into existing habitable room windows. 	<p>Met - Windows in neighbouring dwellings are provided the necessary light court and setbacks from the development.</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
<p>55.04-4 – North Facing Windows</p> <ul style="list-style-type: none"> To allow adequate solar access to existing north-facing habitable room windows. 	<p>N/A -</p> <p>There are no 'north facing' habitable room window within 3 m of the subject land.</p>
<p>55.04-5 – Overshadowing Open Space</p> <ul style="list-style-type: none"> To ensure buildings do not significantly overshadow existing secluded private open space. 	<p>Met –</p> <p>Shadows cast at 9 am to 10 am on 22 September would be cast over the driveway and garage to No. 773 Doncaster Road, west of the site.</p> <p>From 11 am to 1 pm shadows would be cast within the subject site. Shadows cast at 2 pm and 3 pm would be cast over the driveway and frontage of No. 781 Doncaster Road, east of the site.</p> <p>The proposed development would not overshadow secluded private open space areas of adjoining dwellings.</p>
<p>55.04-6 – Overlooking</p> <ul style="list-style-type: none"> To limit views into existing secluded private open space and habitable room windows. 	<p>Met – Subject to conditions to screen habitable room windows on the eastern elevation of Apartment 1.09.</p> <p>The screening measures utilised include 1.8m high timber paling fencing on the side and rear boundaries and 1.7m high perforated metal and mesh screens (25% transparent) to necessary balconies.</p> <p>Habitable room windows at ground, first, and second floor level on the northern elevation would include sill heights of 1.7m above finished floor level in compliance with Standard B22.</p> <p>Permit conditions are required to include a 400 mm high trellis to the side and rear boundary fencing as the ground floor terraces include finished floor levels in the order of 1 m above natural ground level at the northern and eastern boundaries.</p> <p>Permit conditions are required to ensure that the east facing bedroom windows at first floor level of Apartment 1.09 are screened to at least 1.7m high above finished floor level to address objector concerns as the bedroom window would have direct views opposite a living room window at No. 781 Doncaster Road. In addition, west facing bedroom windows of Apartment 1.03 also require screening.</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
55.04-7 – Internal Views <ul style="list-style-type: none"> To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. 	Met – Screened through dividing walls and 1.7m high screens.
55.04-8 – Noise Impacts <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise. 	Met – There are no unusual noise sources that may affect the dwellings.
Clause 55.05 Onsite Amenity and Facilities	
55.05-1 – Accessibility <ul style="list-style-type: none"> To encourage the consideration of the needs of people with limited mobility in the design of developments. 	Met – This objective is non-prescriptive and is interpreted as requiring general consideration of pedestrian access to dwellings in respect of persons who may otherwise not deal with steep slopes or excessive numbers of stairs without assistance. Standard B25 recommends that the ground floor dwelling entries be accessible or be capable of being made accessible to persons of limited mobility. In this case, it is noted that the main entry would include a shallow ramp entrance (1:40) and that a lift has been provided within the building.
55.05-2 – Dwelling Entry <ul style="list-style-type: none"> To provide each dwelling or residential building with its own sense of identity. 	Met – Dwellings are provided with a communal front entrance which provides a transitional space to the entry door. The entry is well defined and visible from the street.
55.05-3 – Daylight To New Windows <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. 	Met – All habitable room windows of the proposed dwellings face onto an outdoor space (clear to the sky) with minimum area of 3m ² and a minimum dimension of 1.0m, in accordance with Standard B27.
55.05-4 – Private Open Space <ul style="list-style-type: none"> To provide adequate private open space for the reasonable recreation and service needs of residents. 	Met – The proposed open space areas complies with Standard B28.
55.05-5 – Solar Access To Open Space <ul style="list-style-type: none"> To allow solar access into the secluded private open space of new dwellings and residential buildings. 	Met – The majority of dwellings would have north facing open space areas that would comply with Standard B29.

OBJECTIVE	OBJECTIVE MET/NOT MET
	Thirteen dwellings (out of 38) would have south facing open space which would be overshadowed by the proposed building, however these spaces provide landscaping opportunities within the frontage, and visual interest and active frontages to the street, and therefore are acceptable in this context.
55.05-6 – Storage <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling. 	Met – Each dwelling would have 6 m ³ storage area/cage within the basement.
Clause 55.06 Detailed Design	
55.06-1 – Design Detail <ul style="list-style-type: none"> To encourage design detail that respects the existing or preferred neighbourhood character. 	Met – Subject to conditions to reduce the prominence of screens to Doncaster Road. The contemporary form and finishes (pre-cast concrete and Colorbond steel) utilised would meet policy objectives of the Design and Development Overlay Schedule 8, and is generally consistent with the finishes of apartment buildings in the immediate neighbourhood. However, 1.7m high internal screens to the sides of balconies facing Doncaster Road (e.g. Apartment 3.03) should be removed, and excessive roof top screening (2.2 m high) should be minimise visibility from the road as much as possible to improve streetscape presentation.
55.06-2 – Front Fence <ul style="list-style-type: none"> To encourage front fence design that respects the existing or preferred neighbourhood character. 	Met A 1.7m high steel fin front fence is proposed, this would be at least 50% transparent, and is less than the required height of 1.8m along main roads.
55.06-3 – Common Property <ul style="list-style-type: none"> To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership. 	Met – Common Property is proposed within the basement, pedestrian entrances, foyers and communal areas.
55.06-4 – Site Services <ul style="list-style-type: none"> To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive. 	Met – Meters are provided in cabinets by the main entrance, perpendicular to the street.

OBJECTIVE	OBJECTIVE MET/NOT MET
Clause 55.07 Apartment Developments	
<p>55.07-1 – Energy efficiency</p> <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings and buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. To ensure dwellings achieve adequate thermal efficiency. 	<p>Met – subject to conditions to alter the internal layout of the building in accordance with discussion plans prepared by CHT Architects received on 26 October 2018.</p> <p>Cooling loads for north facing apartments would be less than 30MJ/M² per annum, however, the internal layouts of Apartments G.06, G.07, G.08, G.10, 1.02, 1.03, 1.06, 1.07, 1.08, 1.10, 2.03, 2.06, 2.07, 2.08 & 2.09 would not achieve expectations for reasonable access to natural light and internal amenity.</p> <p>These apartments either have non-habitable rooms to the north, or bedrooms north or east of main living areas which result in narrow window proportions to the main living areas.</p> <p>The changes to the internal layout depicted on the discussion plans received on 26 October 2018 would address these concerns by increasing access to natural light to main living areas of several apartments (e.g. Apts G.10, 1.06, 2.06) and through additional north facing windows to at least two apartments (e.g. Apts 2.03 & 2.08).</p>
<p>55.07-2 – Communal Open Space</p> <ul style="list-style-type: none"> To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development. Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser. 	<p>N/A –</p> <p>Less than 40 dwellings proposed and no communal open space is proposed.</p>
<p>55.07-3 – Solar Access to Communal Open Space</p> <ul style="list-style-type: none"> The communal outdoor open space should be located on the north side of a building, if appropriate. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June. 	<p>N/A –</p> <p>No communal open space is proposed.</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
<p>55.07-4 – Deep soil areas and canopy trees objective</p> <ul style="list-style-type: none"> • To promote climate responsive landscape design and water management in developments to support thermal comfort and reduce the urban heat island effect. • Standard B38 The landscape layout and design should: <ul style="list-style-type: none"> ▪ Be responsive to the site context ▪ Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration. ▪ Maximise deep soil areas for planting of canopy trees. ▪ Integrate planting and water management. • Developments should provide the deep soil areas and canopy trees specified in Table B5. <ul style="list-style-type: none"> ▪ Site area: 1501 - 2500 square metres ▪ Deep soil areas: 10% of site area (minimum dimension of 6 metres) ▪ Minimum tree provision: 1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil <p>If the development cannot provide the deep soil areas and canopy trees specified in Table B5, an equivalent canopy cover should be achieved by providing either:</p> <ul style="list-style-type: none"> ▪ Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements. ▪ Vegetated planters, green roofs or green facades 	<p>Met – Subject to conditions to plant large canopy trees in the frontage and to the rear of the building.</p> <p>The proposed development would provide adequate opportunities (at least 209 m²) for deep soil planting and landscaping, however, permit conditions are required to ensure that large canopy trees are provided in the frontage of the lot and to the rear of the building to meet objectives within the Design and Development Overlay Schedule 8, and to soften the presentation to existing dwellings adjoining the land.</p>
<p>55.07-5 Integrated water and stormwater management objectives</p> <ul style="list-style-type: none"> • To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. • To facilitate stormwater collection, utilisation and infiltration within the development. • To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site. • Standard B39 Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. • Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. 	<p>Met –Subject to drainage conditions.</p> <p>Permit conditions will require the development to provide an on-site stormwater detention system to alleviate pressure on the drainage system.</p> <p>A 30 000 L underground rainwater tank is proposed within the basement, according to the Sustainable Management Plan, will be connected to toilets for flushing and landscape irrigation.</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
<ul style="list-style-type: none"> • The stormwater management system should be: <ul style="list-style-type: none"> ▪ Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. ▪ Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. 	
<p>55.07-6 Noise Impacts objectives</p> <ul style="list-style-type: none"> • To contain noise sources in developments that may affect existing dwellings. • To protect residents from external and internal noise sources. • Standard B40 noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings. • The layout of new dwellings and buildings should minimise noise transmission within the site. • Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings. • New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources. • Buildings within a noise influence area specified in table B6 should be designed and constructed to achieve the following noise levels: <ul style="list-style-type: none"> ▪ not greater than 35db(a) for bedrooms, assessed as an laeq,8h from 10pm to 6am. ▪ not greater than 40db(a) for living areas, assessed laeq,16h from 6am to 10pm. • Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements. 	<p>Met –</p> <p>The living/dining rooms to Apartments 1.11 & 2.11 would be adjacent to the lift shaft, however the lift mechanism would be adjacent to the garbage chute and carpark exhaust which should reduce noise penetration into the dwellings.</p> <p>Permit conditions will require a Noise/Acoustic Report to demonstrate compliance with Standard B40</p>

OBJECTIVE	OBJECTIVE MET/NOT MET																					
<ul style="list-style-type: none"> Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed. 																						
<p>55.07-7 Accessibility Objective</p> <ul style="list-style-type: none"> To ensure the design of dwellings meets the needs of people with limited mobility. Standard B41 at least 50 per cent of dwellings should have: <ul style="list-style-type: none"> A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. A main bedroom with access to an adaptable bathroom. At least one adaptable bathroom that meets all of the requirements of either design A or design B specified in table B7. <p>Table B7 Bathroom design</p> <table border="1" data-bbox="288 1099 858 1675"> <thead> <tr> <th></th> <th>Design option A</th> <th>Design option B</th> </tr> </thead> <tbody> <tr> <td>Door opening</td> <td>A clear 850mm wide door opening.</td> <td>A clear 820mm wide door opening located opposite the shower.</td> </tr> <tr> <td>Door design</td> <td>Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards that is clear of the circulation area and has readily removable hinges. </td> <td>Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards and has readily removable hinges. </td> </tr> <tr> <td>Circulation area</td> <td>A clear circulation area that is: <ul style="list-style-type: none"> A minimum area of 1.2 metres by 1.2 metres. Located in front of the shower and the toilet. Clear of the toilet, basin and the door swing. The circulation area for the toilet and shower can overlap. </td> <td>A clear circulation area that is: <ul style="list-style-type: none"> A minimum width of 1 metre. The full length of the bathroom and a minimum length of 2.7 metres. Clear of the toilet and basin. The circulation area can include a shower area. </td> </tr> <tr> <td>Path to circulation area</td> <td>A clear path with a minimum width of 900mm from the door opening to the circulation area.</td> <td>Not applicable.</td> </tr> <tr> <td>Shower</td> <td>A hobless (step-free) shower.</td> <td>A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.</td> </tr> <tr> <td>Toilet</td> <td>A toilet located in the corner of the room.</td> <td>A toilet located closest to the door opening and clear of the circulation area.</td> </tr> </tbody> </table>		Design option A	Design option B	Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.	Door design	Either: <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	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Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.	<p>Met – subject to conditions to alter the internal layout of the building in accordance with discussion plans prepared by CHT Architects received on 26 October 2018.</p> <p>All apartments nominated to be assessed under the Standard (G.01, G.05, G.07, G.10, G.11, 1.01, 1.02, 1.05, 1.07, 1.10, 1.12, 2.01, 2.02, 2.03, 2.05, 2.06, 2.07, 2.08, 2.10, 3.01 & 3.03) do not comply with the requirements at Table B7 and therefore no apartments comply with Standard B41.</p> <p>The main issue is that toilets have not been located in the corner or closest to the door opening, meaning that there is no capability to install a hand rail to Australian Standards adjacent to the toilet.</p> <p>Other issues include potential circulation problems to access living rooms in Apartments 2.02, 2.03 and 2.08 due to the constrained layout where living/dining areas have not been provided with sufficient space.</p> <p>The discussion plans received on 26 October 2018 address these concerns through rearranging the internal layouts of most of the dwellings, and to the bathrooms of at least 50% of the dwellings (19). Toilets have been relocated to either be in the corner or close to the bathroom door in accordance with the requirements of Table B7 of Standard B41.</p>
	Design option A	Design option B																				
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<p>55.07-8 Building Entry And Circulation Objectives</p> <ul style="list-style-type: none"> To provide each dwelling and building with its own sense of identity. To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. 	<p>Met – Subject to conditions to incorporate two operable skylights to the third floor corridor in accordance with discussion plans prepared by CHT Architects received on 26 October 2018.</p> <p>The ground, first and second floor corridors have access to natural light or ventilation through glazed doors/windows east and west of each corridor.</p>																					

OBJECTIVE	OBJECTIVE MET/NOT MET												
<ul style="list-style-type: none"> • To ensure internal communal areas provide adequate access to daylight and natural ventilation. • Standard B42 entries to dwellings and buildings should: <ul style="list-style-type: none"> ▪ Be visible and easily identifiable. ▪ Provide shelter, a sense of personal address and a transitional space around the entry. ▪ The layout and design of buildings should: <ul style="list-style-type: none"> ▪ Clearly distinguish entrances to residential and non-residential areas. ▪ Provide windows to building entrances and lift areas. ▪ Provide visible, safe and attractive stairs from the entry level to encourage use by residents. ▪ Provide common areas and corridors that: <ul style="list-style-type: none"> <input type="checkbox"/> Include at least one source of natural light and natural ventilation. <input type="checkbox"/> Avoid obstruction from building services. <input type="checkbox"/> Maintain clear sight line 	<p>The corridor at third floor level would have no access to light and ventilation as three apartments surround the corridor.</p> <p>This would be addressed by the discussion plans received on 26 October 2018, which shows two operable skylights above the corridor.</p>												
<p>55.07-9 Private Open Space Above Ground Floor</p> <ul style="list-style-type: none"> • To provide adequate private open space for the reasonable recreation and service needs of residents. • Standard B43 a dwelling should have private open space consisting of: <ul style="list-style-type: none"> ▪ an area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or ▪ a balcony with an area and dimensions specified in table B8 and convenient access from a living room. ▪ If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres. <p>Table B8 Balcony size</p> <table border="1" data-bbox="284 1818 903 1971"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom dwelling</td> <td>8 square metres</td> <td>1.8 metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>8 square metres</td> <td>2 metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>12 square metres</td> <td>2.4 metres</td> </tr> </tbody> </table>	Dwelling type	Minimum area	Minimum dimension	Studio or 1 bedroom dwelling	8 square metres	1.8 metres	2 bedroom dwelling	8 square metres	2 metres	3 or more bedroom dwelling	12 square metres	2.4 metres	<p>Met –</p> <p>Each dwelling would be provided with gardens at ground level or balconies that comply with the requirements of Standard B43.</p> <p>A variation to the balcony sizes of Apartments 1.07 and 2.07 would be required under the proposed amendments depicted on the amended discussion plans received on 26 October 2018, however this would be in the order of 0.5 m², as the balconies would be 11.5 m² in size. This is considered to be a reasonable size for a three bedroom apartment, particularly given the extent of compliance in other apartments, some with more than twice the required area.</p>
Dwelling type	Minimum area	Minimum dimension											
Studio or 1 bedroom dwelling	8 square metres	1.8 metres											
2 bedroom dwelling	8 square metres	2 metres											
3 or more bedroom dwelling	12 square metres	2.4 metres											

OBJECTIVE	OBJECTIVE MET/NOT MET																		
<p>55.07-10 Storage</p> <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling. Standard B44 each dwelling should have convenient access to usable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in table B9. <p>Table B9 Storage</p> <table border="1" data-bbox="284 663 874 819"> <thead> <tr> <th>Dwelling type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table>	Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres	12 cubic metres	<p>Met – Subject to conditions.</p> <p>Nearly all of the apartments on the advertised plans would receive minimum internal storage areas in accordance with Standard B44.</p> <p>Apartment 2.05 would have insufficient internal storage space, falling short of the minimum 9 m³ (6.9 m³) for a two bedroom dwelling.</p> <p>However, it is not clear whether the majority of apartments comply with Standard B44 in the amended internal layouts shown on the discussion plans submitted on 26 October 2018.</p> <p>Permit conditions will require each apartment to provide internal storage space in accordance with the requirements of Standard B44 of Clause 55.07-10 of the Manningham Planning Scheme.</p>			
Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling																	
Studio	8 cubic metres	5 cubic metres																	
1 bedroom dwelling	10 cubic metres	6 cubic metres																	
2 bedroom dwelling	14 cubic metres	9 cubic metres																	
3 or more bedroom dwelling	18 cubic metres	12 cubic metres																	
<p>55.07-11 Waste and Recycling</p> <ul style="list-style-type: none"> To ensure dwellings are designed to encourage waste recycling. To ensure that waste and recycling facilities are accessible, adequate and attractive. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm. 	<p>Met –</p> <p>The building would be provided with a garbage chute and a recyclable garbage chute leading to the basement.</p> <p>Private waste collection would be provided within the basement, which includes a dedicated waste collection area fully enclosed from the parking and storage areas.</p>																		
<p>55.07-12 Functional Layout</p> <ul style="list-style-type: none"> To ensure dwellings provide functional areas that meet the needs of residents. Standard B46 bedrooms should: Meet the minimum internal room dimensions specified in table B10. Provide an area <u>in addition to</u> the minimum internal room dimensions to accommodate a wardrobe. <p>Table B10 Bedroom dimensions</p> <table border="1" data-bbox="284 1684 874 1778"> <thead> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B11.</p> <p>Table B11 Living area dimensions</p> <table border="1" data-bbox="284 1877 874 1966"> <thead> <tr> <th>Dwelling type</th> <th>Minimum width</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 sqm</td> </tr> </tbody> </table>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres	12 sqm	<p>Met – subject to conditions to alter the internal layout of the building in accordance with discussion plans prepared by CHT Architects received on 26 October 2018.</p> <p>All of the bedrooms shown on the advertised plans comply with the minimum dimensions and storage requirements of Standard B46.</p> <p>Apartments 1.01, 1.02, 1.05, 1.06, 1.08, 1.09, 1.12, 2.01, 2.02, 2.05, 2.08, 2.09, 2.10, 2.11, 2.12 do not comply with table B11 as the kitchen/dining area encroach into the living area.</p> <p>These concerns are addressed by the discussion plans received on 26 October 2018, as the rearrangement of the internal layout would provide sufficient space for kitchen and dining areas out of the circulation spaces to access living rooms, bedrooms and bathrooms.</p>
Bedroom type	Minimum width	Minimum depth																	
Main bedroom	3 metres	3.4 metres																	
All other bedrooms	3 metres	3 metres																	
Dwelling type	Minimum width	Minimum area																	
Studio and 1 bedroom dwelling	3.3 metres	10 sqm																	
2 or more bedroom dwelling	3.6 metres	12 sqm																	

OBJECTIVE	OBJECTIVE MET/NOT MET
	<p>The discussion plans require a minor variation to living area dimensions as the plans show living areas just under the required of 12m² (11.9 m²). This is supported due to the nature of the minor discrepancy and, as the internal layouts meet the objectives to provide for functional spaces.</p>
<p>55.07-13 Room Depth Objective</p> <ul style="list-style-type: none"> • To allow adequate daylight into single aspect habitable rooms. • Standard B47 single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. • The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: <ul style="list-style-type: none"> ▪ The room combines the living area, dining area and kitchen. ▪ The kitchen is located furthest from the window. ▪ The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. ▪ This excludes where services are provided above the kitchen. ▪ The room depth should be measured from the external surface of the habitable room window to the rear wall of the room. 	<p>Met – subject to conditions to alter the internal layout of the building to reorient habitable rooms towards the north, and to provide additional windows in accordance with discussion plans prepared by CHT Architects received on 26 October 2018.</p> <p>Apartments G.10, 1.02, 1.03, 1.06, 1.07, 1.08, 1.10, 2.02, 2.06, 2.07, 2.08, 2.09 & 2.10 do not comply and would not receive adequate access to natural light.</p> <p>The discussion plans received on 26 October 2018 address these concerns by rearranging several of the internal floor plans to ensure that main living areas comply with the Standard B47, and by introducing new north facing windows and balconies.</p>
<p>55.07-14 Windows objective</p> <ul style="list-style-type: none"> • To allow adequate daylight into new habitable room windows. • Standard B48 habitable rooms should have a window in an external wall of the building. • A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. • The secondary area should be: <ul style="list-style-type: none"> ▪ A minimum width of 1.2 metres. ▪ A maximum depth of 1.5 times the width, measured from the external surface of the window. 	<p>Met - subject to conditions to alter the internal layout of the building to reorient habitable rooms towards the north, and to provide additional windows in accordance with discussion plans prepared by CHT Architects received on 26 October 2018.</p> <p>The original advertised plans included kitchens and dining rooms that would not receive unobstructed access to natural light, for example Apartments G.10, 1.02, 1.03, 1.06, 1.07, 1.08, 1.10, 2.02, 2.06, 2.07, 2.08, 2.09 & 2.10.</p> <p>The rearrangement of the internal layouts address these concerns, for example relocating kitchens in Apartments G.07 and 1.07 to be off the main living area, and by introducing new north facing living room windows such as Apartment 2.03.</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
<p>55.07-15 Natural Ventilation Objectives</p> <ul style="list-style-type: none"> • To encourage natural ventilation of dwellings. • To allow occupants to effectively manage natural ventilation of dwellings. • Standard B49 the design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate. • At least 40 per cent of dwellings should provide effective cross ventilation that has: <ul style="list-style-type: none"> ▪ A maximum breeze path through the dwelling of 18 metres. ▪ A minimum breeze path through the dwelling of 5 metres. ▪ Ventilation openings with approximately the same area. • The breeze path is measured between the ventilation openings on different orientations of the dwelling. 	<p>Met –</p> <p>Natural breeze paths would be provided in accordance with Standard B49.</p>

- 7.18 The table above highlights limited aspects of non-compliance with regard to the externality of the building, including Clause 55.04-1 (Side and Rear Setbacks) and Clause 55.04-6 (Overlooking).
- 7.19 Permit conditions will be required to address overlooking issues, including addition of a 400 mm high trellis to the 1.8 m high boundary fences, and screening of the bedroom window of Apartment 1.09 up to 1.7m above finished floor level in accordance with Standard B22 of Clause 55.04-6 (Overlooking) of the Manningham Planning Scheme.
- 7.20 The discussion plans prepared by CHT Architects, received on 26 October 2018, address the concerns relating to setback. The amended development is compliant with Standard B17 of Clause 55.04-1 (Side and Rear Setbacks) through the removal of a balcony and some subtle changes to rebates and wall treatments along the side boundaries. A new condition will address the overlooking concern.
- 7.21 The on-site amenity issues are more significant and extensive, effecting many of the apartments. They include poor daylight and sunlight access through lack of north facing habitable room windows and obstructed access to light to kitchens and living areas through excessive room depths. Other areas of concern related to the useability and accessibility of apartments posed by the internal layout, resulting in constrained, impractical spaces with dining areas obstructing circulation paths or occupying part of the living rooms, kitchens with within corridors and living rooms (e.g. Apartments G.01, G.02) and bathrooms that cannot be adapted for mobility impaired persons (toilets inaccessible). The internal layout would not meet the objectives and standards of Clause 55.07-7 (Accessibility), and Clause 55.07-12 (Functional Layout).

- 7.22 The discussion plans, prepared by CHT Architects, received on 26 October 2018 include significant changes to the internal layouts of several apartments to address concerns with access to natural light, room depth, accessibility and functional layout, including deletion of one dwelling through consolidation of Apartments 2.08 & 2.09 into one, three bedroom dwelling.
- 7.23 Permit conditions will require the changes outlined in the discussion plans to be implemented as the changes to the internal layout would result in general compliance with the objectives and standards of Clause 55.07 (Apartment Developments), a variation of 0.1 m² to the living areas under Standard B46 of Clause 55.07-12 (Functional Layout) is supported on the basis that the living areas would provide functional living space to residents.

Car parking and traffic

- 7.24 Prior to a new use commencing or a new building being occupied, Clause 52.06-2 requires that the number of car parking spaces outlined at Clause 52.06-6 to be provided on the land or as approved under Clause 52.06-5 to the satisfaction of the Responsible Authority.
- 7.25 This clause requires resident car parking to be provided at a rate of 1 space for each dwelling with one or two bedrooms, and 2 spaces for each dwelling with three or more bedrooms. The statutory rate requires the proposal (both the decision plans and the amended discussion plans) provide 44 resident car spaces. A total of 44 spaces are allocated to residents.
- 7.26 Amendment VC148 was introduced into the Scheme (31 July 2018) making changes to the car parking requirements of Clause 52.06. As a result of this amendment, any land within 400 metres of the Principal Public Transport Network Area as shown on the Principal Public Transport Network Area Maps (referred to in Column B of Table 1) does not require visitor car parking to be provided on site. As there are no transitional provisions associated with Amendment VC148, the current Scheme provisions are immediately applicable to this application.
- 7.27 With the site being directly serviced by bus routes under the PPTN, no visitor parking is required to be provided on site. Despite this, the proposal dedicates 8 spaces to visitor parking. Had the superseded rate of 1 visitor space per 5 dwellings be applied, 8 visitor spaces would have been required for the proposal.
- 7.28 An assessment against the car parking design standards in Clause 52.06-9 of the

Clause 52.06 – Car Parking Design Standard	Met/Not Met
1 - Accessways	Met, subject to conditions to provide a passing bay within the driveway entrance at least 6.1m wide x 7m long. The accessway servicing the basement car park meets the minimum width and height clearance requirements, and has been designed to allow all vehicles to exit in a forward direction onto Doncaster Road.
2 – Car Parking Spaces	Met Car parking space dimensions and aisle widths are provided in accordance with the requirements (2.7 metre car space widths and 6.1 metre aisle widths).

3 - Gradients	Met, subject to condition to provide a crest in the first two metres to minimise overland flows entering the basement from the road reserve.
4 – Mechanical Parking	Not applicable – No mechanical parking proposed.
5 – Urban Design	Met The basement entry will not dominant features in the street. The basement entrance and door would be well recessed from the street (16.2m) and from the front wall of the building by approximately 9m.
6 – Safety	Met The visibility splays at the exit are clear of obstructions. Further, pedestrian are provided safe areas within the basement and driveway and provided appropriate sightlines.
7 – Landscaping	Met The driveway does limit the ability to landscape the area in front to the building.

Land Adjacent to a Road Zone Category 1

- 7.29 A permit is required under Clause 52.29 of the Manningham Planning Scheme as the proposal involves alterations to access and the removal of the existing crossovers in Doncaster Road.
- 7.30 VicRoads as the relevant referral authority, are satisfied with the proposed access arrangements are satisfactory and have provided a conditional approval subject to standard conditions.

Objector issues / concerns

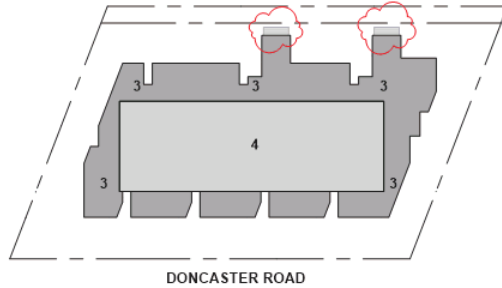
- 7.31 One objection has been received from the adjoining property at No. 781 Doncaster Road, Doncaster indicating concerns regarding overlooking and loss of privacy primarily of the living room window, loss of sunlight to windows and overshadowing of the backyard.
- 7.32 As indicated previously, the terrace to the ground floor Apartment G.09 is more than 800mm above natural ground level at the eastern boundaries and therefore additional screening on the boundary is required to ensure compliance with Standard B22 of Clause 55.04-6 (Overlooking). This can be addressed through addition of a 400 mm high trellis to the eastern boundary fence. Permit conditions will also require screening of the east facing bedroom window/s of Apartment 1.09 to at least 1.7m above finished floor level which appears to have direct views of an existing habitable room window of the objector's dwelling directly opposite.
- 7.33 The development is appropriately setback in accordance with the requirements of Clause 55.04-3 (Daylight to Existing Windows) of the Scheme. The setbacks of the building from the existing windows of No. 781 Doncaster Road would be almost double the required amount.

- 7.34 With regard to overshadowing of open space, the Manningham Planning Scheme at Clause 55.04-5 (Overshadowing Open Space) assesses the impact of shadows on 22 September (Spring Equinox) over the secluded private open space areas of dwellings to ensure that backyards receive at least 5 hours of sunlight over 40 m² (at least 3m wide) from 9 am to 3 pm. This does not include shadows cast during other times of the year, and excludes driveways and open front yards.
- 7.35 The development only casts shadows at 2 pm and 3 pm over the driveway and frontage of No. 781 Doncaster Road, east of the site. No shadows would be cast over the north facing backyard on 22 September, thereby not adversely impacting the enjoyment of the back yard, compliant with the objectives and standards of the Scheme.

8. DECLARATION OF CONFLICT OF INTEREST

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

**PROPOSED RESIDENTIAL DEVELOPMENT
775 - 779 DONCASTER ROAD, DONCASTER**



PLANNING AND ENVIRONMENT ACT 1987
MANNINGHAM PLANNING SCHEME
ADVERTISED PLANS
Planning Application Number: P/18/00219
Date: 14 September 2018
Sheet 1 of 24
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DRAWING REGISTER	SCALE@A1	SCALE@A3	REVISION	
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TP03.04	BASEMENT 02	1:100	1:200	P2
TP03.05	BASEMENT 01	1:100	1:200	P2
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RESIDENTIAL DEVELOPMENT
775 - 779 DONCASTER ROAD, DONCASTER
WILMAN PTY LTD

Rev	Issue	Revised By	Issue Date
01	ISSUED FOR TENDERS		27/08/2018
02	REVISED FOR TENDERS		27/08/2018
03	REVISED FOR TENDERS		27/08/2018
04	REVISED FOR TENDERS		27/08/2018
05	REVISED FOR TENDERS		27/08/2018
06	REVISED FOR TENDERS		27/08/2018
07	REVISED FOR TENDERS		27/08/2018
08	REVISED FOR TENDERS		27/08/2018
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50	REVISED FOR TENDERS		27/08/2018

COVERSHEET/DRAWING REGISTER
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TOWN PLANNING
Sheet No: TP03.00 P3
Date: 27/08/2018

14089

APARTMENT SUMMARY

APARTMENT			
GROUND FLOOR			
APT G.01	2 BED & 2 BATH + STUDY	81 m ²	
APT G.02	2 BED & 2 BATH + STUDY	86 m ²	
APT G.03	2 BED & 1 BATH	78 m ²	
APT G.04	2 BED & 1 BATH	65 m ²	
APT G.05	2 BED & 2 BATH	71 m ²	
APT G.06	2 BED & 2 BATH + STUDY	74 m ²	
APT G.07	3 BED & 2 BATH	84 m ²	
APT G.08	2 BED & 2 BATH + STUDY	73 m ²	
APT G.09	2 BED & 2 BATH + STUDY	74 m ²	
APT G.10	2 BED & 2 BATH + STUDY	76 m ²	
APT G.11	2 BED & 2 BATH + STUDY	102 m ²	
FIRST FLOOR			
APT 1.01	2 BED & 2 BATH + STUDY	87 m ²	
APT 1.02	2 BED & 1 BATH + STUDY	77 m ²	
APT 1.03	2 BED & 1 BATH	76 m ²	
APT 1.04	2 BED & 1 BATH + STUDY	65 m ²	
APT 1.05	2 BED & 2 BATH + STUDY	71 m ²	
APT 1.06	2 BED & 2 BATH + STUDY	74 m ²	
APT 1.07	3 BED & 2 BATH	82 m ²	
APT 1.08	2 BED & 2 BATH + STUDY	74 m ²	
APT 1.09	2 BED & 2 BATH + STUDY	74 m ²	
APT 1.10	2 BED & 2 BATH + STUDY	91 m ²	
APT 1.11	2 BED & 1 BATH + STUDY	65 m ²	
APT 1.12	2 BED & 1 BATH + STUDY	75 m ²	
SECOND FLOOR			
APT 2.01	2 BED & 2 BATH + STUDY	81 m ²	
APT 2.02	2 BED & 2 BATH + STUDY	85 m ²	
APT 2.03	1 BED & 1 BATH + STUDY	51 m ²	
APT 2.04	2 BED & 1 BATH	65 m ²	
APT 2.05	2 BED & 2 BATH	71 m ²	
APT 2.06	2 BED & 1 BATH + STUDY	74 m ²	
APT 2.07	3 BED & 2 BATH	84 m ²	
APT 2.08	2 BED & 1 BATH + STUDY	74 m ²	
APT 2.09	1 BED & 1 BATH + STUDY	51 m ²	
APT 2.10	2 BED & 2 BATH + STUDY	83 m ²	
APT 2.11	2 BED & 2 BATH + STUDY	65 m ²	
APT 2.12	2 BED & 2 BATH + STUDY	75 m ²	
THIRD FLOOR			
APT 3.01	3 BED & 2 BATH + STUDY	161 m ²	
APT 3.02	3 BED & 2 BATH + STUDY	147 m ²	
APT 3.03	3 BED & 2 BATH + STUDY	137 m ²	
3073 m ²			

BALC/TERR			
GROUND FLOOR			
APT G.01	POS	39 m ²	
APT G.02	POS	103 m ²	
APT G.03	POS	83 m ²	
APT G.04	POS	75 m ²	
APT G.05	POS	75 m ²	
APT G.06	POS	33 m ²	
APT G.07	POS	102 m ²	
APT G.08	POS	32 m ²	
APT G.09	POS	156 m ²	
APT G.10	POS	54 m ²	
APT G.11	POS	69 m ²	
FIRST FLOOR			
APT 1.01	BALCONY	10 m ²	
APT 1.02	BALCONY	10 m ²	
APT 1.03	BALCONY	26 m ²	
APT 1.04	BALCONY	10 m ²	
APT 1.05	BALCONY	19 m ²	
APT 1.06	BALCONY	31 m ²	
APT 1.07	BALCONY	20 m ²	
APT 1.08	BALCONY	14 m ²	
APT 1.09	BALCONY	19 m ²	
SECOND FLOOR			
APT 2.01	BALCONY	10 m ²	
APT 2.02	BALCONY	23 m ²	
APT 2.03	BALCONY	26 m ²	
APT 2.04	BALCONY	10 m ²	
APT 2.05	BALCONY	10 m ²	
APT 2.06	BALCONY	14 m ²	
APT 2.07	BALCONY	18 m ²	
APT 2.08	BALCONY	14 m ²	
APT 2.09	BALCONY	23 m ²	
APT 2.10	BALCONY	22 m ²	
APT 2.11	BALCONY	10 m ²	
APT 2.12	BALCONY	10 m ²	
THIRD FLOOR			
APT 3.01	BALCONY	158 m ²	
APT 3.02	BALCONY	98 m ²	
APT 3.03	BALCONY	187 m ²	
1605 m ²			

APARTMENT MIX			
1 BED & 1 BATH + STUDY			2
2 BED & 1 BATH			4
2 BED & 1 BATH + STUDY			6
2 BED & 2 BATH			2
2 BED & 2 BATH + STUDY			18
3 BED & 2 BATH			3
3 BED & 2 BATH + STUDY			3
38			

INTERNAL STORAGE SCHEDULE			
Apartment	Volume		
G.01	14.34 m ³	G.03	6.21 m ³
G.02	11.15 m ³	G.04	10.67 m ³
G.03	10.42 m ³	G.05	6.93 m ³
G.04	10.67 m ³	G.06	11.14 m ³
G.05	6.67 m ³	G.07	13.87 m ³
G.06	11.16 m ³	G.08	11.16 m ³
G.07	13.87 m ³	G.09	9.01 m ³
G.08	11.16 m ³	G.10	10.80 m ³
G.09	9.01 m ³	G.11	15.32 m ³
G.10	10.80 m ³	L.01	13.98 m ³
G.11	15.32 m ³	L.02	12.21 m ³
L.01	13.98 m ³	L.03	10.42 m ³
L.02	12.21 m ³	L.04	10.67 m ³
L.03	10.42 m ³	L.05	9.67 m ³
L.04	10.67 m ³	L.06	11.16 m ³
L.05	9.67 m ³	L.07	13.87 m ³
L.06	11.16 m ³	L.08	11.16 m ³
L.07	13.87 m ³	L.09	9.01 m ³
L.08	11.16 m ³	L.10	15.06 m ³
L.09	9.01 m ³	L.11	9.70 m ³
L.10	15.06 m ³	L.12	9.52 m ³
L.11	9.70 m ³	T.01	14.34 m ³
L.12	9.52 m ³	T.02	3.54 m ³
T.01	14.34 m ³		
T.02	3.54 m ³		

PLANNING AND ENVIRONMENT ACT 1997
MANNINGHAM PLANNING SCHEME
ADVERTISED PLANS
Planning Application Number: PLN180210
Date: 14 September 2018
Sheet 2 of 24
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DEVELOPMENT SUMMARY

TOTAL SITE AREA:	2096m ²	
SITE COVERAGE:	1202m ²	57%
SITE PERMEABILITY:	722m ²	34%
APARTMENT MIX:	2 X 1 BED 30 X 2 BED 6 X 3 BED	
TOTAL NO. APARTMENT:	38	
TOTAL AREA:	RESIDENTIAL 3084m ² BALCONY/TERRACE 1249m ²	
TOTAL NO. OF CAR SPACES	44	
TOTAL NO. OF VISITORS' CAR SPACES	8	
TOTAL NO. OF BICYCLE SPACES	53	
TOTAL NO. OF VISITORS' BICYCLE SPACES	8	
TOTAL NO. AND PERCENTAGE OF HORIZONTAL BICYCLE SPACES	12 / 23%	
TOTAL NO. OF STORAGES	42	

COMPLIANCE ASSESSMENT AGAINST CLAUSE 55.07 OF PLANNING SCHEME

STANDARD B35	REFER TO THE ESD SUB-CONSULTANT REPORT.
STANDARD B36	N/A - LESS THAN 40 DWELLINGS ARE PROPOSED.
STANDARD B37	ALL COMMUNAL OPEN SPACES ARE NORTH FACING.
STANDARD B38	REFER TO LANDSCAPE DESIGN.
STANDARD B39	REFER TO THE ESD SUB-CONSULTANT REPORT.
STANDARD B40	NOISE SENSITIVE ROOMS HAVE BEEN LOCATED TO AVOID NOISE IMPACTS FROM MECHANICAL PLANTS, LIFTS, BUILDING SERVICES, NON-RESIDENTIAL USES, CAR PARKING, COMMUNAL AREAS AND OTHER DWELLINGS.
STANDARD B41	20 OUT OF 38 APARTMENTS (53%) ARE COMPLIANT, ALL NECESSARY DIMENSIONS ARE SHOWN ON PLANS.
STANDARD B42	DWELLING ENTRANCES ARE ADEQUATELY ENGINEERED FOR FIRE. MAIN BUILDING ENTRANCE HAS CLEAR GLAZING.
STANDARD B43	ALL CORRIDORS EXCEPT LEVEL 3 CORRIDOR HAVE OPERABLE WINDOWS OR DOORS. 7 APARTMENTS (G.03 TO G.09) ON GROUND FLOOR LEVEL ARE NOT COMPLIANT BUT HAVE DIRECT ACCESS TO COMMON OPEN SPACE.
STANDARD B44	ALL OTHER APARTMENTS COMPLY AND DIMENSIONS ARE SHOWN ON PLANS. INTERNAL STORAGE COMPLIANCE SHOWN IN THE SCHEDULE ABOVE, ADDITIONALLY EVERY APARTMENT HAS A STORAGE CAGE WITH MIN. 6m ³ VOLUME IN THE BASEMENT.
STANDARD B45	REFER TO THE WASTE MANAGEMENT SUB-CONSULTANT REPORT.
STANDARD B46	ALL BEDROOMS ARE COMPLIANT, ALL NECESSARY DIMENSIONS ARE SHOWN ON PLANS.
STANDARD B47	ALL ROOMS ARE COMPLIANT, ALL NECESSARY DIMENSIONS ARE SHOWN ON PLANS. ALL APARTMENTS TO HAVE 2.7M CEILING HEIGHT.
STANDARD B48	ALL HABITABLE ROOMS ARE COMPLIANT, ALL NECESSARY DIMENSIONS ARE SHOWN ON PLANS.
STANDARD B49	30 OUT OF 38 APARTMENTS (79%) ARE COMPLIANT, ALL NECESSARY DIMENSIONS ARE SHOWN ON PLANS.

STANDARD B41 COMPLIANCE SCHEDULE

GROUND FLOOR		SECOND FLOOR	
APT G.01	YES	APT 2.01	YES
APT G.02	YES	APT 2.02	NO
APT G.03	NO	APT 2.03	NO
APT G.04	NO	APT 2.04	NO
APT G.05	YES	APT 2.05	YES
APT G.06	NO	APT 2.06	YES
APT G.07	YES	APT 2.07	YES
APT G.08	NO	APT 2.08	YES
APT G.09	NO	APT 2.09	NO
APT G.10	YES	APT 2.10	YES
APT G.11	YES	APT 2.11	NO
FIRST FLOOR		APT 2.12	NO
APT 1.01	YES	THIRD FLOOR	
APT 1.02	YES	APT 3.01	YES
APT 1.03	NO	APT 3.02	YES
APT 1.04	NO	APT 3.03	NO
APT 1.05	YES		
APT 1.06	NO		
APT 1.07	YES		
APT 1.08	NO		
APT 1.09	NO		
APT 1.10	YES		
APT 1.11	NO		
APT 1.12	NO		
APT 1.12	YES		



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Architects
Interior Design
Urban Design

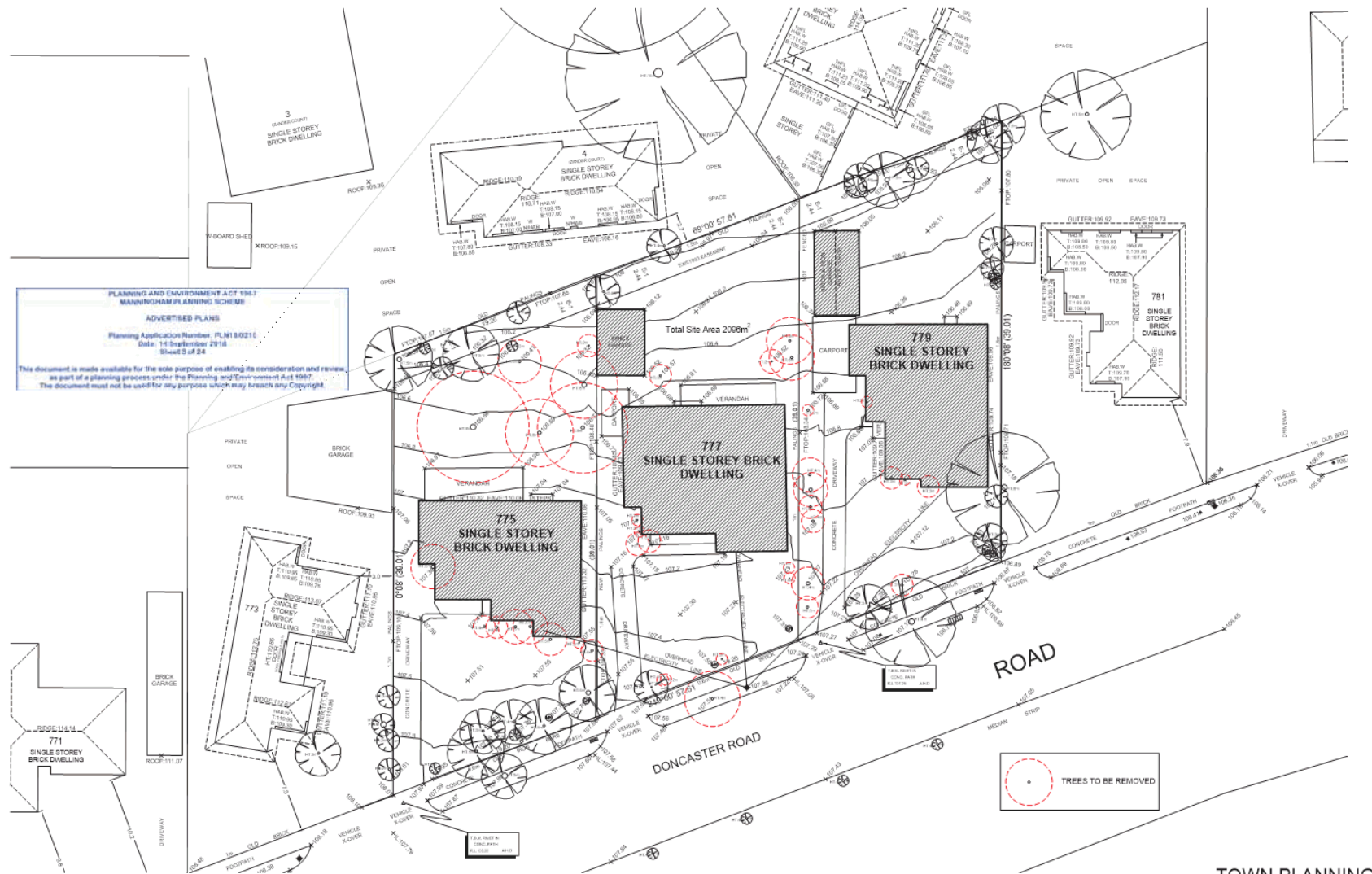
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RESIDENTIAL DEVELOPMENT
775 - 779 DONCASTER ROAD, DONCASTER
WILMAN PTY LTD

No.	Date	Issue
1	18/07/2018	Initial Design
2	18/07/2018	Final Design
3	18/07/2018	Final Design
4	18/07/2018	Final Design
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99	18/07/2018	Final Design
100	18/07/2018	Final Design

DEVELOPMENT SUMMARY
PRELIMINARY
NOT FOR CONSTRUCTION
TP03.01 P2
18/07/2018

14089



PLANNING AND ENVIRONMENT ACT 1987
 MANNINGHAM PLANNING SCHEME
 ADVERTISED PLANS
 Planning Application Number: PLN180210
 Date: 14 September 2018
 Sheet 3 of 24
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RESIDENTIAL DEVELOPMENT
 775-779 DONCASTER ROAD, DONCASTER
 WILMAN PTY LTD

No.	Date	Description
1	18/07/2018	PRELIMINARY PLAN
2	18/07/2018	EXISTING CONDITION/DEMOLITION PLAN
3	18/07/2018	ADVERTISED PLANS

EXISTING CONDITION/DEMOLITION PLAN
 PRELIMINARY
 NOT FOR CONSTRUCTION

TOWN PLANNING
 TP03.02 P2
 14089
 18/07/2018



STREETSCAPE ELEVATION SOUTH DONCASTER ROAD
Scale: 1:100

PLANNING AND ENVIRONMENT ACT 1987
MANNINGHAM PLANNING SCHEME
ADVERTISED PLANS
Planning Application Number: PLN18/0210
Date: 14 September 2018
Sheet 4 of 24

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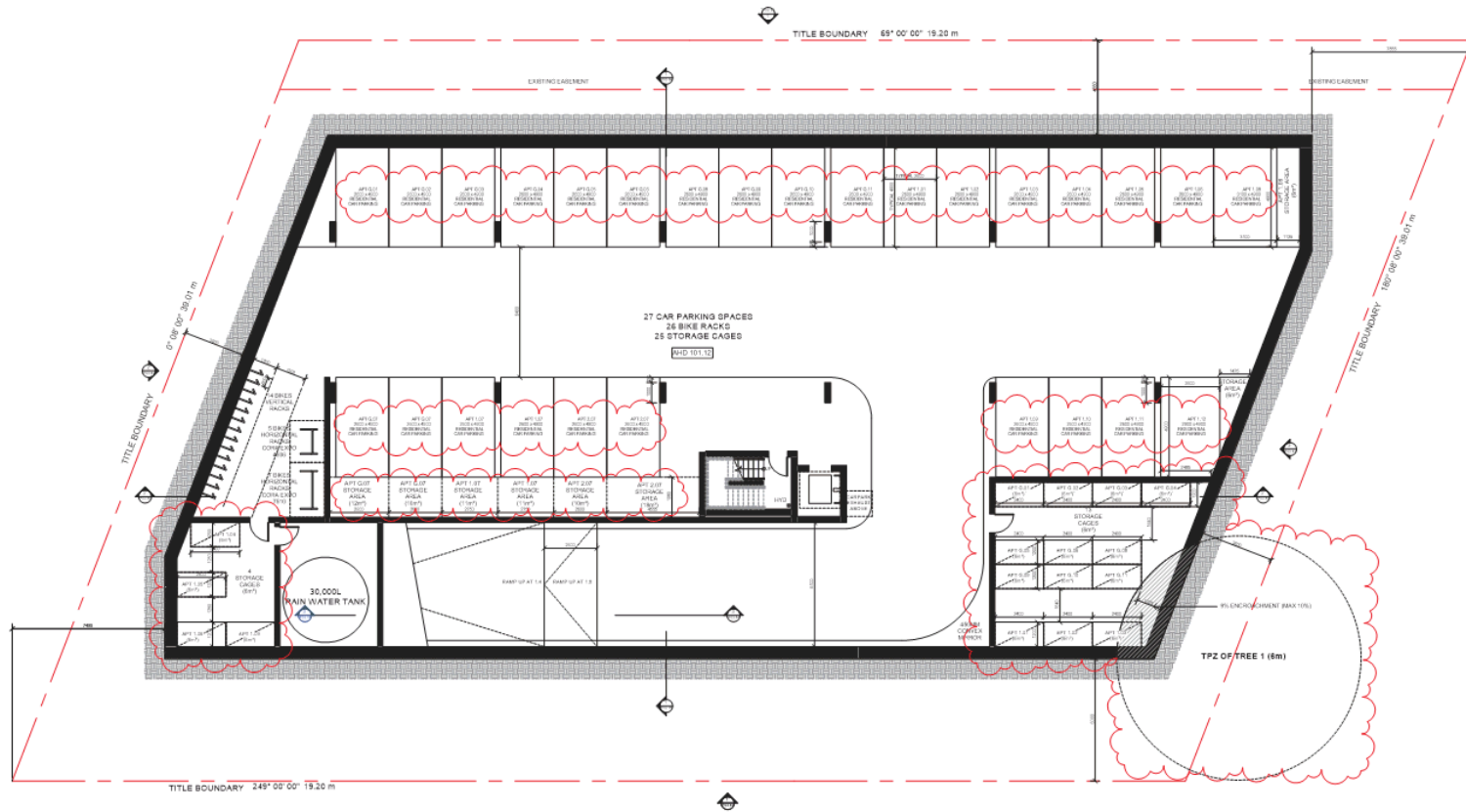
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775 - 779 DONCASTER ROAD, DONCASTER
WILMAN PTY LTD

REV	DATE	DESCRIPTION
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03	18/07/2018	REVISED
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29	18/07/2018	REVISED
30	18/07/2018	REVISED

TOWN PLANNING
STREETSCAPE ELEVATION
PRELIMINARY
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Sheet No: TP03.03 P2
Date: 18/07/2018

14089



PLANNING AND ENVIRONMENT ACT 1987
 MANNINGHAM PLANNING SCHEME
 ADVERTISED PLANS
 Planning Application Number: PLN18/0218
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 Sheet 5 of 24

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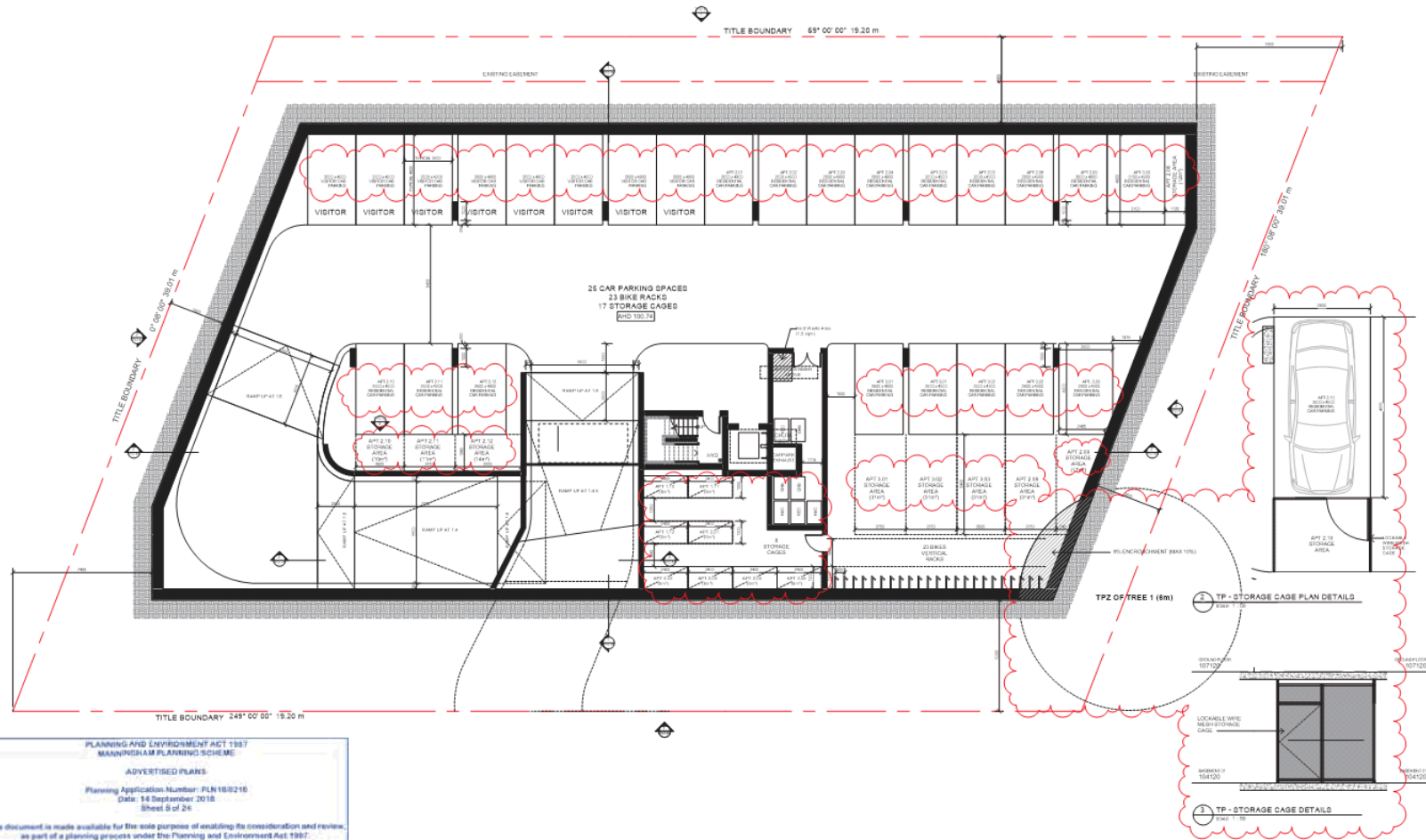
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TOWN PLANNING
 BASEMENT 02
 TP03.04 P2
 PRELIMINARY
 NOT FOR CONSTRUCTION
 18/07/2018





PLANNING AND ENVIRONMENT ACT 1987
 MANNINGHAM PLANNING SCHEME
 ADVERTISED PLANS
 Planning Application Number: PLN18/0218
 Date: 14 September 2018
 Sheet 5 of 24

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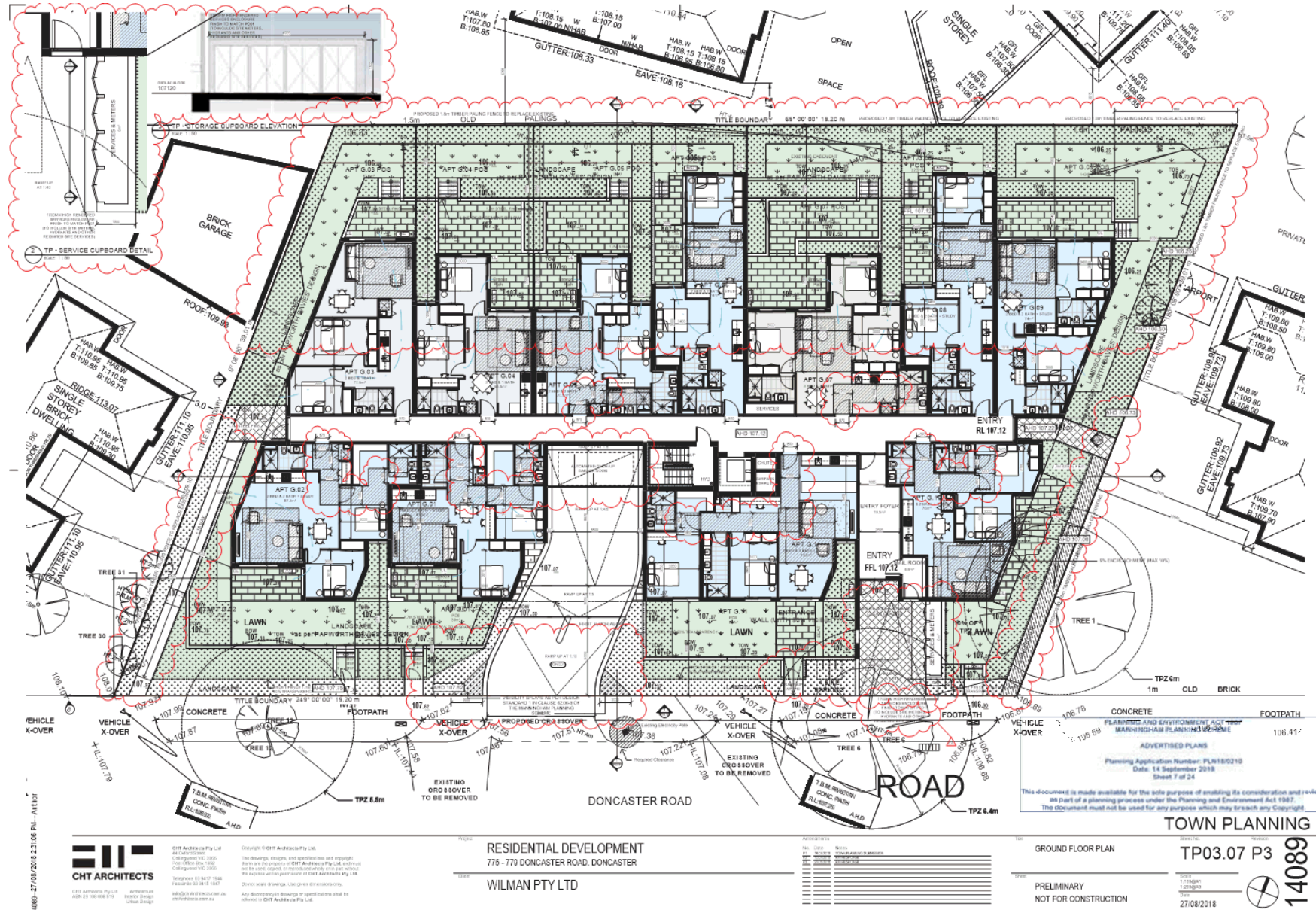
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 775 - 779 DONCASTER ROAD, DONCASTER
 Client: WILMAN PTY LTD

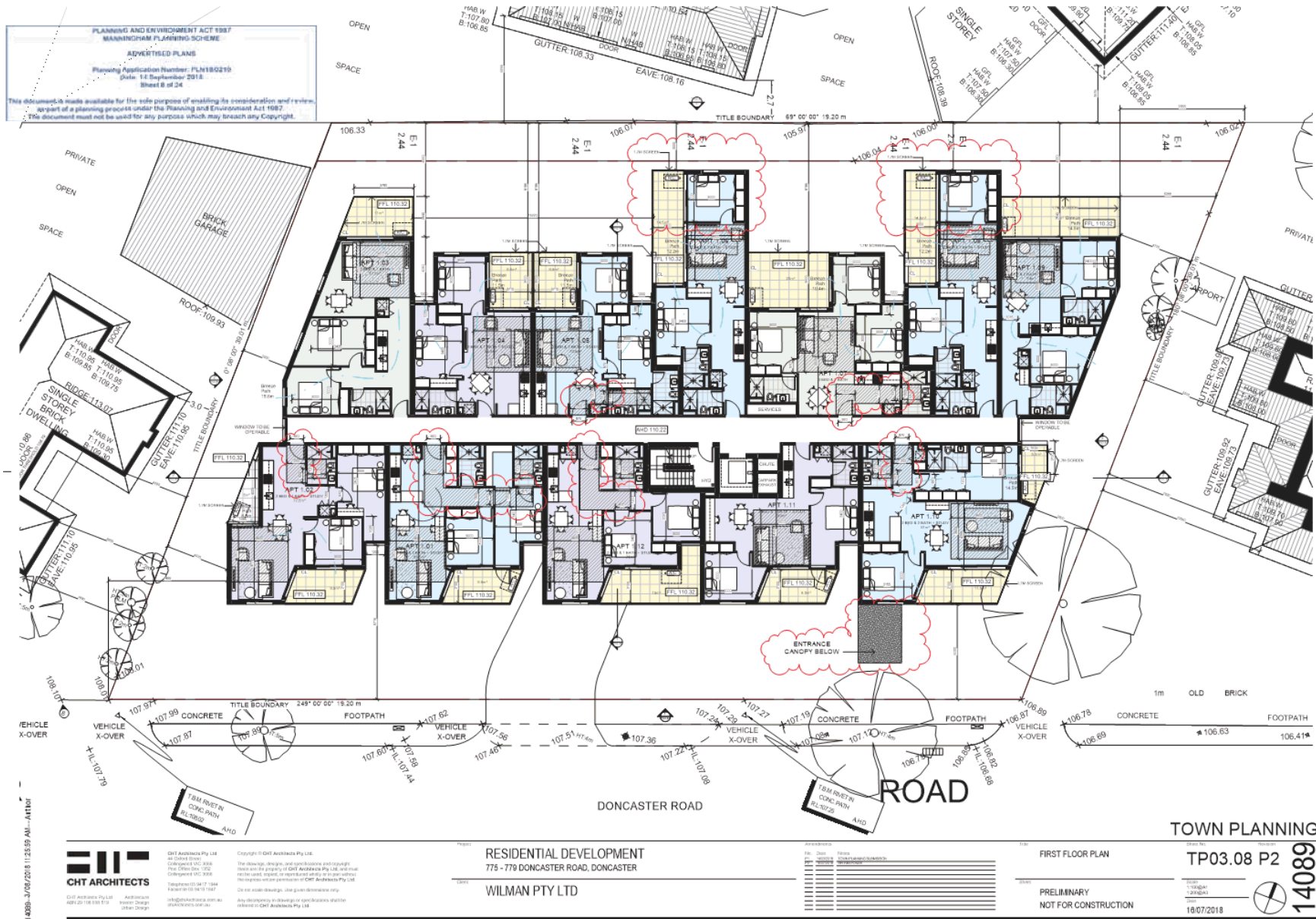
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02	18/07/2018	REVISED PERMIT

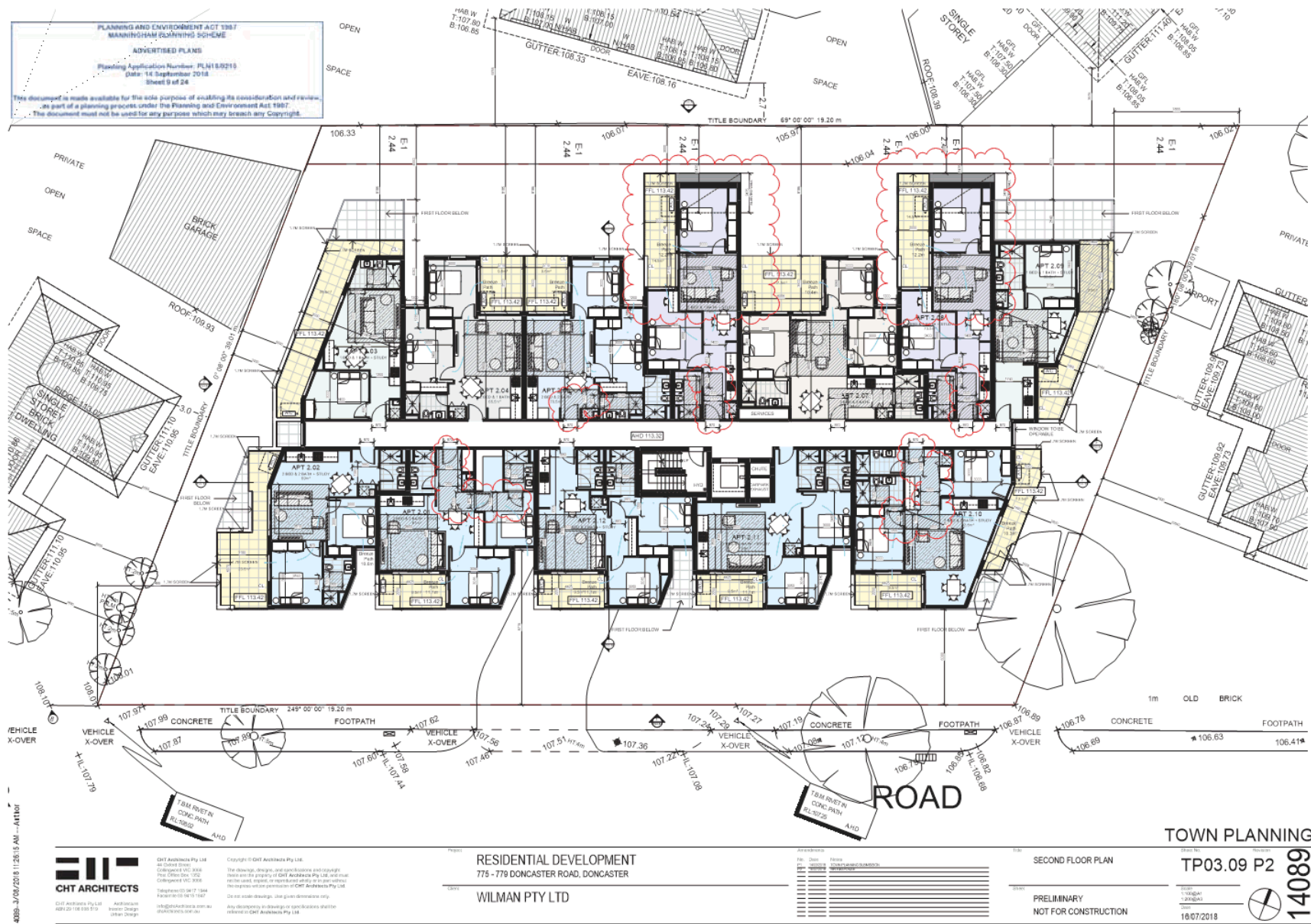
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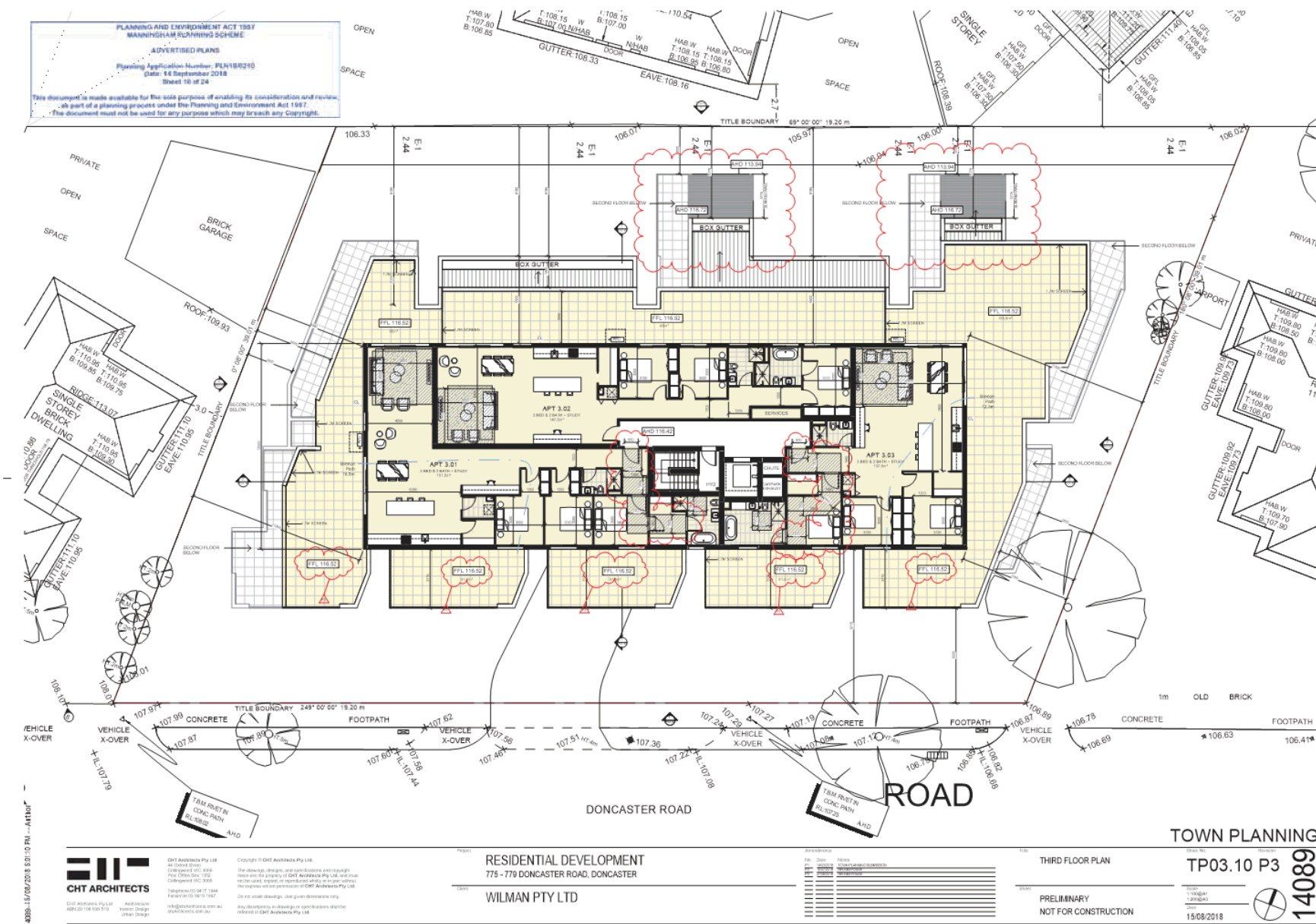
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 Sheet No: TP03.05 P2
 Date: 18/07/2018

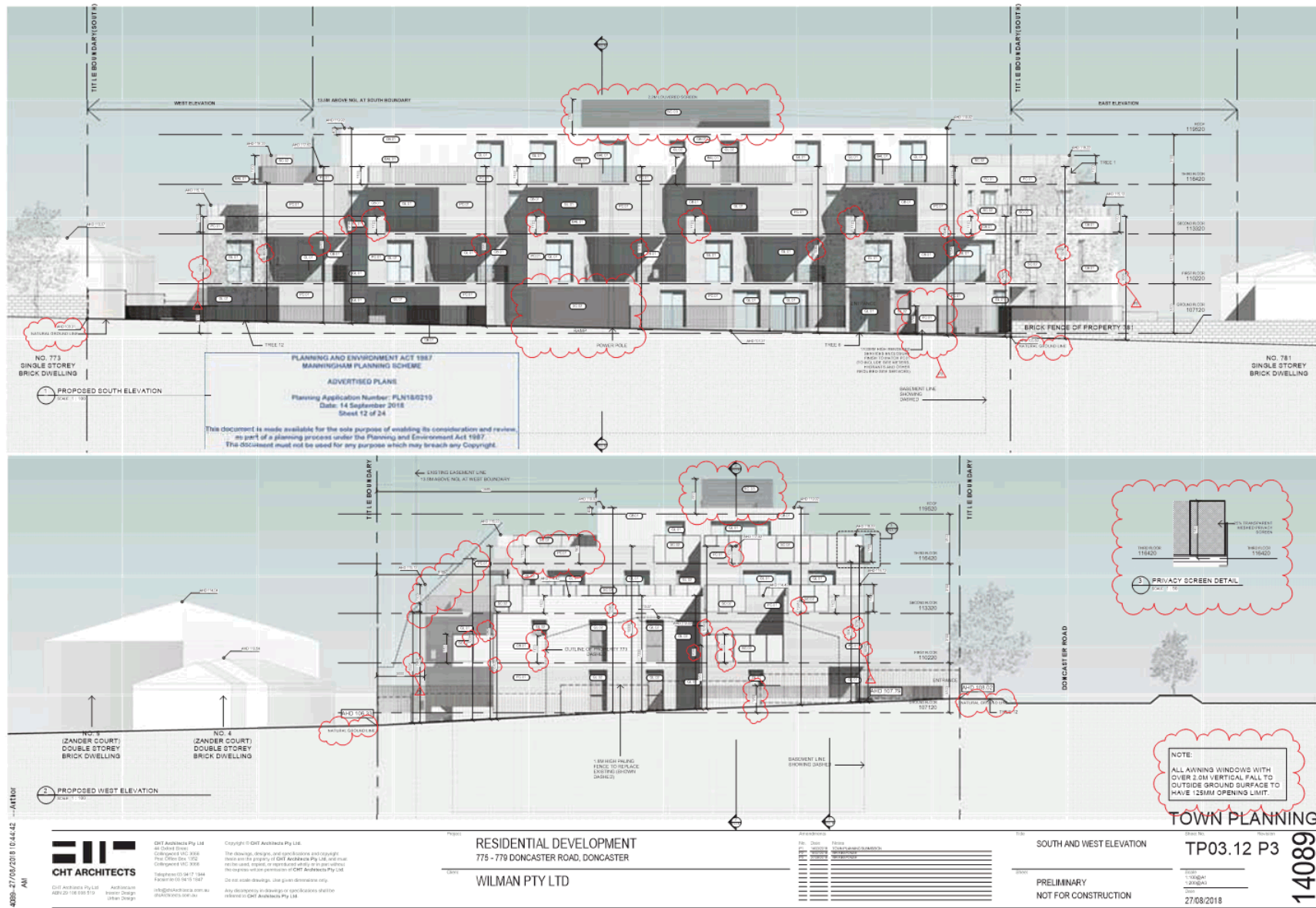
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 775-779 DONCASTER ROAD, DONCASTER
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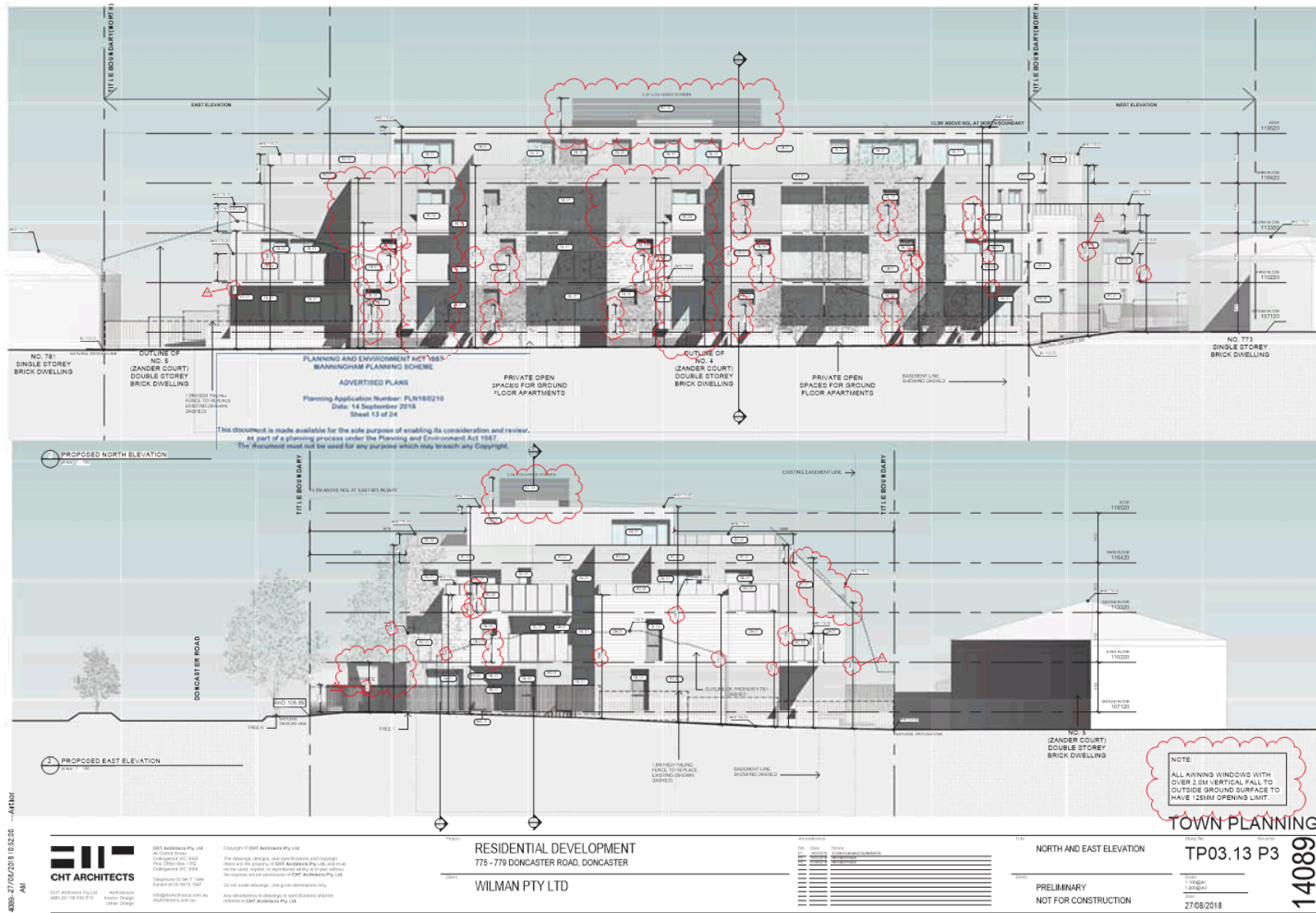
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3	27/08/2018	Revised drawings
4	27/08/2018	Revised drawings
5	27/08/2018	Revised drawings

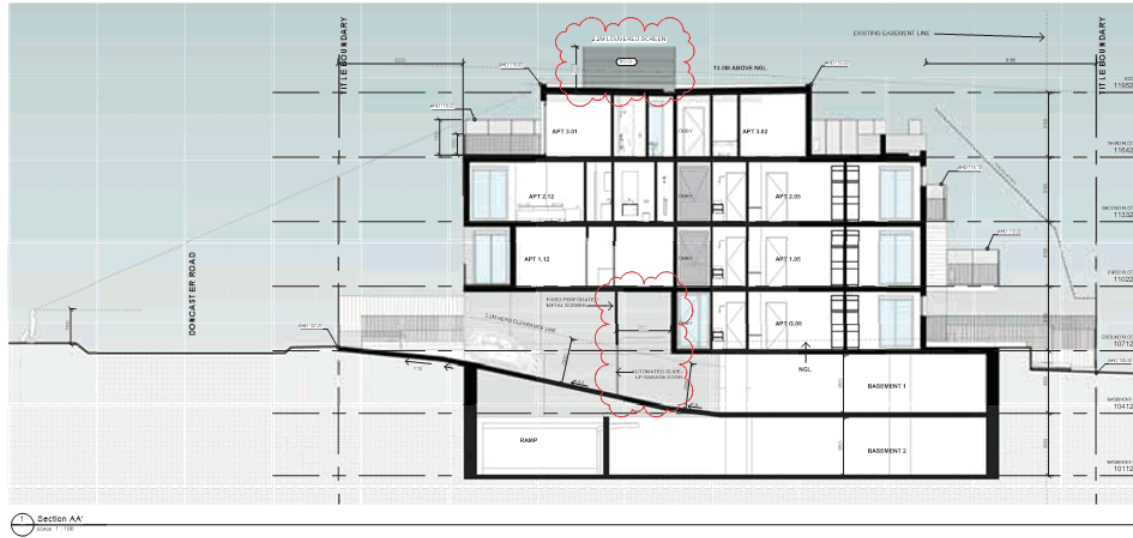
SOUTH AND WEST ELEVATION
 PRELIMINARY
 NOT FOR CONSTRUCTION

NOTE:
 ALL AWNING WINDOWS WITH
 OVER 2.0M VERTICAL FALL TO
 OUTSIDE GROUND SURFACE TO
 HAVE 125MM OPENING LIMIT.

TOWN PLANNING
 SOUTH AND WEST ELEVATION
 TP03.12 P3
 27/08/2018

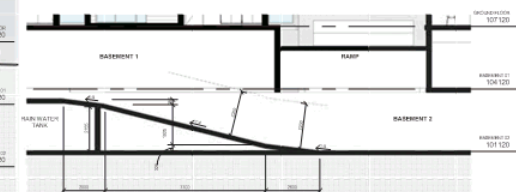
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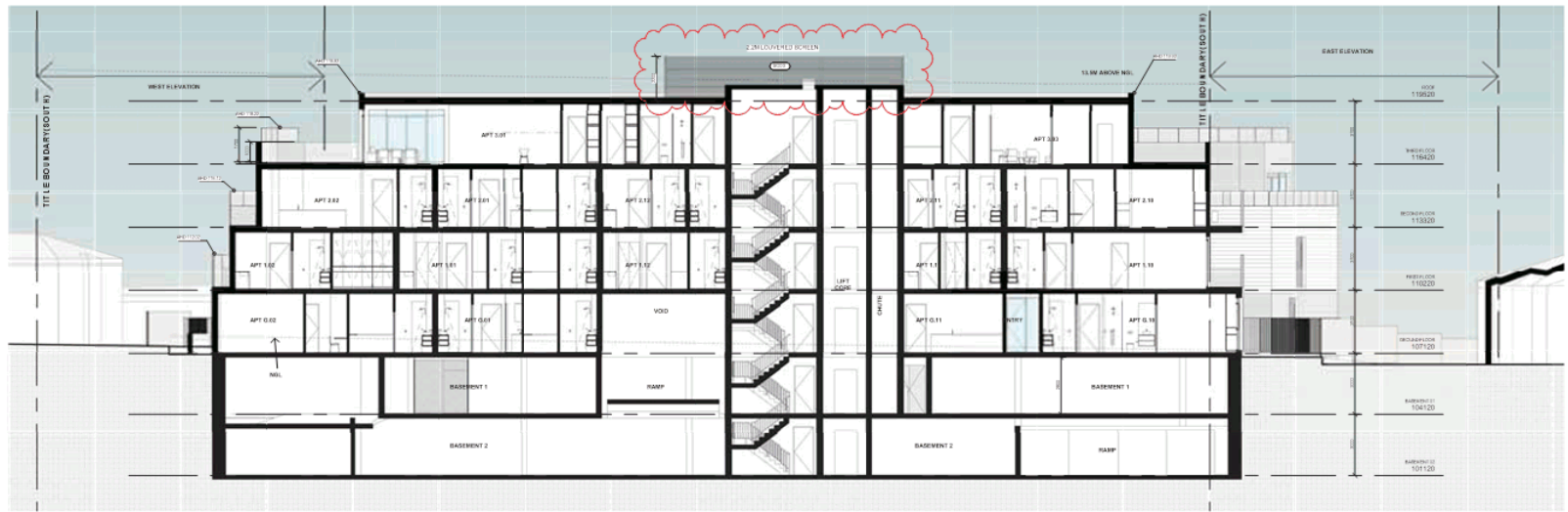


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PLANNING AND ENVIRONMENT ACT 1987
MANNINGHAM PLANNING SCHEME
ADVERTISED PLANS
Planning Application Number: PLN18/0219
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Section BB'
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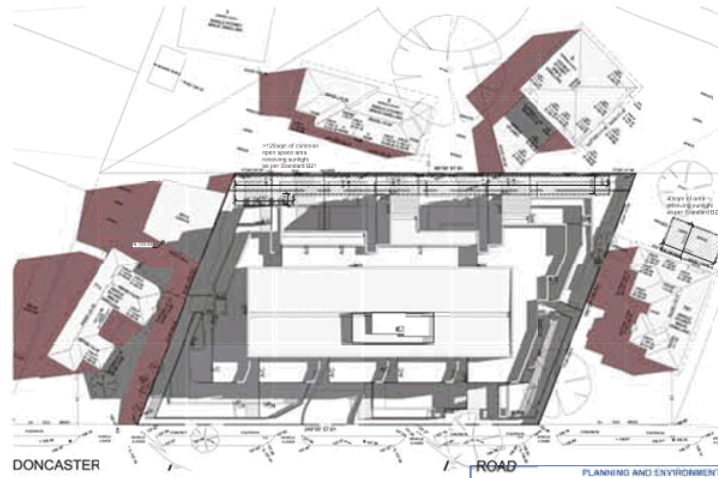
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SECTIONS
PRELIMINARY
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Sheet No. **TP03.14 P2**
Date: 18/07/2018

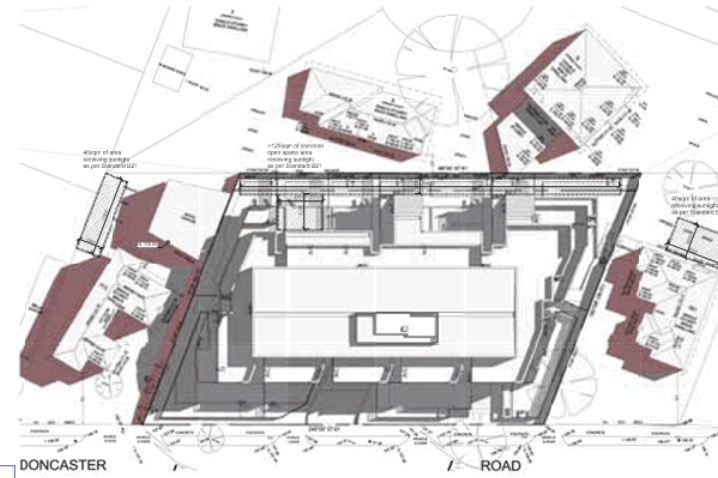
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 SHADOW OF EXISTING STRUCTURES & FENCES



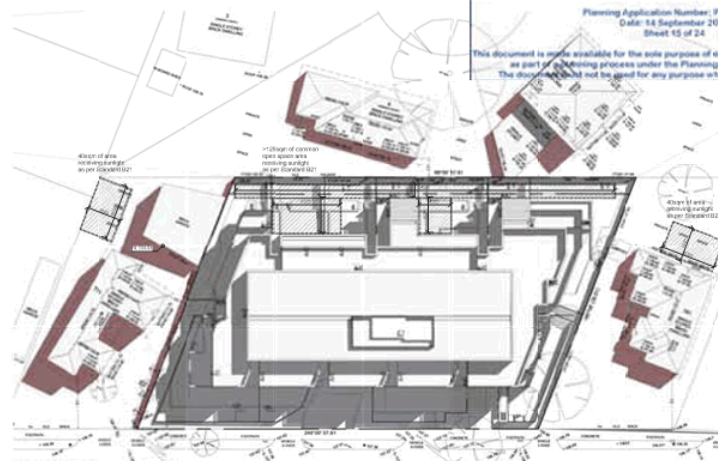
DONCASTER

08 - SHADOW DIAGRAM_8AM AT 22ND SEP
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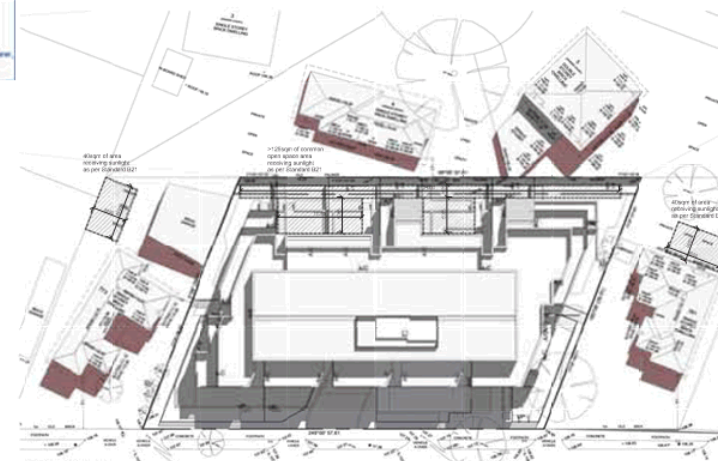
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DONCASTER

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DONCASTER

08 - SHADOW DIAGRAM_12PM AT 22ND SEP
Scale 1:100

PLANNING AND ENVIRONMENT ACT 1967
MANNINGHAM PLANNING SCHEME
ADVERTISED PLANS
Planning Application Number: PLN18/0219
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Sheet 15 of 24
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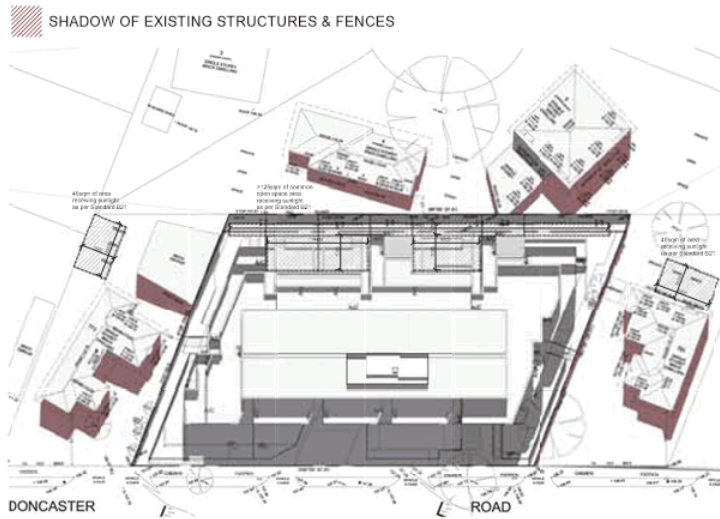
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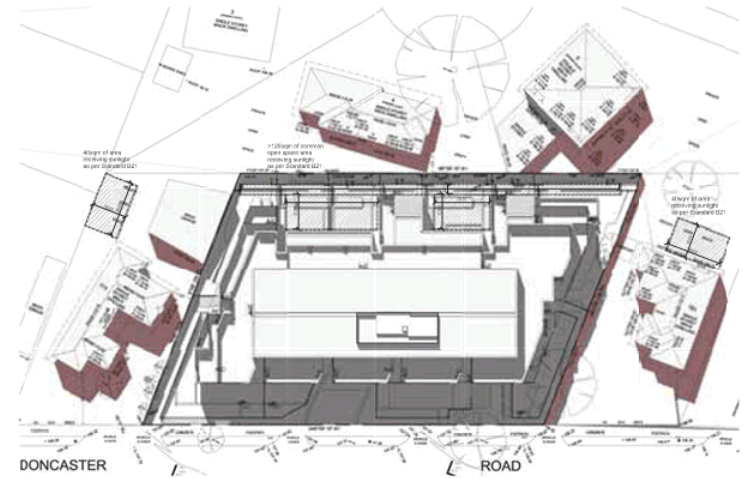
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Issue No: TP03.15 P2
Date: 18/07/2018

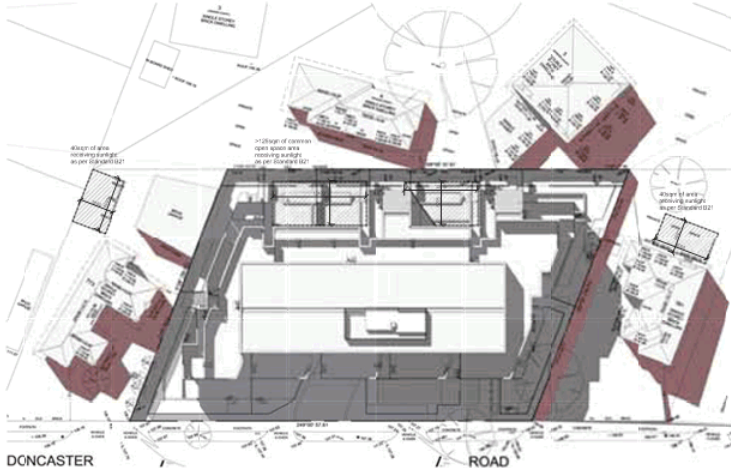
TOWN PLANNING
14089



08 - SHADOW DIAGRAM_1PM AT 22ND SEP
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08 - SHADOW DIAGRAM_2PM AT 22ND SEP
Scale 1:100



08 - SHADOW DIAGRAM_3PM AT 22ND SEP
Scale 1:100

PLANNING AND ENVIRONMENT ACT 1987
MANSFIELD PLANNING SCHEME
ADVERTISED PLANS
Planning Application Number: PLN15/0210
Date: 14 September 2018
Sheet 16 of 24
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775 - 779 DONCASTER ROAD, DONCASTER
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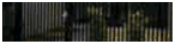




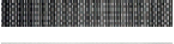


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Drawn: SHADOW DIAGRAMS
Checked: PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING
Sheet No: TP03.16 P2
Date: 18/07/2018

14089

MATERIAL SCHEDULE

	PC 01	PRECAST CONCRETE WITH PATTERN - OFF WHITE
	CONC 01	CONCRETE DRIVEWAY
	BAL 01	METAL FINS BALUSTRADE - BLACK
	CB 01	COLORBOND STEEL INTERLOCKING CLADDING - BLACK
	AL 01	ALUMINIUM WINDOWS - BLACK (window/door frame type as per energy rating report)
	GL 01	WINDOW GLAZING - CLEAR GLASS
	GL 02	WINDOW GLAZING - TINTED GLASS (glazing type as per energy rating report)
	SC 01	25% TRANSPARENT MESHED PRIVACY SCREEN
	SC 02	PERFORATED METAL SCREEN
	SC 03	LOUVERED METAL SCREEN

PLANNING AND ENVIRONMENT ACT 1987
 MANITOHAM PLANNING SCHEME
 ADVERTISED PLANS
 Planning Application Number: PLN18/0215
 Date: 14 September 2018
 Sheet 17 of 24
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Project: RESIDENTIAL DEVELOPMENT
 775 - 779 DONCASTER ROAD, DONCASTER
 Client: WILMAN PTY LTD

Rev.	Date	By	Description
1			Initial Issue
2			Revised
3			Revised
4			Revised
5			Revised
6			Revised
7			Revised
8			Revised
9			Revised
10			Revised

Title: MATERIAL SCHEDULE
 Status: PRELIMINARY
 NOT FOR CONSTRUCTION

TOWN PLANNING
 Sheet No: TP03.17 P2
 Date: 22/06/2018

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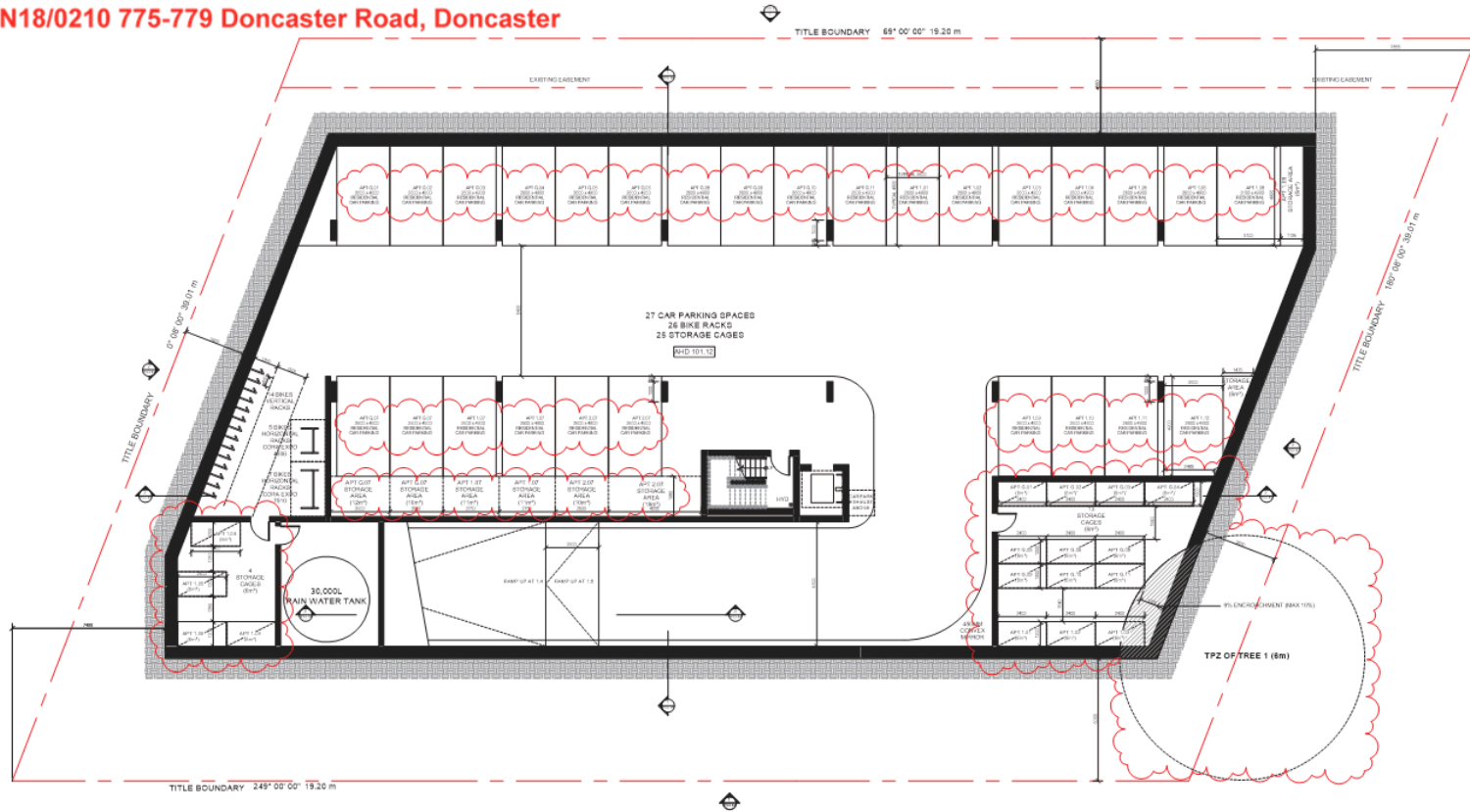






DISCUSSION PLANS
received 26 October 2018

PLN18/0210 775-779 Doncaster Road, Doncaster



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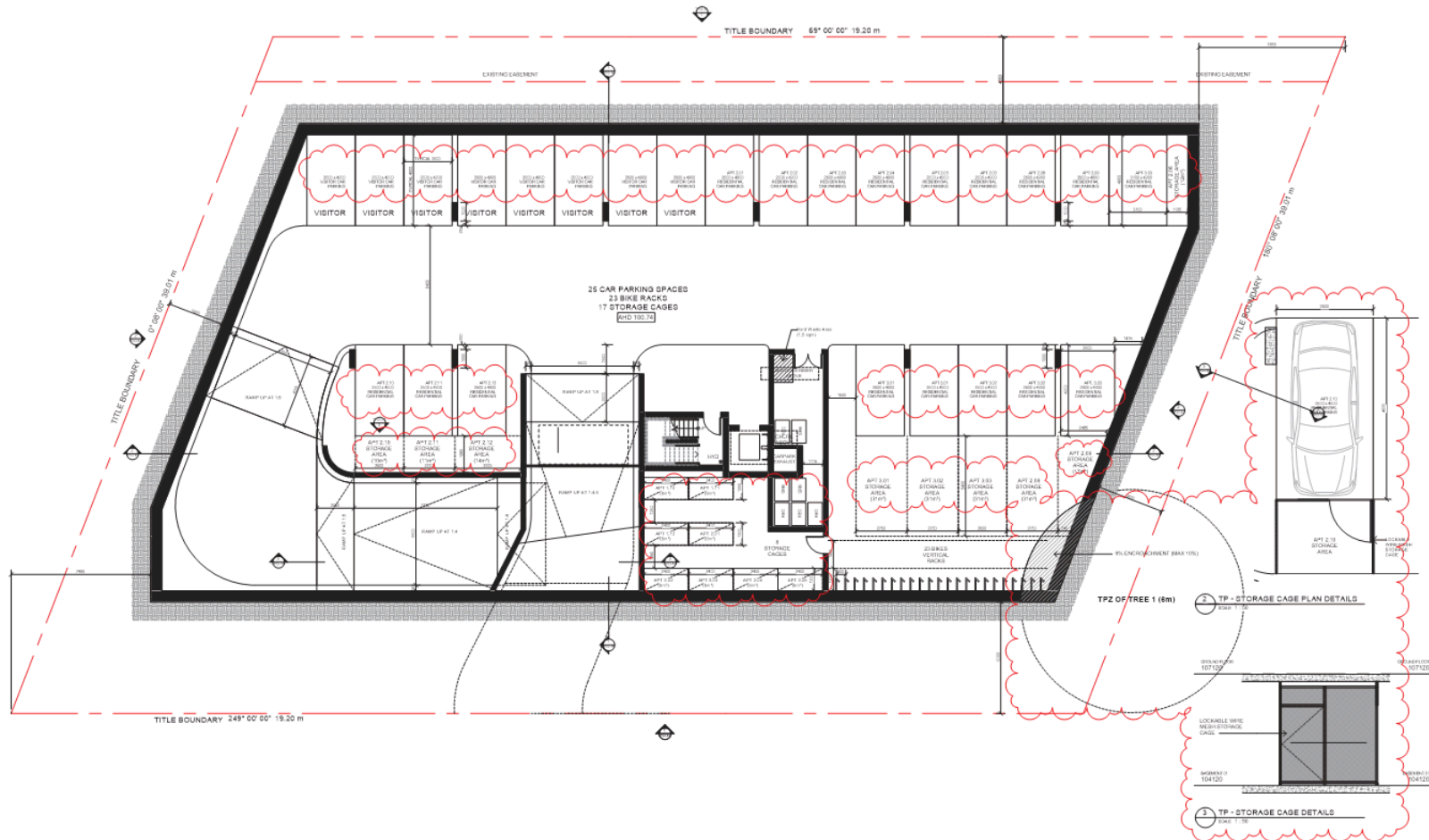
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775 - 779 DONCASTER ROAD, DONCASTER
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50	19/07/2018	Issue for discussion

BASEMENT 02
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TOWN PLANNING
TP03.04 P2
19/07/2018





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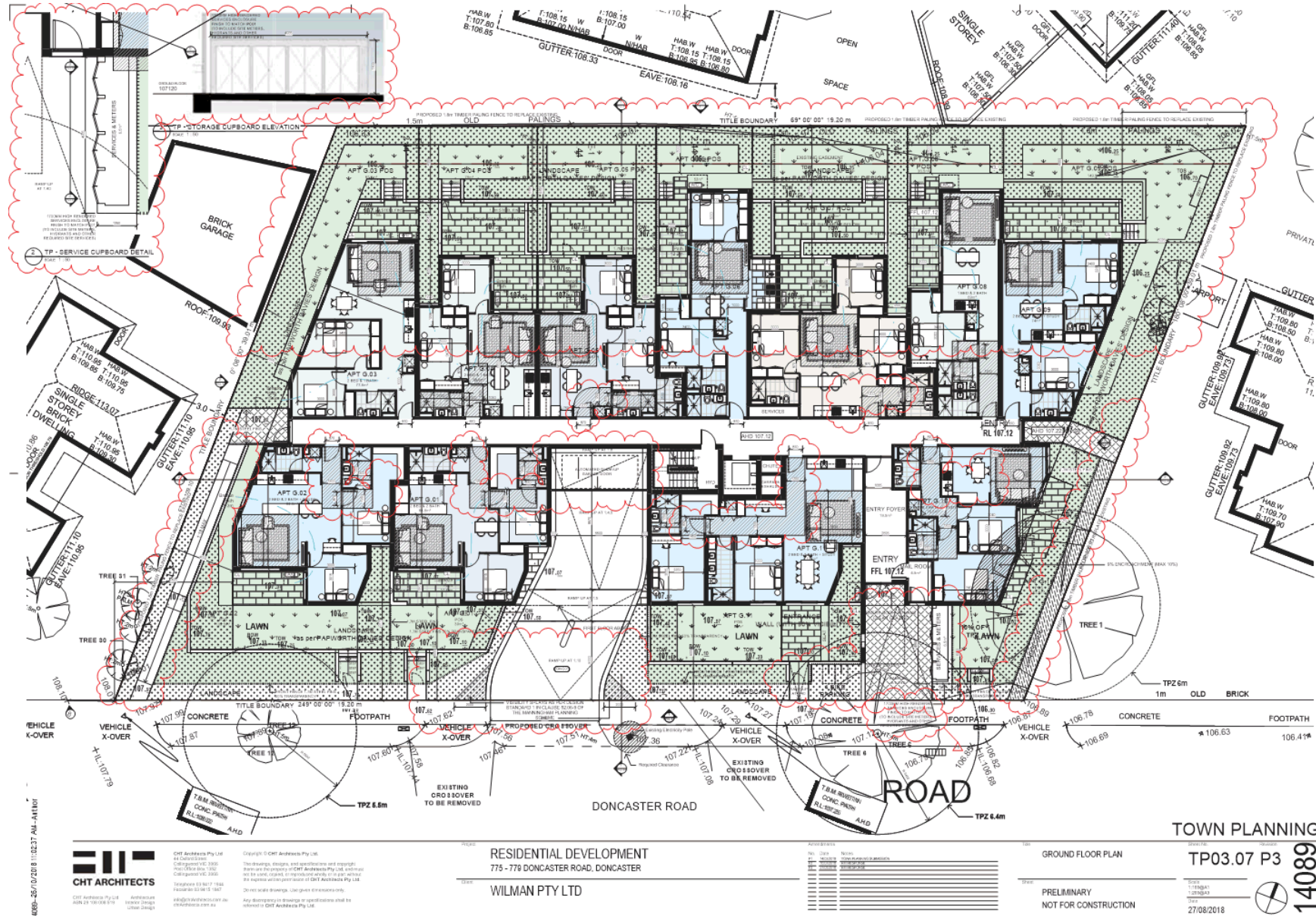
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BASEMENT 01
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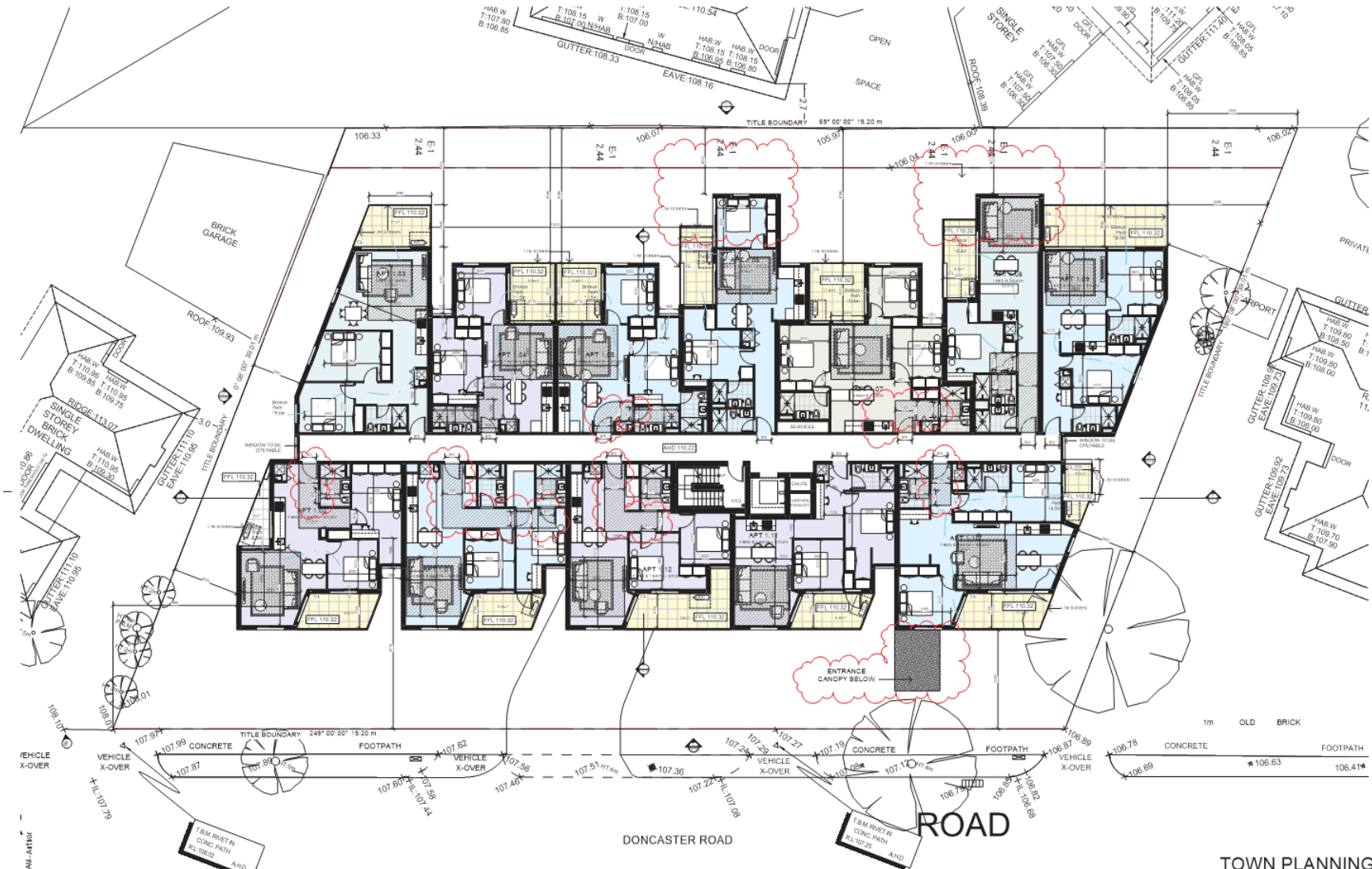
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GROUND FLOOR PLAN
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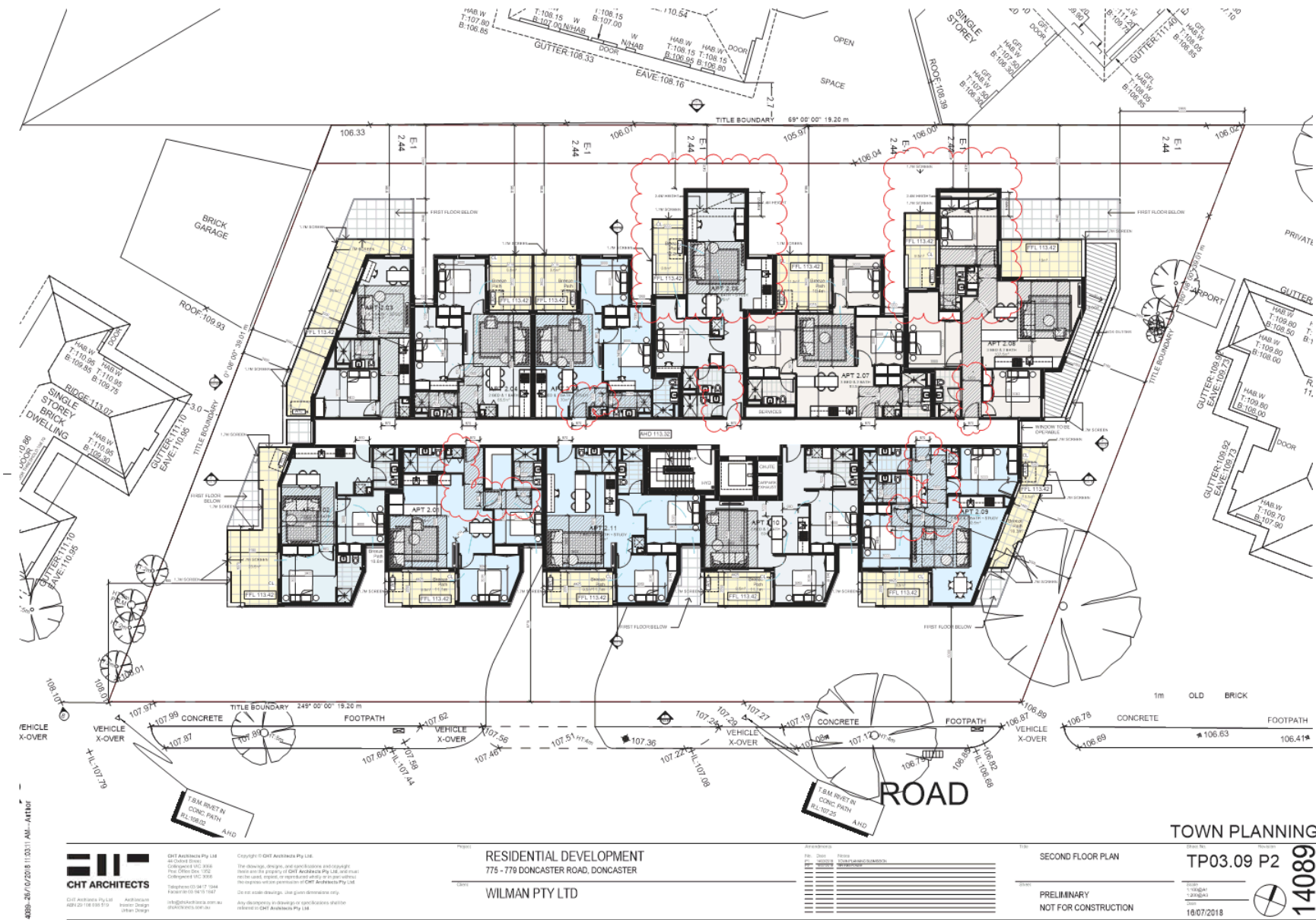
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FIRST FLOOR PLAN
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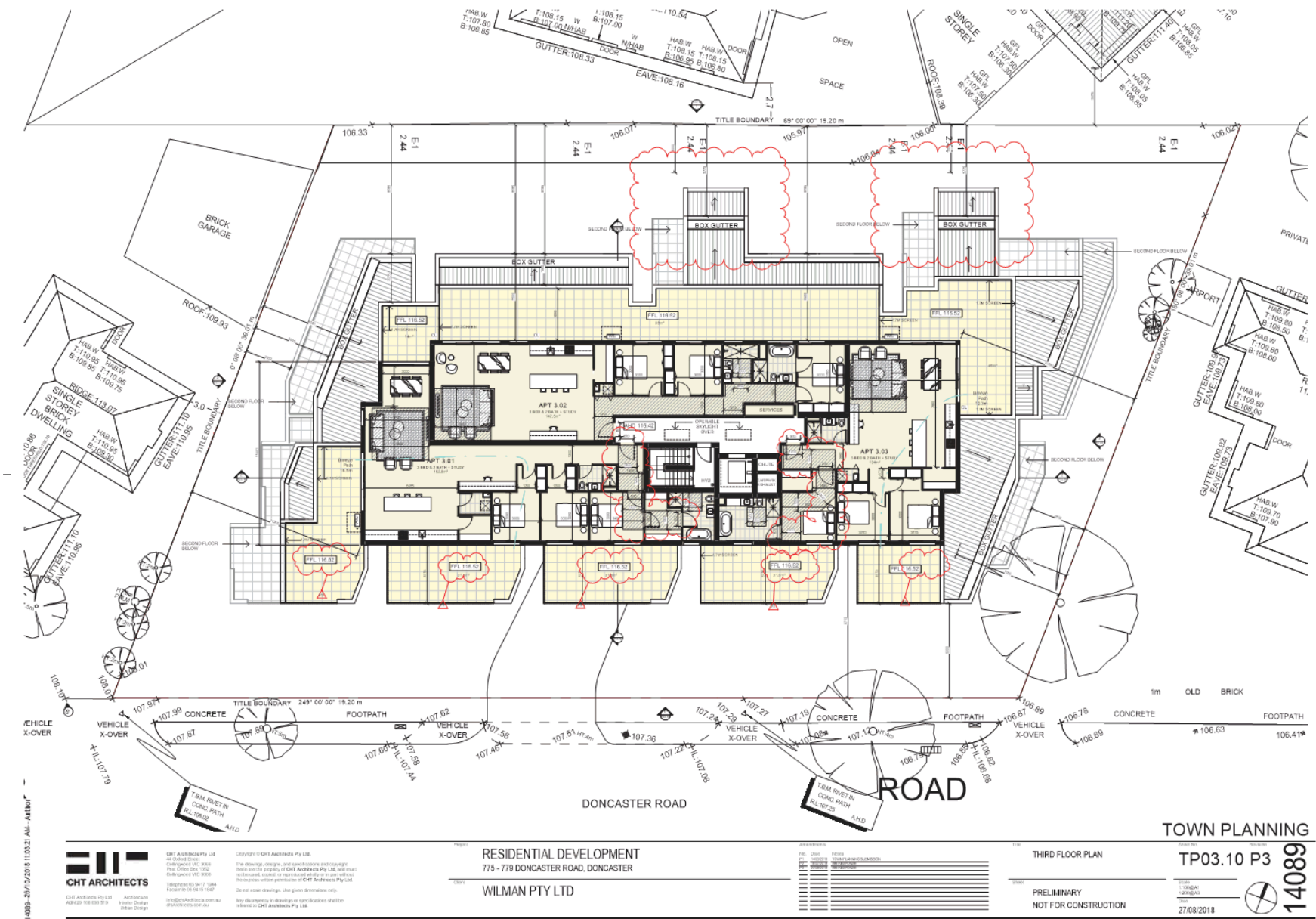
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SECOND FLOOR PLAN
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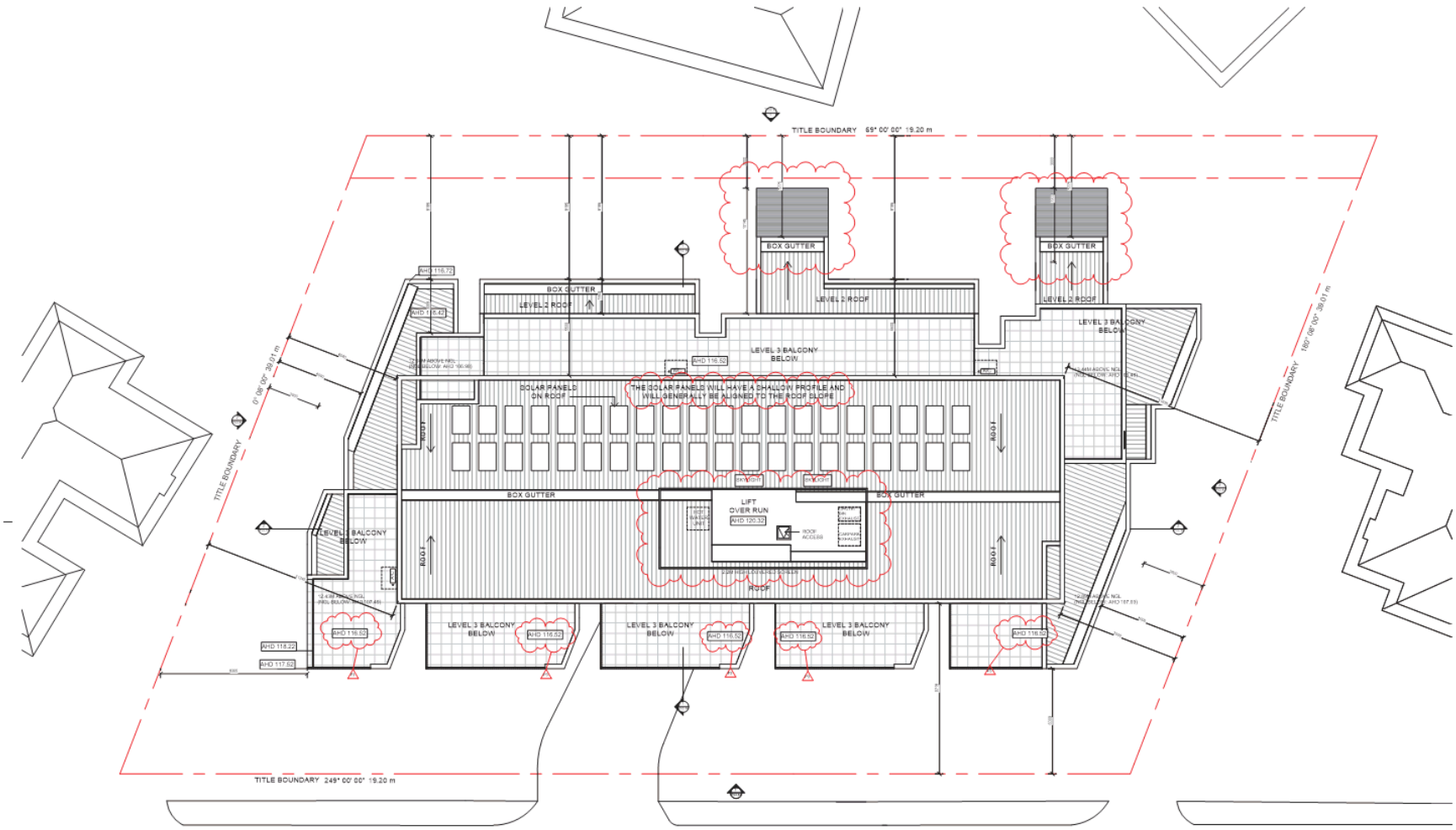
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THIRD FLOOR PLAN
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DONCASTER ROAD

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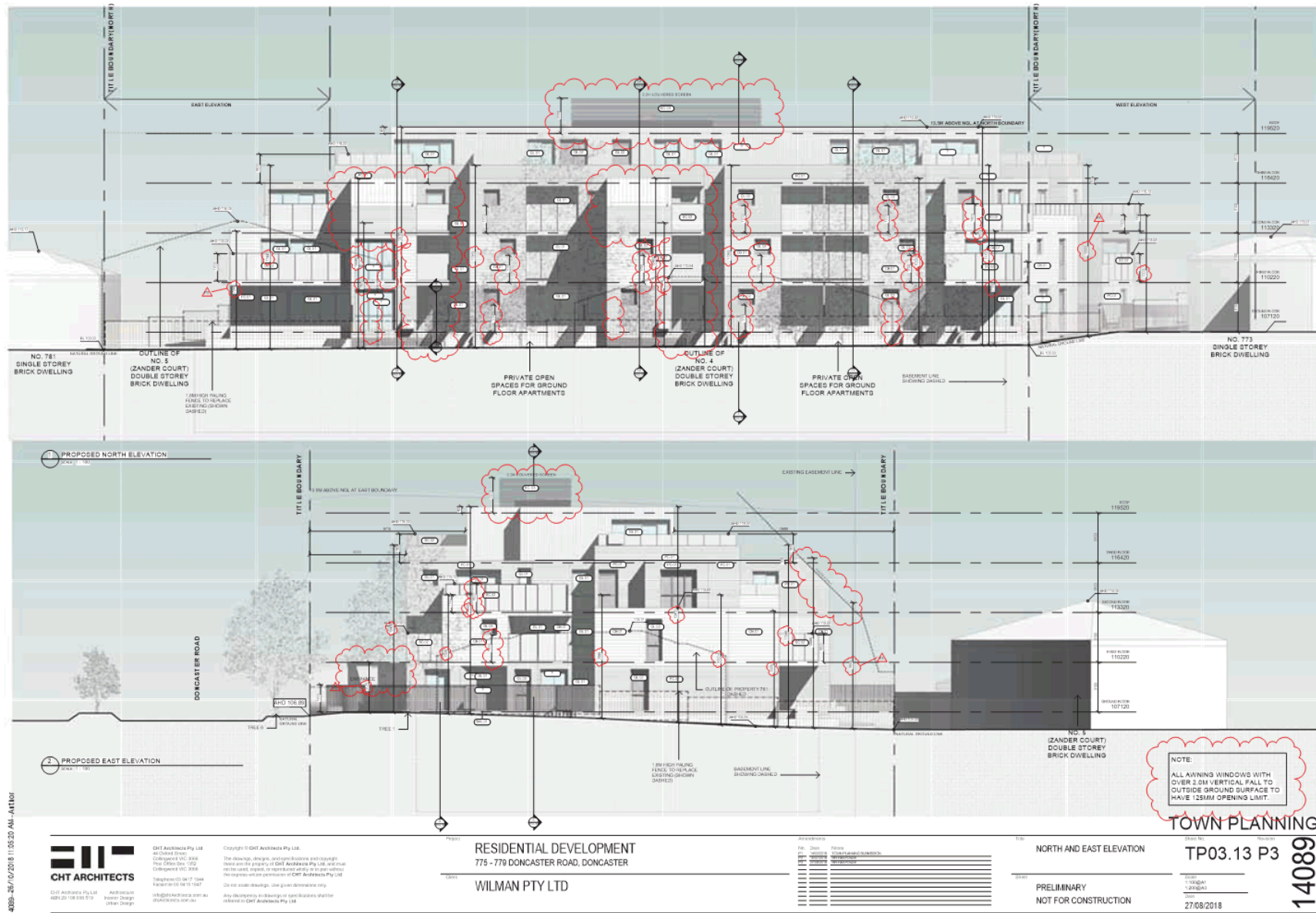
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ROOF PLAN
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 Checked by: [Name]
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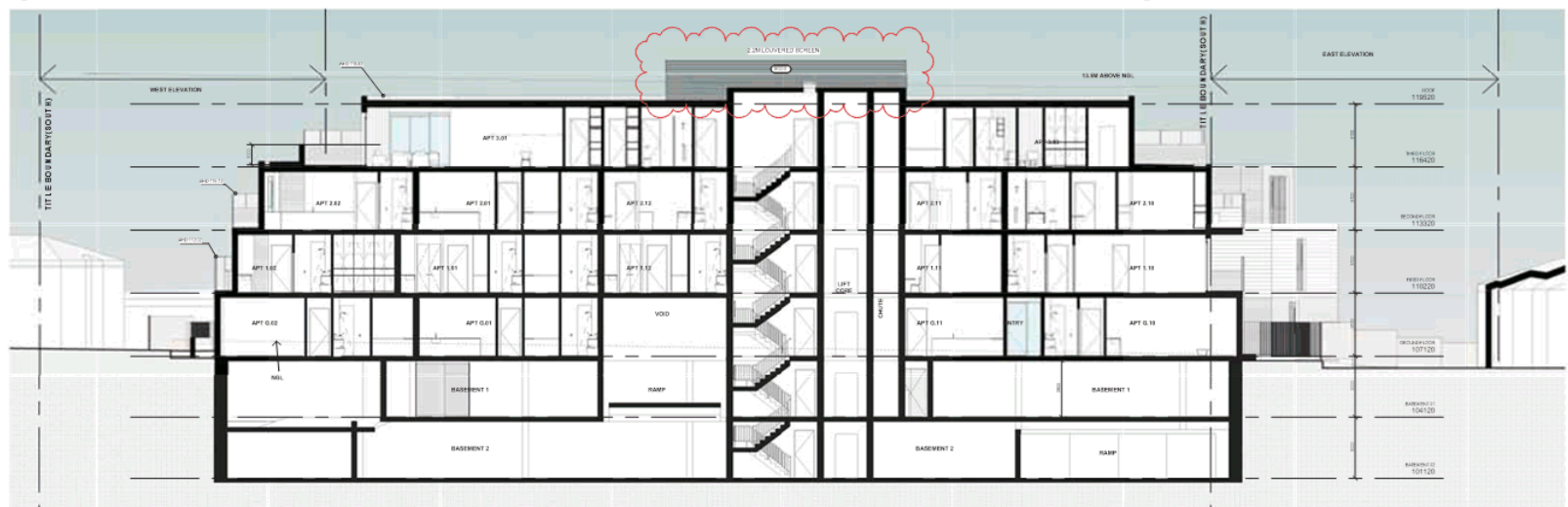
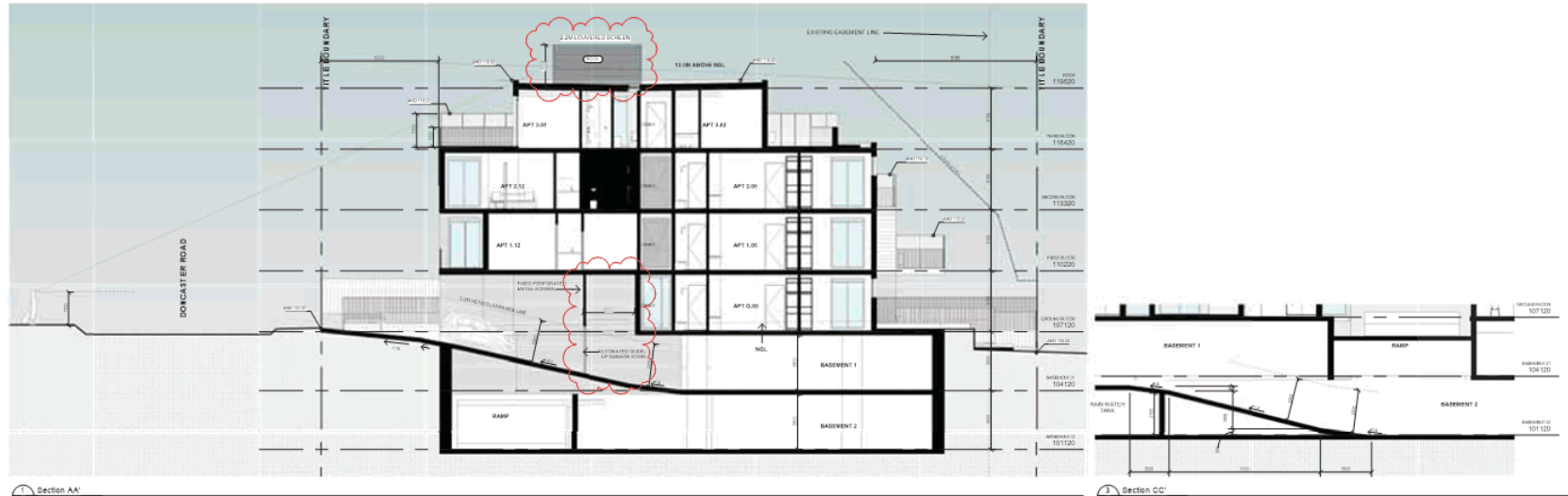
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4	27/08/2018	REVISED DESIGN
5	27/08/2018	REVISED DESIGN

NORTH AND EAST ELEVATION
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NOTE:
 ALL AWNING WINDOWS WITH OVER 2.0M VERTICAL FALL TO OUTSIDE GROUND SURFACE TO HAVE 125MM OPENING LIMIT.

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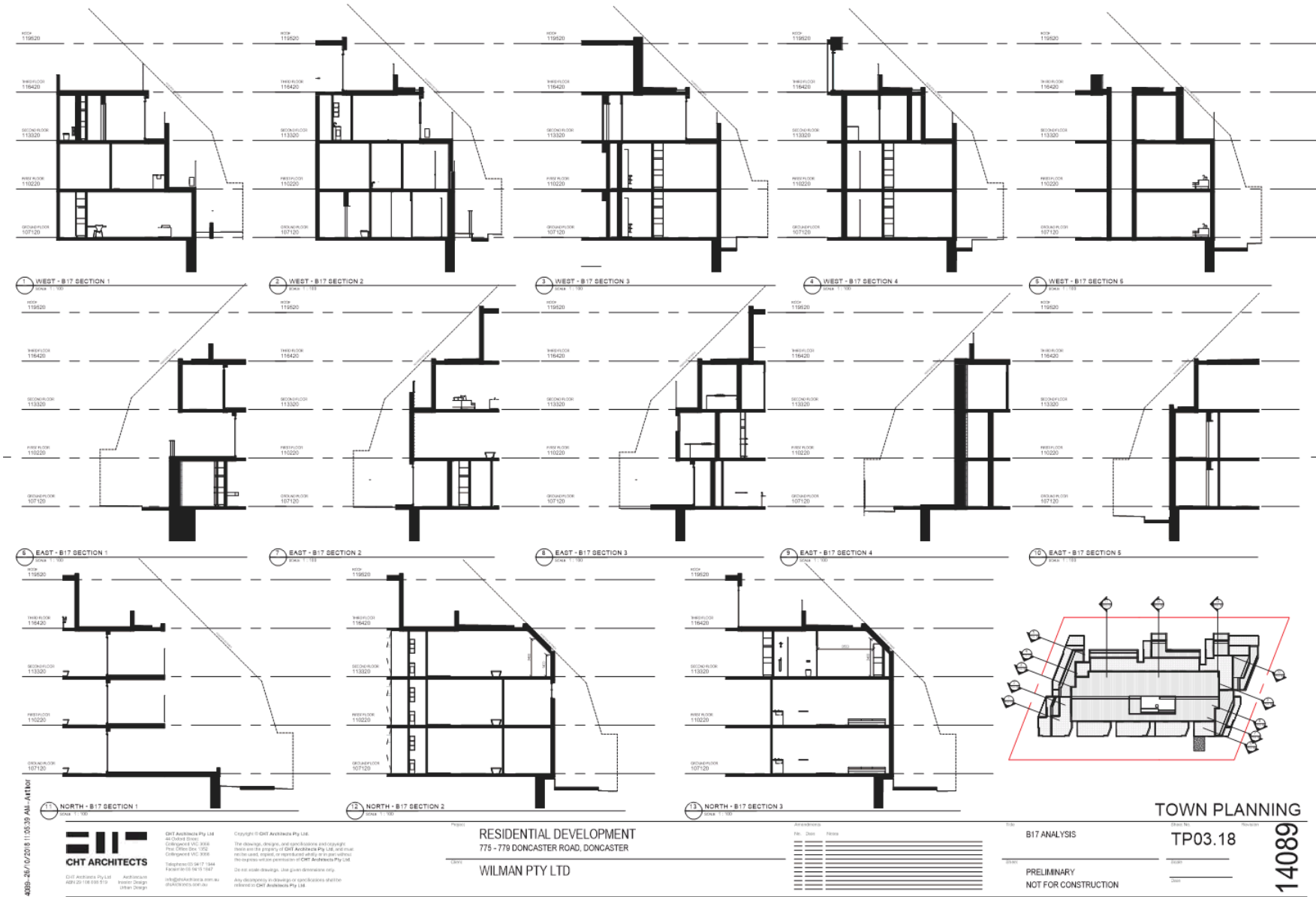
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SECTIONS
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 TP03.14 P2
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5. LEGISLATIVE REQUIREMENTS

5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

The *Planning and Environment Act 1987* is the relevant legislation governing planning in Victoria. The Act identifies subordinate legislation in the form of Planning Schemes to guide future land use and development.

Section 60 of The *Planning and Environment Act*, requires the Responsible Authority to consider the following before deciding on an application:

- *The relevant planning scheme;*
- *The objectives of planning in Victoria;*
- *All objections and other submissions which it has received and which have not been withdrawn;*
- *Any decision and comments of a referral authority which it has received;*
- *Any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development; and*
- *Any significant social effects and economic effects which the responsible authority considers the use or development may have.*

Section 61(4) of the Act makes specific reference to covenants. Under Section 61(4) of the *Planning & Environment Act 1987* the Responsible Authority must not issue a planning permit that would result in a breach of a registered restrictive covenant.

5.2 MANNINGHAM PLANNING SCHEME

Clauses of the Manningham Planning Scheme the Responsible Authority must consider:

- State Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.07 Residential Growth Zone, Schedule 2 (RGZ2)
- Clause 43.02 Design and Development Overlay, Schedule 8 (DD08)
- Clause 52.06 Car Parking
- Clause 52.29 Land Adjacent to Road Zone Category 1
- Clause 55 Two or more dwellings on a lot and Residential Buildings
- Clause 65 Decision Guidelines

Zone

Clause 32.07 Residential Growth Zone, Schedule 2

The purpose of the Residential Growth Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*
- *To ensure residential development achieves design objectives specified in a schedule to this zone.*

- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

A Planning Permit is required to construct two or more dwellings on a lot.

An assessment for buildings and works for two or more dwellings is required under the provisions of Clause 55 of the Manningham Planning Scheme.

The purpose of Clause 55 is generally to provide well designed dwellings with considered regard to internal amenity, while at the same time, maintaining the amenity and character of the locality, with particular emphasis on the amenity of adjoining residents.

Overlay

Clause 43.02 Schedule 8 to the Design and Development Overlay 8-1

The design objectives are as follows:

- *To increase residential densities and provide a range of housing types around activity centres and along main roads.*
- *To encourage development that is contemporary in design that includes an articulated built form and incorporates a range of visually interesting building materials and façade treatments.*
- *To support three storey, 'apartment style', developments within the Main Road sub-precinct and in sub-precinct A, where the minimum land size can be achieved.*
- *To support two storey townhouse style dwellings with a higher yield within sub-precinct B and sub-precinct A, where the minimum land size cannot be achieved.*
- *To ensure new development is well articulated and upper storey elements are not unduly bulky or visually intrusive, taking into account the preferred neighbourhood character.*
- *To encourage spacing between developments to minimise a continuous building line when viewed from a street.*
- *To ensure the design and siting of dwellings have regard to the future development opportunities and future amenity of adjoining properties.*
- *To ensure developments of two or more storeys are sufficiently stepped down at the perimeter of the Main Road sub-precinct to provide an appropriate and attractive interface to sub-precinct A or B, or other adjoining zone.*
- *Higher developments on the perimeter of sub-precinct A must be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B or other adjoining zone.*
- *To ensure overlooking into adjoining properties is minimised.*
- *To ensure the design of carports and garages complement the design of the building.*
- *To ensure the design of basement and undercroft car parks complement the design of the building, eliminates unsightly projections of basement walls above natural ground level and are sited to allow for effective screen planting.*
- *To create a boulevard effect along Doncaster Road and Manningham Road by planting trees within the front setback that are consistent with the street trees.*
- *To encourage landscaping around buildings to enhance separation between buildings and soften built form.*

Permit Requirement

- A Planning Permit is required to construct a building or construct or carry out works under this overlay.

Building Height & Setbacks

- Development should comply with the preferred heights identified in Map 1. This height is specified to be 11 metres.

State Planning Policy Framework

The relevant sections of the state planning policy framework are as follows:

Clause 11 – Settlement

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Clause 15 – Built Environment and HeritageClause 15.01-1 Urban design

The objective of this policy is:

- *To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.*

Clause 15.01-2 Urban design principles

The objective of this policy is:

- *To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.*

Clause 15.01-4 Design for safety

The objective of this policy is:

- *To improve community safety and encourage neighbourhood design that makes people feel safe.*

Policy guidelines

Planning must consider as relevant:

- *Safer Design Guidelines for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment, 2005).*

Clause 15.01-5 Cultural identity and neighbourhood character

The objective of this policy is:

- *To recognise and protect cultural identity, neighbourhood character and sense of place.*

Clause 15.02-1 Energy and resource efficiency

The objective of this policy is:

- *To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.*

Clause 16 – HousingClause 16.01-1 Integrated housing

The objective of this policy is:

- *To promote a housing market that meets community needs.*

Clause 16.01-2 Location of residential development

The objective of this policy is:

- *To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.*

Clause 16.01-4 Housing diversity

The objective of this policy is:

- *To provide for a range of housing types to meet increasingly diverse needs.*

Clause 16.01-5 Housing affordability

The objective of this policy is:

- *To deliver more affordable housing closer to jobs, transport and services.*

Clause 18 - Transport**Local Planning Policy Framework (LPPF)****Clause 21.02 Municipal Profile****Municipal Strategic Statement**Clause 21.03 Key Influences

This clause identifies that future housing need and residential amenity are critical land-use issues that will challenge Manningham's future growth and sustainable development. The MSS acknowledges that there is a general trend towards smaller household size as a result of an aging population and smaller family structure which will lead to an imbalance between the housing needs of the population and the actual housing stock that is available.

This increasing pressure for re-development raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs, the challenge is to provide for residential re-development in appropriate locations, to reduce pressure for development in more sensitive areas, and in a manner that respects the residential character and amenity valued by existing residents.

Clause 21.05 Residential

This policy outlines the division of Manningham into four Residential Character Precincts. The precincts seek to channel increased housing densities around activity centres and main roads where facilities and services are available. In areas which are removed from these facilities a lower intensity of development is encouraged. A low residential density is also encouraged in areas that have identified environmental or landscape features.

The site is within "Precinct 2 –Residential Areas Surrounding Activity Centres and Along Main Roads".

A substantial level of change is anticipated in Precinct 2 with these areas being a focus for higher density developments.

Clause 21.05-2 Housing

The relevant objectives of this policy are:

- *To accommodate Manningham's projected population growth through urban consolidation, in infill developments and Key Redevelopment Sites.*
- *To ensure that housing choice, quality and diversity will be increased to better meet the needs of the local community and reflect demographic changes.*

- *To ensure that higher density housing is located close to activity centres and along main roads in accordance with relevant strategies.*
- *To promote affordable and accessible housing to enable residents with changing needs to stay within their local neighbourhood or the municipality.*
- *To encourage development of key Redevelopment Sites to support a diverse residential community that offers a range of dwelling densities and lifestyle opportunities.*
- *To encourage high quality and integrated environmentally sustainable development.*

The strategies to achieve these objectives include:

- *Ensure that the provision of housing stock responds to the needs of the municipality's population.*
- *Promote the consolidation of lots to provide for a diversity of housing types and design options.*
- *Ensure higher density residential development occurs around the prescribed activity centres and along main roads identified as Precinct 2 on the Residential Framework Plan 1 and Map 1 to this clause.*
- *Encourage development to be designed to respond to the needs of people with limited mobility, which may for example, incorporate lifts into three storey developments.*

Clause 21.05-4 Built form and neighbourhood character

The objective of this policy is:

- *To ensure that residential development enhances the existing or preferred neighbourhood character of the residential character precincts as shown on Map 1 to this Clause.*

The strategies to achieve this objective include:

- *Require residential development to be designed and landscaped to make a positive contribution to the streetscape and the character of the local area.*
- *Ensure that where development is constructed on steeply sloping sites that any development is encouraged to adopt suitable architectural techniques that minimise earthworks and building bulk.*
- *Ensure that development is designed to provide a high level of internal amenity for residents.*
- *Require residential development to include stepped heights, articulation and sufficient setbacks to avoid detrimental impacts to the area's character and amenity.*

Clause 21.10 Environmentally Sustainable Development

Council's Environmentally Sustainable Development Policy seeks to achieve best practice design, construction and operation for new development.

A number of considerations are to be made under the headings: key issues, objectives, and strategies relating to the following areas:

- Clause 21.10- 2 Energy Performance
- Clause 21.10-3 Water Sensitive design.
- Clause 21.10-4 External environmental amenity and internal healthy environment considerations
- Clause 21.10-5 Waste Management

- Clause 21.10- 6 Quality of Private and Public realm
- Clause 21.10-7 Transport
- Clause 21.10-8 Urban Ecology

Local Planning Policy

Clause 22.08 Safety through urban design

This policy applies to all land in Manningham. It endeavours to provide and maintain a safer physical environment for those who live in, work in or visit the City of Manningham. The policy seeks attractive, vibrant and walkable public spaces where crime, graffiti and vandalism is minimised.

Clause 22.09 Access for disabled people

This policy also applies to all land in Manningham. It seeks to ensure that people with a disability have the same level of access to buildings, services and facilities as any other person. The policy requires the needs of people with a disability to be taken into account in the design of all proposed developments.

Clause 22.12 Environmentally Sustainable Development

This policy applies throughout the City of Manningham to residential and non-residential development that requires a planning permit in accordance with the thresholds in Table 1 of this Policy (except for land affected by the Activity Centre Zone (Schedule 1) that applies to Doncaster Hill). The policy contains an overarching objective that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Particular Provisions

Clause 52.06 Car Parking

Pursuant to Clause 52.06-5, car parking is required to be provided at the following rate:

- 1 space for 1 and 2 bedroom dwellings
- 2 spaces for 3 or more bedroom dwellings
- No visitor parking provisions for sites within the Principal Public Transport Network Area (PPTN)

Clause 52.06-9 outlines various design standards for parking areas that should be achieved.

Clause 52.29 Land Adjacent to a Road Zone Category 1 (RDZ1) or a Public Acquisition Overlay for a Category 1 Road

The purpose of this provision is:

- To ensure appropriate access to identified roads
- To ensure appropriate subdivision of land adjacent to identified roads.

A permit is required to create or alter access to a road in a Road Zone, Category 1.

Clause 55 Two more dwellings on a lot and residential buildings

The development of two or more dwellings on a lot must meet the requirements of this clause. An assessment against this clause is provided in Appendix 1 of this report.

General Provisions



Clause 65 Decision Guidelines

This clause outlines that before deciding on an application, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the *Municipal Strategic Statement and local planning policies*.
- *The purpose of the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*

10 CITY PLANNING & COMMUNITY

10.1 Transport Action Plan

File Number: IN18/518
Responsible Director: Director City Planning and Community
Attachments: 1 Transport Action Plan [↓](#) 
2 ITAC Terms of Reference [↓](#) 

EXECUTIVE SUMMARY

A proposed Transport Action Plan (Attachment 1) has been prepared for consideration by Council. The Plan identifies key transport-based objectives, actions and advocacy for Council to consider over the next 24 months, including to support necessary budgetary allocations required to support these objectives. Notably, the Plan seeks to reinforce advocacy for the Doncaster Bus Rapid Transit (BRT) proposal as Council's key future transport project objective. This report also considers of the future of the Integrated Transport Advisory Committee (ITAC).

1. RECOMMENDATION

That the recommendations contained within the Transport Action Plan listed below be endorsed by Council.

That Council:

- A. Repurpose \$80,000 allocated for the new Integrated Transport Strategy in the 2018/19 and \$40,000 in the 2019/20 budgets (\$120,000 in total) to instead develop the draft Urban Design Framework or similar in 2019/20.**
- B. Reaffirm support of the Bus Rapid Transit (BRT) proposal as Council's key short to medium term public transport priority, including to support the North East Link Doncaster Busway proposal.**
- C. Refer \$50,000 in the 2019/20 budget for the purpose of ongoing BRT and public transport advocacy.**
- D. Refer \$150,000 in the mid-year review of the 2018/19 budget (Q3 & Q4) to support the North East Link planning and environmental approval process.**
- E. Refer \$150,000 in the 2019/20 budget to support Council resources to assist in the North East Link planning and design process.**
- F. Undertake a Doncaster Road Corridor land use and population assessment by December 2019.**
- G. Support the Suburban Rail Loop proposal in principle and advocate for:
 - 1. Stage 1 of the proposed Suburban Rail Loop to extend from Cheltenham to Heidelberg (or at least to Doncaster Hill), rather than to terminate at Box Hill.**
 - 2. Advocate for a station to also be considered within Bulleen.****

3. Maintain advocacy for a Manningham to CBD Doncaster Rail Link as a medium to long term mass-transit public transport solution.

H. Sunset the Integrated Transport Advisory Committee (ITAC) by 30 December 2018, as per the adopted committee Terms of Reference.

2. BACKGROUND

- 2.1 Manningham City Council's transport vision is to facilitate and realise a well-integrated, sustainable and accessible transport network, through the provision of all necessary infrastructure, services and education needed to achieve this outcome.
- 2.2 This vision seeks to achieve a well-integrated transport network for Manningham which includes all modes of travel, such as – public transport (bus, tram and train), private vehicles, private car and ride share programs, freight and active travel which includes both walking and cycling. It also seeks to consider changing transport technologies and the impacts of land use changes that have an influence on the transport network.
- 2.3 Since late 2015, the Integrated Transport Advisory Committee (ITAC) has also operated to support transport advocacy. The purpose of ITAC was to assist Council to advocate and implement transport initiatives, including proposals, projects, strategies and policies relating to transport. Members of the committee included Council officers, Councillors and representatives of the community. This committee is due to sunset on 30 December 2018 as per the adopted Terms of Reference (Attachment 2).

3. DISCUSSION / ISSUE

Transport Action Plan

- 3.1 The Transport Action Plan outlines a set of key actions to improve, manage and promote a well-integrated transport network, with particular emphasis on sustainable transport such as walking, cycling and public transport.
- 3.2 The Plan primarily seeks to reaffirm support of the Bus Rapid Transit (BRT) proposal as Council's key short to medium term public transport priority, including to support the North East Link's Doncaster Busway proposal.
- 3.3 The Plan also seeks to clarify and recommend an advocacy approach regarding heavy rail (Doncaster Rail Link and the Suburban Rail Loop), planning and design of the North East Link and to identify the necessary transport strategies required to plan, facilitate and implement transport improvements.

Integrated Transport Advisory Committee (ITAC)

- 3.4 Council currently supports a large number of community groups and committees. As such, consideration could be given to incorporating community-based transport advocacy in a broader committee that encapsulates more than just transport matters (i.e. a committee that considers an integrated approach to transport, land use, environment etc). This will ensure that transport advocacy will be represented by a committee via an alternative forum moving forward.

- 3.5 It is therefore recommended to sunset the Integrated Transport Advisory Committee (ITAC) and not renew it for another term, as per the adopted Terms of Reference.
- 3.6 In early 2019, a strategy will be presented to Councillors for consideration that considers opportunities for how best to incorporate transport matters within a more broadly focused and integrated land use and environment committee group.

Transport Strategy

- 3.7 Funding was allocated in 2018/19 to prepare a new Integrated Transport Strategy (ITS) for Manningham. However, the development of the Strategy has not yet commenced due to the significant implication raised by the proposed North East Link project.
- 3.8 A current review by Council of the process, method and requirement for future municipal strategies, recommends to amalgamate transport initiatives within other land use related strategies or plans, such as the proposed Urban Design Framework (UDF) or similar. Therefore, funding already allocated to prepare the ITS should be reallocated to develop transport initiatives within the proposed UDF or similar integrated plan.
- 3.9 This approach does not result in the abandonment of preparing a transport plan, however, rather seeks to ensure that Manningham's transport objectives are considered within a more holistic and integrated manner.
- 3.10 In early 2019, a proposed scope for a UDF or similar will be presented to Councillors for further consideration.

North East Link

- 3.11 The Department of Environment, Land, Water and Planning (DELWP) is currently preparing the Environment Effects Statement (EES) to seek necessary planning and environmental approvals for the North East Link project. The draft EES is due to be exhibited in early/mid 2019 and completed by late 2019. Council will be required to respond in detail to the exhibited draft EES, and may be required to engage external support for consultants to review the documentation or represent Council during any hearings. Therefore, it is suggested that Council consider allocating appropriate funding to support a response to the EES process (during both the draft and final process), and for any ongoing support required to contribute to the planning of the project.

4. COUNCIL PLAN / STRATEGY

- 4.1 The objectives and recommendations contained within the Transport Action Plan support Goal 2.3 of Council's Plan (2017-2021), to provide for *'well connected, safe and accessible travel'*. Objectives seeking to improve the transport network, access and connectivity are also supported by Council's *Making Manningham Mobile* Integrated Transport Strategy 2009.

5. IMPLEMENTATION

- 5.1 Finance / Resource Implications

This report seeks to reallocate existing funding and/or refer new funding as follows:

5.1.1 Repurpose \$80,000 allocated for the new Integrated Transport Strategy in the 2018/19 and \$40,000 in the 2019/20 budgets (\$120,000 in total) to instead develop the draft Urban Design Framework or similar integrated plan in 2019/20;

5.1.2 Refer \$150,000 in the mid-year review of the 2018/19 budget (Q3 & Q4) to support the North East Link planning and environmental approval process (Environment Effects Statement);

5.1.3 Refer \$50,000 in the 2019/20 budget for the purpose of ongoing BRT and public transport advocacy;

5.1.4 Refer \$150,000 in the 2019/20 budget to support Council resources to assist in the North East Link planning and design process.

5.2 Communication and Engagement

A suitable communications and engagement process will be developed to determine the appropriate avenues in which to pursue advocacy and encourage the community to become involved in the transport objectives outlined in the Transport Action Plan.

5.3 Timelines

The Action Plan will provide a framework to pursue transport objectives over the next 24 months (2019 and 2020). The Plan will be monitored to respond to any changes in government policy or political influence or campaigns (notably in response to the outcome of the November 24 Victorian state election).

6. DECLARATIONS OF CONFLICT OF INTEREST

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



Transport Action Plan

DATE: 27 November 2018

PURPOSE: To propose a Transport Action Plan to achieve a number of key transport-based objectives, actions and advocacy for Council to consider.

EXPECTED OUTCOME: To outline a set of key actions to improve, manage and promote a well-integrated transport network, with particular emphasis on sustainable transport such as walking, cycling and public transport.

Our Transport Vision

Manningham City Council's transport vision is to facilitate and realise a well integrated, sustainable and accessible transport network, through the provision of all necessary infrastructure, services and education needed to achieve this outcome. Transport systems shape cities, build lifestyles and drive local economies, and a well-integrated transport network often underpins the successful operation of a city. This vision is supported by Council's Integrated Transport Strategy *Making Manningham Mobile* (2009).

A comprehensive transport system includes all modes of travel – public transport (on and off road), private vehicles, private car and ride share programs, freight and active travel which includes both walking and cycling.

To support a well-integrated city, the Victorian Government's *Plan Melbourne (2017-2050)* strategy seeks to achieve a '20-minute neighbourhood' – where we can provide adequate transport access to employment and jobs, health, education and other social services within a 20 minute journey by public transport, walking or cycling from where people live. To support the '20-minute neighbourhood' will require investment and enhancement of our local activity centres to promote jobs, employment, housing and social and community facilities within Manningham's suburbs.

The Andrews State Government Transport Priorities

Supported by recommendations contained in Infrastructure Victoria's (IV) *30-Year Infrastructure Strategy (2016)*, the Andrews Government has committed to deliver a number of transport improvements throughout Melbourne, including to:

- complete the Melbourne Metro rail tunnel project to provide 9km twin rail tunnels and five new underground stations between South Yarra and Kensington through the CBD;

- remove up to 75 railway level-crossings throughout Melbourne by 2025 (29 have so far been removed including all nine crossings on the Caulfield to Dandenong corridor);
- complete the Regional Rail Revival program to upgrade every regional passenger train line in Victoria;
- deliver the West Gate Tunnel Project;
- plan and construct the North East Link, including to upgrade the Eastern Freeway and provide a Doncaster Busway;
- deliver 22 suburban road upgrades including to upgrade intersections along Fitzsimons Lane in Templestowe and Eltham; and
- commence planning for a Suburban Rail Loop to connect all major rail metropolitan lines in Melbourne.

Our Transport Story

The City of Manningham currently holds the dubious title as the only municipality in metropolitan Melbourne that is not serviced by either a tram or train – with its 124,000 residents relying solely on a bus network for public transport. This has effectively characterised our municipality with a disproportionately higher level of car ownership per household and a lower rate of public transport use for daily travel for employment purposes than the metropolitan average.

Three out of four Manningham residents (39,000+ people) work outside of the municipality (with one in five working in the CBD). Data sourced from the 2016 Census indicates that 12.9% of Manningham residents travel to work by public transport, compared to 15.4% for wider Melbourne. Given Manningham's public transport environment, 8.9% of residents use the bus to travel to work, compared to 1.5% for wider Melbourne (Australian Bureau of Statistics, 2016).

Bus Infrastructure & Services

In 2009, the Department of Transport undertook a \$350 million investment to upgrade four (4) local bus services in Manningham to a 'SmartBus' standard, by implementing the Doncaster Area Rapid Transit (DART) system. This initiative is considered to be a success – with bus patronage growing by 51% on weekdays and 75% on weekends since 2009 – well exceeding initial expectations (Public Transport Victoria, 2016). However, the DART service is now at capacity and straining under growing demand and pressure for more services and improved priority on the road network.

In 2017, Council undertook a *Manningham Bus Network Review*, which identified 20 recommendations to improve the bus network and services. Key to this is that further investment is required to improve the reliability, connectivity and operation of many local bus services

A key objective of the Review recommendations, as previously endorsed by Council, is to undertake ongoing advocacy to seek for a Bus Rapid Transit (BRT) service between Doncaster and the CBD, which is a project that is supported by IV's 30-Year

Infrastructure Strategy (2016). BRT will be partially supported by the proposed Doncaster Busway project that will be delivered in association with the North East Link project. The plan below illustrates a potential route for the BRT (essentially the repurposing of the existing DART 907 bus route between the CBD and Mitcham, via the Doncaster Road corridor). Therefore, BRT is considered as Council’s key public transport priority in the short to medium term.



What a potential BRT network from the CBD to Mitcham could look like

Other recommendations outlined in the Review to improve the bus network include:

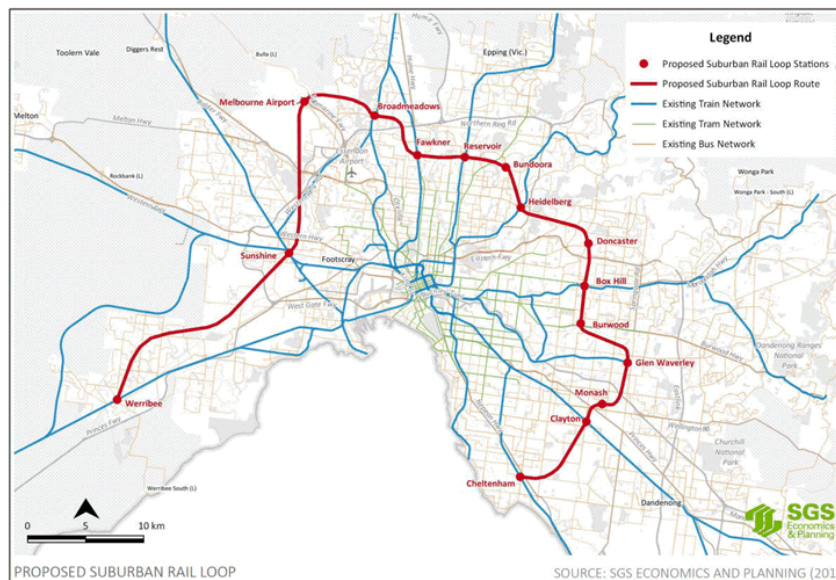
- enhancing frequency and capacity of services to the CBD, neighbouring key activity centres such as Box Hill and Heidelberg and suburban universities;
- introducing a direct bus service between East Doncaster and Heidelberg railway station (and possibly to La Trobe University) via Templestowe Village;
- simplifying local bus services to provide more direct, frequent and longer span of service hours;
- improve bus priority on the road network;
- deliver all 31 identified priority bus shelters.

The delivery of the 31 shelters will commence from 2019/20. Council has committed annual funding in its 10-year capital works budget (\$1.032 million) to construct five to six shelters per year over six years. This program seeks to improve amenity for bus commuters to help further promote public transport use.

The Minister for Public Transport has recently advised that as part of the development of the North East Link's (NEL) Doncaster Busway project, Transport for Victoria (TfV) will undertake a bus network planning study to capitalise on the new busway infrastructure. The initial findings of this study is expected in early 2019. Council officers have met with TfV and will continue to work constructively with the Authority to ensure the recommendations of the *Manningham Bus Network Review 2017* are adopted, and improvements to the bus network are funded and implemented immediately (well prior to the completion of the NEL). This will include ongoing advocacy for a Bus Rapid Transit (BRT) upgrade, to provide a world-class bus system between Manningham and the CBD.

Suburban Rail Loop

In August 2018, the Victorian Premier Daniel Andrews proposed a \$50 billion Suburban Rail Loop connecting all major rail metropolitan lines from east to west via Box Hill, Doncaster and Heidelberg, as illustrated in the image below. Due for completion in 2050, the first phase of the project will construct the south-eastern section between Cheltenham and Box Hill. Initial assessments indicate a 25 minute travel time between Box Hill to Melbourne Airport via Doncaster.



A report prepared by SGS Economics and Planning, titled *'Will the \$50 billion proposed Suburban Rail Loop help shape the Melbourne we want?'* indicated that the north-eastern section between Box Hill and Melbourne Airport (via Doncaster), highlights possible geographical challenges for the route, specifically between Box Hill and Doncaster as well as crossing the Yarra River between Doncaster and Heidelberg. At street level, Box Hill station sits approximately 95m above sea level,

Doncaster at 110m (the corner of Doncaster and Manningham Roads) but between the two points, the Eastern Freeway in the Koonung Creek Valley rests at 54m. This suggests the station at Doncaster, if the entire route will be underground, will be very deep, unless a rail system that can handle 3-4% grades is ultimately chosen and implemented to run the services. This validates the historical challenges faced by the region in seeking for a heavy rail connection to Doncaster, in what is a very undulating terrain and already-established urban area.

It is essential to ensure that a station in Doncaster is considered as part of phase 1 of the Suburban Rail Loop, in order to provide a critical heavy rail public transport connection to employment, health and other services in Melbourne's south-east. A rail connection between Doncaster to Box Hill can provide an alternative for residents of the burgeoning Doncaster Hill area to travel to the CBD.

Furthermore, an additional station should also be suggested in Bulleen, to service a region that generally lacks public transport services.

Doncaster Rail Link

(NOTE: A Doncaster Rail Link and the Suburban Rail Loop are two separate, complimentary proposals, not a case of one or the other).

In 2010, a feasibility study was commissioned by the State Government into the viability of a Doncaster Rail link between Manningham and the CBD. A report was released in 2014 stating that a rail link between Collingwood and Doncaster Park & Ride is feasible, albeit, with further investigation and assessment required. Public Transport Victoria (PTV) also supported a future rail link; proposing to deliver rail to Doncaster by 2029 in their *Network Development Plan – Metropolitan Rail (December 2012)* publication.

However, due to an apparent lack of political appetite and competing transport priorities throughout the State, further investigation into this proposal has not proceeded. In addition, the Doncaster Rail link has not been included as a recommendation within IV's *30-Year Infrastructure Strategy (2016)* as it is believed that the cost-benefit is not favourable (although Council is of the view that this outcome can be disputed).

Irrespective of the above, Council should continue to advocate for a Doncaster Rail link (as a direct rail link between the CBD and Doncaster), as an ultimate mass-transit public transport solution to the CBD, separate to the Suburban Rail Loop proposal. A Doncaster Rail link can be considered or enabled as part of the delivery of Melbourne Metro 2 (MM2), which seeks to 'un-tangle' the Clifton Hill Group Lines (Hurstbridge & South Morang) to create a new rail line servicing Fishermans Bend via Southern Cross Station in the CBD. At this stage, MM2 has not yet been thoroughly planned or funded.

Walking & Cycling

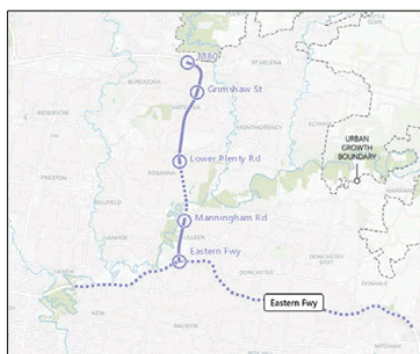
Currently, daily walking and cycling activities by local residents are generally undertaken for recreation purposes, with cycling as a method of travel to work representing a significantly low proportion of only 0.2% of all journeys, compared to 1.4% for Greater Melbourne (2016 Census, Australian Bureau of Statistics).

Therefore, as a part of Council's *Bicycle Strategy 2013* objectives, the aim is to increase this level to 1% by 2030, whilst also encouraging residents to take up walking and cycling as part of their general daily activities, such as taking children to school, walking to the local shops, or considering walking and cycling as a part of their overall health improvement.

In order to support this, Council has a role to provide the necessary infrastructure, promotion and education to encourage an increase in walking and cycling. This includes implementation of the objectives and infrastructure delivery outlined in the *Bicycle Strategy 2013*, *Walk Manningham Plan (2011-2020)* and completion of the Principal Pedestrian Network (PPN), through the ongoing provision of walking and cycling trails, safe pedestrian crossing points on main roads and the implementation of any necessary behaviour change programs to promote a change.

North East Link

The Andrews State Government has committed to deliver the \$15.8 billion North East Link project (NEL), to provide a freeway-grade connection (including 5km twin tunnels beneath the Yarra River) between the M80 Ring Road in Greensborough to the Eastern Freeway in Bulleen. The project will also include expansion of the Eastern Freeway between Burke Road and EastLink.



Project planning is being led by the North East Link Authority (NEL). Construction is expected to commence in 2021, with the new road and tunnel expected to be open by 2027. In May 2018, the project Business Case confirmed that the selected 'Option A' route (through Bulleen) is the most feasible option, which provides a Benefit-Cost Ratio (BCR) of 1.3 (for every dollar invested, the project will return \$1.30 in benefit). The project has also been endorsed by Infrastructure Australia, with the Federal government committing \$1.75 billion to the project.

The NEL will be the largest project to ever impact the City of Manningham, and will significantly change the transport landscape in the region once complete. The selected route will have a direct impact on the Bulleen Road corridor including abutting industrial land uses located around the Manningham and Bulleen Road precinct, sporting facilities (including the loss of the Bulleen Park football oval used by the Yarra Junior Football League) and the Boroondara Tennis Centre. In addition, public open space, walking and cycling trails, pedestrian bridges and access along the extent of the Koonung Creek corridor (north of the existing Eastern Freeway) will be significantly impacted.

The Department of Environment, Land, Water and Planning (DELWP) is currently preparing the Environment Effects Statement (EES) to seek necessary planning and environmental approvals for the project. A transport and traffic impact assessment is

currently being undertaken to help refine the reference design. The draft EES is due to be exhibited in early/mid 2019 and completed by late 2019. Council will be required to respond in detail to the exhibited EES, and may be required to engage external support for consultants to review the documentation or represent Council during any hearings. Therefore, it is suggested that Council consider allocating appropriate funding to support a response to the EES process, and for any ongoing support required to contribute to the planning of the project.

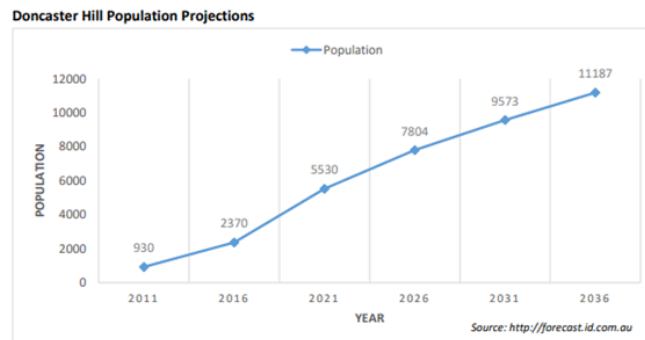
In June 2018, Council endorsed their *North East Link – Preliminary Issues and Opportunities* report that contains a number of transport and other matters that should be considered as part of planning and delivery of the NEL. The following transport-related matters are identified in this report, to be either delivered as part of, or complimentary to, the NEL project:

- The Doncaster Busway – a dedicated busway along the Eastern Freeway between Hoddle Street and Doncaster Park & Ride;
- A new Park & Ride facility in Bulleen;
- A north-south walking and cycling path along Bulleen Road;
- Templestowe Road upgrade (including a shared walking/cycling path);
- Shared pedestrian/cycling bridge across the Yarra River at Banksia Park between Bulleen and Heidelberg.

Council will continue to strongly advocate that these and other transport-related improvements are delivered as part of the NEL project. Council will also play an intricate role during the planning, design and construction of the project as a key stakeholder representing the Manningham community.

Doncaster Hill

The population of Doncaster Hill continues to swell by 20% each year. By 2021, the population of Doncaster Hill is expected to double from 2,370 residents in 2016 to over 5,500, and then increase a further 73% to over 9,500 residents by 2031. This growth is supported by an expected 275 per cent increase in the number of dwellings between years 2016 (1,232 dwellings) and 2031 (4,680 dwellings), with the number of dwellings and population already tripling since 2011.



In order to respond to this projected increase and demand for transport on the Hill, the *Doncaster Hill Mode Shift Plan 2014* was developed, primarily aiming to increase the proportion of Doncaster Hill residents using public transport from 19 per cent (currently) to 30 per cent of all journeys by 2030. A key action to achieve this is through the implementation of the *Doncaster Hill Behaviour Change Plan 2015*, which seeks to encourage the use of sustainable travel options, such as walking, cycling and public transport, for daily activities.

To respond to this rapid change, the *Doncaster Hill Strategy 2002* will be reviewed, alongside a review of the local transport infrastructure improvements required to support this expected growth and shift in travel behaviour.

Changing Transport Technologies

In recent years, there has been a growing trend in exploring adaptive and changing transport technologies, such as autonomous vehicles, shared mobility (short-term access to transportation on an as-needs basis) and road pricing to respond to travel demand and growing traffic congestion in the future.

Future transport and land use planning needs to recognise these changes and consider methods in which to accommodate such changes within our suburbs. This is particular reference to rethinking the scope and requirement of car parking, both within public spaces and as part of private developments.

Route 48 Tram Extension – Balwyn North to Doncaster Hill

This proposal is currently not a priority of the current State Government and lacks any political appetite to pursue. This proposal is not contained within IV's *30-Year Infrastructure Strategy (2016)*, requires significant infrastructure funding and the transport objective of a tram can be achieved by bus/BRT.

It is, therefore, suggested that Council maintain to passively advocate for the tram proposal at this point in time, to avoid diluting messaging to the community and other stakeholders regarding the key transport priorities for Manningham.

Council Committee and Strategies

Integrated Transport Advisory Committee (ITAC)

The purpose of ITAC was to assist Council to advocate and implement transport initiatives, including proposals, projects, strategies and policies relating to transport. Members of the committee included Council officers, Councillors and representatives of the community. ITAC was established in November 2015 for a period of three (3) years, due to expire on 31 December 2018.

Council currently supports a large number of various community groups and committees. In order to streamline and enhance the productivity and outcomes of our committees, consideration should be given to incorporating community-based transport advocacy in a broader integrated planning committee that encapsulates more than just transport matters, including to integrate transport with land use,

environment and social equity. This will ensure that transport advocacy will be represented by a committee via an alternative forum moving forward.

It is therefore recommended to sunset the Integrated Transport Advisory Committee (ITAC) and not renew it for another term, in accordance with the approved committee Terms of Reference.

Transport Strategies

Transport planning for Manningham is primarily guided by Council's integrated transport strategy *Making Manningham Mobile (2009)*. It is also supported by a number of other associated strategies including the *Manningham Bicycle Strategy (2013)*, *Doncaster Hill Mode Shift Plan (2014)*, *Manningham Links Road Improvement Strategy (2014)*, *Recreation Strategy (2010-2025)*, *Walk Manningham Plan (2011-2020)* and the *Healthy Cities Strategy (2017-2021)*.

Funding was allocated in 2018/19 to prepare a new Integrated Transport Strategy for Manningham. However, the development of the Strategy has not yet commenced.

This is primarily due to:

- the likely significant impact that the North East Link will have to changing the transport network in Manningham;
- preparation of a municipal Urban Design Framework (or similar document), that intends to encapsulate transport initiatives; and
- a review by Council of the process, method and requirement for future municipal strategies, including to potentially amalgamate transport initiatives within other land use related strategies or plans, such as the proposed Urban Design Framework or similar.

Suggested Key Transport Priorities

It is suggested that Council consider supporting the following key priorities over the course of the next 24 months, as the core objectives to guide transport planning and advocacy:

**Table 1: Key Transport Priorities**

Priority	Action	Timing	Cost	Responsibility
Develop a new municipal transport strategy	<ul style="list-style-type: none"> Repurpose the preparation of a new Integrated Transport Strategy to incorporate it within the Urban Design Framework (UDF) or similar. Provide a clear framework for the future advocacy, planning, development and delivery of transport for improvements over the next 10 to 15 years (2030s), taking into consideration the current and projected transport planning climate. Council consider repurposing \$80,000 allocated in the 2018/19 and \$40,000 in the 2019/20 budgets (\$120,000 in total) to help develop the draft UDF or similar (and associated transport elements) in 2019/20. 	2019/20	\$120,000* In 2019/20 *Reallocate existing funding.	Council
Advocate for Bus Rapid Transit (BRT)	<ul style="list-style-type: none"> Reaffirm to designate the BRT proposal as Council's top public transport priority, due to the current level of support, interest and feasibility for this proposal expressed by relevant stakeholders. Refer \$50,000 in the 2019/20 budget to pursue advocacy for BRT and public transport (i.e. undertake further literature review, feasibility studies, business case and/or other investigations to support the BRT proposal for Doncaster) 	Ongoing	\$50,000 in 2019/20	Council, Transport for Victoria, Public Transport Victoria (PTV), VicRoads
Undertake a Doncaster Road corridor land use and population assessment	<ul style="list-style-type: none"> Officers to undertake an assessment of current and projected population and development along the Doncaster Road corridor (including Doncaster Hill), in order to gather strategic data to justify and contribute to the BRT proposal. Prepare a report by December 2019 that illustrates the findings of this assessment to provide to relevant stakeholders. Capture the assessment findings in the review of the <i>Doncaster Hill Strategy</i>. 	Dec 2019	N/A – Utilise internal resources	Council, DELWP

Priority	Action	Timing	Cost	Responsibility
<p>Contribute to planning of the North East Link</p>	<ul style="list-style-type: none"> ▪ Refer \$150,000 in the mid-year review of the 2018/19 budget to support the EES process, legal advice, planning, advocacy, community representation and any necessary feasibility studies to supplement and support council advocacy. ▪ Council will be required to respond in detail to the exhibited EES, and may be required to engage external support for consultants to review the documentation or represent Council during any hearings. ▪ Refer \$150,000 in the 2019/20 budget to support Council resources to assist in the NEL planning process and the exhibition of the EES. ▪ Support the Doncaster Busway proposal to enable BRT. ▪ Continue to advocate to pursue the transport-related recommendations contained in the '<i>North East Link – Preliminary Issues and Opportunities</i>' report. 	<p>2018/19 to 2019/20</p>	<p>\$150,000 (for 2018/19)</p> <p>&</p> <p>\$150,000 (for 2019/20)</p>	<p>North East Link Authority, DELWP, Council</p>
<p>Advocate for general bus network improvements</p>	<ul style="list-style-type: none"> ▪ Continue advocacy to pursue the 20 recommendations contained in the <i>Manningham Bus Network Review 2017</i>, primarily to: <ul style="list-style-type: none"> ○ further enhance the DART bus network; ○ streamline existing local bus services to provide more direct, frequent and reliable services; ○ advocate for a new direct bus service between East Doncaster and Heidelberg (La Trobe University) via Templestowe Village and Bulleen; ○ reintroduce a service from The Pines to Box Hill; ○ improve bus priority on the road network; ○ improve passenger amenity and safety at The Pines Shopping Centre and Doncaster Westfield bus interchanges. 	<p>Ongoing</p>	<p>N/A – Advocacy to utilise internal resources</p>	<p>Transport for Victoria, Public Transport Victoria (PTV), VicRoads</p>

Priority	Action	Timing	Cost	Responsibility
Deliver bus shelters at priority locations	<ul style="list-style-type: none"> ▪ Council to deliver all 31 identified priority bus shelters over 6 years, as identified in the <i>Manningham Bus Network Review 2017</i>. ▪ Officers to liaise internally to identify order of priority in delivering 5 to six shelters per year. 	2019-2025	\$1.032 million* (*already funded).	Council
Support the Suburban Rail Loop proposal	<ul style="list-style-type: none"> ▪ Support in principle, the Suburban Rail Loop proposal, and advocate: <ul style="list-style-type: none"> ○ to consider for phase 1 of the project to extend from Cheltenham to Doncaster Hill or to Heidelberg (rather than terminate at Box Hill as currently proposed). ○ for an additional station to be considered within Bulleen. 	Ongoing	Unknown. TBD once project detail is released.	Development Victoria, Transport for Victoria, PTV, DELWP, DEDJTR
Doncaster Rail Link Advocacy	<ul style="list-style-type: none"> ▪ Support for Council to maintain ongoing advocacy for a direct Doncaster Rail link to the CBD as a long-term project. 	Ongoing	N/A	PTV, Transport for Victoria
Promote Walking & Cycling	<ul style="list-style-type: none"> ▪ Implement the <i>Bicycle Strategy 2013</i>, <i>Walk Manningham Plan (2011-2020)</i>, <i>Safe Crossing Strategy</i> and completion of the Principal Pedestrian Network (PPN). 	Ongoing	Varies	Council, other various stakeholders
Encourage car and ride share programs	<ul style="list-style-type: none"> ▪ Liaise with various companies to determine their commercial viability of expanding into Manningham. ▪ Officers to work with stakeholders and local property developers to accommodate car and ride share facilities both within public spaces and as part of private developments. 	Ongoing	N/A	Various car and ride share companies, private developers, Council
Route 48 Tram Extension	<ul style="list-style-type: none"> ▪ It is suggested that Council maintain to passively advocate for the tram proposal at this point in time, to avoid diluting messaging to the community and other stakeholders regarding the key transport priorities for Manningham. 	n/a	n/a	n/a



Recommendations

Based on the above priorities, the following key recommendations are presented for Council's consideration:

1. Repurpose \$80,000 allocated for the new Integrated Transport Strategy in the 2018/19 and \$40,000 in the 2019/20 budgets (\$120,000 in total) to instead develop the draft Urban Design Framework or similar in 2019/20.
2. Reaffirm support of the Bus Rapid Transit (BRT) proposal as Council's key short to medium term public transport priority, including to support the North East Link Doncaster Busway proposal.
3. Refer \$50,000 in the 2019/20 budget for the purpose of ongoing BRT and public transport advocacy.
4. Refer \$150,000 in the mid-year review of the 2018/19 budget (Q3 & Q4) to support the North East Link planning and environmental approval process.
5. Refer \$150,000 in the 2019/20 budget to support Council resources to assist in the North East Link planning and design process.
6. Undertake a Doncaster Road Corridor land use and population assessment by December 2019.
7. Support the Suburban Rail Loop proposal in principle and advocate for:
 - a. Stage 1 of the proposed Suburban Rail Loop to extend from Cheltenham to Heidelberg (or at least to Doncaster Hill), rather than to terminate at Box Hill.
 - b. Advocate for a station to also be considered within Bulleen.
 - c. Maintain advocacy for a Manningham to CBD Doncaster Rail Link as a medium to long term mass-transit public transport solution.
8. Sunset the Integrated Transport Advisory Committee (ITAC) by 30 December 2018, as per the adopted committee Terms of Reference.

INTEGRATED TRANSPORT ADVISORY COMMITTEE (ITAC)



TERMS OF REFERENCE

Directorate:	Assets and Engineering
Responsible Officer:	Strategic Transport Planner
Approval Date:	24 November 2015
Review Date:	31 December 2018

PURPOSE:

The purpose of the Integrated Transport Advisory Committee (ITAC) is to assist Council to advocate and implement transport initiatives, including proposals, projects, strategies and policies relating to transport. The committee will aim to work in a strategic and collaborative manner with the community and relevant stakeholders in order to facilitate improvements in transport services and infrastructure.

This includes the consideration of all forms of public and private transport modes, including light and heavy rail, buses (Bus Rapid Transit), cycling, walking and any vehicle/bicycle sharing-schemes.

OBJECTIVES:

The Integrated Transport Advisory Committee's objectives are to:

- Provide a forum where key stakeholders and the community can meet to discuss topics relating to transport and provide support and input to Council on various transport initiatives;
- Provide assistance to Council on advocacy to the State and Federal Government on transport matters;
- Assist in the identification, development and review of transport proposals;
- Support the development of transport education programs and events;
- Extend the reach of transport deliberations to the wider community; and
- Contribute to the preparation and implementation of community marketing and advocacy campaigns.

The desired outcomes of the Committee are to:

- Maintain Council's ongoing advocacy for the provision of Rail to Doncaster by 2029 by maintaining the 'Yes to Doncaster Rail' campaign brand;
- Facilitate the delivery of bus infrastructure and service improvements, including Bus Rapid Transit (BRT);

- Identify improvements to Park and Ride facilities, and seek to address car parking issues occurring as a direct result of public transport demand;
- Explore opportunities to address traffic congestion and impact to public transport, cycling and walking efficiency on Doncaster Hill;
- Contribute towards improving cycling infrastructure and the bicycle network;
- Contribute towards the improvement of pedestrian infrastructure and the pedestrian network and facilities throughout the municipality; and
- Address other transport related matters (including projects and strategies) that arise and provide input into any strategies, plans or policies being prepared by State or Federal Government.

MEMBERSHIP:

Councillors The Mayor and one Councillor from each other Ward (three Councillors in total)

The Councillor Representatives will be appointed at the Annual Meeting of Council. The Councillor Representatives are eligible for reappointment at the discretion of Council. Any vacancy that occurs mid-term will be referred to Council for the appointment of a replacement representative until the next Annual Meeting.

Council Officers Director Assets and Engineering and/or Manager Engineering and Technical Services
 Director Planning and Environment and/or Manager Economic and Environmental Planning
 Manager Community Relations and Marketing
 Strategic Transport Planner
 Traffic and Transport Engineer

Community and Business Representatives

A maximum of six (6) community and/or local business members will be appointed.

Representatives should broadly support sustainable transport initiatives and have a general understanding and appreciation for the key fundamentals of transport planning, with a demonstrated track record of advocacy for transport improvements preferred. The selection of community representatives will endeavour to establish a broad interest base across the different modes of transport, including rail, bus, cycling and walking.

Inaugural representatives will be recruited via an advertisement in the local press and Council's website. Community and business representative vacancies will be advertised if and when necessary and successful replacement members will be appointed with Council endorsement.

Council will have the right to review and reconsider the membership of any representative who fails to attend two (2) or more consecutive meetings, without reasonable cause or notification for their absence.

Other stakeholders

The Committee may from time to time co-opt additional representatives to provide expertise to carry out the roles and functions of the group, and invite stakeholders from a range of government and private organisations (such as Transdev, VicRoads, Public Transport

Victoria (PTV), RACV, Department of Economic Development, Jobs, Transport and Resources).

APPOINTMENT OF A CHAIRPERSON:

The Chairperson shall be appointed by Council and shall be a Councillor Representative. The Chairperson shall be elected for a period of 12 months and will be reviewed annually immediately following Councillor appointments to committees.

In the absence of the Chairperson, any other Committee Councillor shall be appointed acting Chairperson for the period of the Chairperson's absence.

MEETING PROCEDURES:

The Committee will meet on a quarterly basis between February and November, at a time and place determined by the Committee.

Meetings will be for a period of two (2) hours or less and are not required to be open to the public.

QUORUM:

The quorum for a meeting will be half the number of members plus one, including one Councillor Representative.

AGENDA AND MINUTES:

An appointed Council Officer will prepare agendas, issue notices for each meeting and ensure all necessary documents requiring discussion or comment are attached to the agenda. An agenda will be provided at least seven (7) days prior to the meeting.





The minutes of the Integrated Transport Committee will be prepared by a Council Officer. The minutes will be circulated to members within ten (10) days after a meeting. The minutes will be submitted to the next meeting of the Committee for confirmation/amendment as appropriate.

REVIEW:

The Committee will continue to conduct its activities for a term of three (3) years and expire on 31 December 2018, unless by prior resolution by Manningham City Council. At the expiry of this term, Council will assess the future of the Committee.

Document Approval Date: 24 November 2015

10.2 Heritage Restoration Fund 2018 - 2019

File Number:	IN18/527
Responsible Director:	Director City Planning and Community
Attachments:	<ol style="list-style-type: none">1 Attachment 1: Heritage Restoration Fund Policy & Guidelines 2018 - 2019 ↓ 2 Attachment 2: Heritage Restoration Fund Policy & Guidelines Trees and Gardens 2018-2019 ↓ 3 Attachment 3: Funding recommendations - Buildings ↓ 4 Attachment 4: Funding recommendations - Trees and Gardens ↓ 

EXECUTIVE SUMMARY

The purpose of this report is for Councillors to consider the allocation of funds for the 2018/2019 Heritage Restoration program, as generally recommended by the Council's Heritage Advisory Committee.

Council's Heritage Restoration Fund applies to both buildings, and trees and gardens. Both categories have separate funding policies and guidelines.

The Heritage Restoration Fund Policy & Guidelines (Buildings) provides property owners with the opportunity to apply for a small grant to assist with the maintenance and restoration of significant heritage buildings and other places of interest.

The Heritage Restoration Fund Policy & Guidelines (Trees and Gardens) provides assistance to owners of significant trees and gardens to undertake maintenance works or to obtain a suitable water supply to provide for the longevity of the identified tree(s) and/or garden.

In the 2018/19 budget Council has allocated \$35,000 for the Heritage Restoration Fund. A total of 25 applications were received, with 17 being for building restoration works and 8 for trees and gardens.

In summary, the Heritage Advisory Committee (HAC) recommended the following:

- *Heritage Restoration Fund (Buildings) - 15 applications be supported - totalling \$29,625.50.*
- *Heritage Restoration Fund (Trees and Gardens) - 7 applications be supported - totalling \$5,374.50.*

Three applications were not supported. Two related to buildings, and one related to trees and gardens.

Whilst Council officers generally support the recommendations of the HAC, some minor accounting changes are recommended to meet Council's policy requirements. The HAC's recommendations and Council officers' recommendations equate to a difference of \$45 for buildings, and \$45 for trees and gardens.

These changes have been made because one property had funds allocated that exceeded Council's policy requirement of a maximum of 50% of the total costs of the completed works. The excess money was allocated to another property. A correction was also made to a minor calculation error.

Accordingly, Council officers' recommend that the funds be allocated to the following:

- *Heritage Restoration Fund (Buildings) - 15 applications be supported – totalling \$29,580.50 (Attachment 3).*
- *Heritage Restoration Fund (Trees and Gardens) - 7 applications be supported – totalling \$5,419.50 (Attachment 4).*

RECOMMENDATION

That Council:

- A. note the recommendations of the Heritage Advisory Committee (refer Attachments 3 and 4);**
- B. note that whilst Council officers generally support the recommendations of the HAC, some minor accounting changes are recommended to meet Council's policy requirements. The HAC's recommendations and Council officers' recommendations equate to a difference of \$45 for buildings, and \$45 for trees and gardens.**
- C. Endorses the allocation of funding for the 2018/2019 Heritage Restoration Fund as follows:**
 - **Heritage Restoration Fund (Buildings): 15 applications totalling \$29,580.50 (Attachment 3); and**
 - **Heritage Restoration Fund (Trees and Gardens): 7 applications totalling \$5,419.50 (Attachment 4).**

1. BACKGROUND

- 1.1 Manningham City Council's Heritage Restoration Fund has operated successfully for over twenty years. The funding is offered annually and applies to buildings, and trees and gardens.
- 1.2 The Heritage Restoration Fund Policy & Guidelines 2018-2019 (Attachment 1) provides the owners of identified properties the opportunity to apply for a small grant to assist with the maintenance and restoration of significant heritage buildings and other places of interest.
- 1.3 The Heritage Restoration Fund Policy & Guidelines Trees and Gardens 2018-2019 (Attachment 2) assists the owners of identified significant trees or gardens to undertake appropriate maintenance works or provide a suitable water supply for the longevity of the trees or gardens.
- 1.4 Over the past 6 years, the following number of applications have been received for consideration:

Funding Round	Buildings	Trees and Gardens	Total Applications
2017/2018	15	5	20
2016/2017	9	7	16
2015/2016	16	12	28
2014/2015	16	11	27
2013/2014	18	6	24
2012/2013	21	7	28

- 1.5 This year all owners of properties affected by the Heritage Overlay or the Vegetation Protection Overlay, Schedule 5 (Significant Exotic, Native and Indigenous Vegetation) (VPO5) were sent letters advising them of the current funding round. Applications were due Tuesday, 14 August 2018.
- 1.6 In response 25 applications were received - 17 applications for Building Restoration Works and 8 applications for Trees and Gardens.
- 1.7 The Heritage Advisory Committee (HAC) has assessed all funding applications against the criteria in the Heritage Restoration Fund Policy & Guidelines 2018-2019 and the Heritage Restoration Fund Policy & Guidelines Trees and Garden 2019-2019. These criteria relate to a range of matters including: the heritage significance of a site, type and urgency of the works required, visibility of the works, overall community benefit and whether assistance has previously been provided.
- 1.8 The Heritage Restoration Policy Guidelines specifies that no more than 50% of the total costs of the completed works are eligible for funding. Criteria for assessing applications is also provided

2. DISCUSSION / ISSUE

- 2.1 At its meeting of 12 September 2018, Council's Heritage Advisory Committee (HAC) considered and made recommendations on each application. The HAC recommended funding for 15 applications for Building Restoration Works and a further 7 applications for Trees and Gardens.
- 2.2 Attachment 3 and 4 outline the funding details and allocation for Building Restoration Works and Trees and Gardens respectively.
- Applications Not Supported
- 2.3 The HAC did not support three applications. Two related to buildings, and one related to trees and gardens.

5-7 Stiggant Street, Warrandyte (Heritage Overlay 157)

St Stephens Anglican Church is of local significance. The heritage citation describes the building as a simple timber church with vestry and porch forming extensions from the main gable roof. The grounds are enclosed by a crimp-wire fence. A hipped roof addition and incompatible windows have changed the appearance of the building.

The application seeks funding to replace all the wood of the Lych gate which has termite damage. Based on photographic evidence, the gate does not appear to be part of the original gate at the time the heritage place was assessed. (Refer to Attachment 3, No. 16)

6 Monckton Road, Templestowe (Heritage Overlay 116)

This overlay applies along the frontage of the property and is approximately 2 metres wide. The site is of local significance. The Overlay specifically relates to gateposts known as the Monckton Gateposts. The statement of significance describes the gates as *two massive hand-wrought timber gateposts framing the driveway to 6 Monckton Road, which are thought to have been associated with the 'Monckton' homestead erected by Major Charles Newman in the mid-late nineteenth century.*

The application seeks funding to address an apparent attack on the gates by termites or ants, and there is concern that what attacked the gate may move into the structure of the home. Insufficient evidence of infestation accompanied the application, noting also that the posts may have been relocated in recent years which may have contributed to their declining condition. (Refer to Attachment 3, No. 17)

60 Yarra Street, Warrandyte, (Heritage Overlay 191 – Warrandyte Precinct)

The application seeks funding to recover costs associated with trees that have already been removed. Tree controls under the Overlay only apply to the properties at 77 and 111 Yarra Street (Attachment 4, No. 8).

Accounting Changes

- 2.4 At the HAC meeting the application for works at 32 Mullens Road, Warrandyte was unresolved, (Item 6, Attachment 3), as clarification was sought on whether the application related to new works, or works that had been subject to previous funding granted during 2017/2018.
- 2.5 Following the meeting, it was confirmed that the Mullens Road application was for new works, and therefore it was considered appropriate to allocate the remaining funds to the application. However, the funds exceed the maximum 50% funding of the total cost of works by 1.4%, or \$162.50, which is contrary to the Heritage Restoration Fund Policy & Guidelines 2018-2019. The recommended funding for the Mullens Road application has therefore been reduced to 50% of the total cost of the works. It is considered appropriate that the remaining \$162.50 be reallocated to the application for the property at 21–25 Ben Nevis Grove, Bulleen, which released the least amount of funding. (Item 2, Attachment 3). The reallocation increases the proportion of the costs of works from 14.5% to 16.9% for the application.
- 2.6 In relation to Trees and Garden, the HAC recommended that 6 of the 7 applications for Trees and Gardens receive 50% of the total cost of the works, whilst the remaining application at 7 Templestowe Road (Item No.4 - Attachment 3 receive) receive 47.7% of the total cost of the works.
- 2.7 The funding recommended for 7 Templestowe Road appears to have been incorrectly calculated and has been adjusted from \$945.00 to \$990, an increase of \$45. This raises the proportion of funding from 47.7% to 50.0% which is consistent with the recommendations made for the other 6 applications.

- 2.8 Based on these minor accounting changes, \$29,580.50 is proposed to be allocated towards building works (84.5%) and \$5,419.50 (15.5%) to trees and gardens, amounting to a total of \$35,000.

3. IMPACTS AND IMPLICATIONS

The Heritage Restoration Fund has positive social, environmental and economic benefits. The grants program provides financial incentives for property owners to undertake appropriate conservation works, which enables places of heritage significance to be maintained and protected for the wider community to enjoy.

4. IMPLEMENTATION

4.1 Finance / Resource Implications

Council committed \$35,000 to the Heritage Restoration Fund in the 2018/2019 budget, and the HAC recommends its full allocation for the funding year. The total amount claimed may only be up to 50% of the final total cost of works.

Where works are not completed in their entirety, or where works are completed for an amount less than that specified on the application form, a smaller grant may be paid than that allocated.

In accordance with the current Policy and Guidelines, there is provision to reallocate any residual funds, if available. The guidelines enable new late applications or additional works for approved applications to be considered for funding at a later stage.

4.2 Communication and Engagement

The owners of all existing heritage places listed in the Heritage Overlay and those properties listed in the VPO5 were individually notified of the funding round.

All applicants seeking funding in the 2018/2019 funding cycle will be notified of the decision on their application.

4.3 Timelines

Applicants will be notified of the outcomes of the funding allocation within a week of Council's resolution to enable the completion of works and claiming of funds within the current financial year.

5. DECLARATIONS OF CONFLICT OF INTEREST

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



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HERITAGE RESTORATION FUND: 2018/2019

Policy and Guidelines

1. Introduction

The Council of the City of Manningham recognises the value of assisting property owners to maintain buildings, places and sites of significance to the cultural heritage of the municipality.

The **Heritage Restoration Fund** aims to promote conservation of heritage buildings and to encourage and financially assist individuals, community groups, businesses or organisations in their endeavours to maintain items of heritage significance in the City.

2. Funding Categories

Two categories of funding are available: -

Category A: Conservation Management Plans

This category provides for small grants for the preparation of Conservation Management Plans for heritage sites. The Conservation Management Plans would include the recording of heritage fabric (including interiors if appropriate) and recommendations for future management.

Category B: Conservation Work

This category provides for restoration or reconstruction work to a building, structure or place within the municipality and that meets the eligibility requirements for assistance (refer to sections 3 and 4 below).

Funding within this category will be granted generally on a dollar for dollar basis and up to \$1,000 in value. Each application for funding will be considered at the discretion of the Heritage Advisory Committee. Works would include those urgently needed to protect significant heritage fabric.

Please note that if works are not undertaken no funding will be paid to the applicant. If works are incomplete or the total cost of the completed works is less than the amount specified on the application form/quotation, Council may grant a lower amount than that originally allocated. Any funding paid to the applicant will be no more than 50% of the total cost of the completed works.

3. Eligibility Criteria

(a) Ownership of Heritage Listed Properties

Generally, all owners of properties listed in the heritage provisions of the Manningham Planning Scheme of local significance or greater are eligible to apply for funds.

(b) Type of Work

Only 'Approved Conservation Work' is to be undertaken.

Restoration and reconstruction works to a building, structure or place is eligible for assistance provided that:

- the proposed works are in accordance with Council's heritage guidelines;
- any reconstruction work is of original features only;
- the proposal must be supported by evidence that the work is of a reconstructive or restoration nature.



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- the proposed work is considered appropriate by Council's Heritage Advisor and the Heritage Advisory Committee.

(c) Works generally not Eligible for Funding

The following work is generally not eligible for assistance from the Fund:

- Interior works and alterations to a building (unless the schedule to the Heritage Overlay identifies the heritage place as one where internal alteration controls apply).
- General maintenance works such as cleaning of the gutters, gardening works and pruning of plants (unless the schedule to the Heritage Overlay identifies the heritage place as one where tree controls apply).
- New additions or extensions (unless the reconstruction is of an original element).

(d) Properties listed on State or National Registers

Properties on State or National Heritage registers may be considered for funding.

(e) Previous Assistance

Generally, priority will be given to those applicants who have not received funding in the previous round of funding (i.e. 2017/2018). Each application for funding, however, will be assessed on its individual merits.

4. Assessment Criteria

Each application for funding will be evaluated against the following criteria:

- (i) the heritage significance of the site;
- (ii) the type and urgency of the work required;
- (iii) whether the proposed work accords with historic conservation principles of the Burra Charter;
- (iv) the importance of the restoration project to the heritage value of the area, in terms of overall community benefit;
- (v) the visibility/accessibility of the subject property and proposed works;
- (vi) the proposed estimated time of completion;
- (vii) the general financial standing of the applicant (i.e. whether the project would proceed without assistance, demonstrated hardship arising from the conservation work);
- (viii) the applicant or their agents ability to demonstrate technical and financial responsibility with regard to the project;
- (ix) whether the applicant is financially contributing to the project;
- (x) whether the applicant has outstanding monies owing to Council;
- (xi) the availability of assistance from other sources;
- (xii) whether there are any incomplete projects affecting the site from a previous Heritage Restoration Fund funding round;
- (xiii) whether the applicant has received assistance under previous funding rounds, and
- (xiv) whether the proposed works relate to a state owned place: Funding may be allocated to properties owned by the state government if there are surplus heritage restoration funds available.



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5. Assessment Priorities

To assist in the evaluation of applications against the assessment criteria, specific priorities have been determined for the allocation of funds. Priorities for assistance in the 2018/2019 financial year will include:

- **projects able to be completed and funds claimed by 30 April 2019;**
- in the case of Category B grants, a funding priority will include projects where the costs of appropriate heritage materials exceeds the cost of alternative contemporary materials;
- the applicant did not receive funding in the previous year, i.e. 2017/2018 financial year;
- the heritage place is included on the Heritage Overlay (HO) of the Manningham Planning Scheme; and
- applications seeking funding for retrospective works will generally not be supported.
- priority will be given to privately owned properties over state owned properties. In considering applications relating to state owned properties further factors of consideration will include the extent of public access to state owned properties.

6. Making an Application

The application process is simple and requires the following information:

- a completed "**Application for Assistance**" form available from Council's City Strategy Unit or on the web at www.manningham.vic.gov.au
- All applications, including preparation of a Conservation Management Plan, need to be accompanied by quotations from the appropriate tradespeople/consultants undertaking the proposed works, as follows:
 - for works costing less \$2,000 one quote is required.
 - for works costing between \$2,000 - \$4,000, at least two quotes are required.
 - for works costing over \$4,000 a total of 3 quotes are required.

Quotes are mandatory for all grant applications. Failure to provide quotations may result in your application being deemed ineligible or unsuccessful.

□(Note: The quotes should provide as much detail as possible regarding the method, materials and extent of work that will be undertaken. Where appropriate, paint colour samples should also be provided with your application.)

- Where an applicant accepts a higher quote for the proposed works (where multiple quotes are required to be provided) additional written justification must be provided to support the application;
- details of tradespeople undertaking various works;
- details of consultants undertaking the Conservation Management Plan (CMP);
- A photograph(s) of the building, structure or place in its existing condition must be provided.

Completed application forms together with plans and quotes for work as applicable (Category B projects) should be submitted to the Manager, City Strategy.



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Closing date for the funding round will be Tuesday, 14 August 2018

All the applications will be individually considered and funding allocations made depending on the needs and availability of funds.

Funding allocations will be determined by Council, on the recommendation of the City of Manningham Heritage Advisory Committee. Council operational budget will allocate \$35,000 towards the Heritage Restoration Fund and Heritage Restoration Fund (Trees and Gardens) in the 2018/2019 financial year.

7. Funding Conditions

A "**Funding Claim Form**" must be filled out by the applicant, and the work inspected by the Heritage Adviser, in order to claim the final assistance.

Assistance must be claimed by 30 April 2019.

Funding may be revoked at any time due to unsatisfactory work, failure to meet time schedule constraints, non-disclosure or misleading or false disclosure of information or blatant misuse of funds by the recipient, and moneys advanced repaid to the Council.

If works are not undertaken no funding will be paid to the applicant. If works are incomplete or the total cost of the completed works is less than the amount specified on the application form/quotation, Council may grant a lower amount than that originally allocated. Any funding paid to the applicant will be no more than 50% of the total cost of the completed works.

The applicant should ensure that selected contractors have a clear understanding of the requirement to match the restoration works as closely as possible to the original work. Failure to undertake works to the satisfaction of Council may result in some or all of the funding being withheld.

In the event that any residual funds are available due to the total costs of approved works being less than initially estimated or due to defaults or delays in carrying out the works, the Director of City Planning may consider the allocation of unused funds as follows:

1. Allocation of funds for additional works to approved applications where the actual cost incurred exceeded the original costs;
2. Allocation of funds for late applications where these have been approved by the Heritage Adviser.

All necessary works approvals will be the responsibility of the applicant to obtain. It is a condition of any funding that Council may use videos, photographs or details of the works in its heritage promotional material.



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8. Further Information

Those individuals, community groups or organisations interested in obtaining more information or discussing their proposals may contact:

Fiona Ryan

Strategic Planner

Phone: 9840 9434

email: Fiona.ryan@manningham.vic.gov.au**Samantha Cimati**

Administration Support Officer

Phone: 9840 9129

Fax: 9840 9465

email: csadmin@manningham.vic.gov.au

or mail: The Manager
City Strategy
Manningham City Council
PO Box 1
DONCASTER 3108

Please note that all applications to the Heritage Restoration Fund will be assessed by the Heritage Advisory Committee in August 2018. The recommendations of the Committee will be reported to Council at its meeting on 25 September 2018. All applicants will be formally notified of Council's decision in early October 2018.



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HERITAGE RESTORATION FUND (Trees and Gardens): 2018/2019

Policy and Guidelines

1. Introduction

Throughout its history, Manningham's developing cultural landscape has seen the city change from bushland to rural agricultural and more recently suburban development. Whilst much change to the landscape has occurred over this period, remnants of these landscapes remain. Various studies have been undertaken for the municipality to identify and assess significant trees and gardens throughout the municipality.

The Council of the City of Manningham recognises the value of assisting property owners to protect and manage significant trees and gardens throughout the municipality. Although trees enjoy a finite life, much can be done to protect and manage them in order to extend their life for a reasonable time. Gardens by contrast require on-going management to ensure the form and character of the garden is retained.

The **Heritage Restoration Fund (Trees and Gardens)** aims to promote conservation of significant trees and gardens, and to encourage and financially assist individuals, community groups, businesses or organisations in their endeavours to maintain items of heritage and aesthetic significance in the City. (A separate grants program is provided for heritage buildings).

2. Funding

Conservation Works

This provides for conservation works to identified trees and gardens within the municipality that meet the eligibility requirements for assistance (refer to sections 3 and 4 below).

Applications for funding may also include funding for the preparation of an arboricultural report for the identified significant tree(s) or garden (to detail what works need to be undertaken). Subsidies for water tanks for the purpose of watering the significant trees and importing water for a tank for watering purposes (e.g. bore water from outside the municipality) may also be considered.

Funding within this category will be granted on a dollar for dollar basis generally up to \$1000 in value. Each application for funding will be considered by the Heritage Advisory Committee.

Please note that if works are not undertaken no funding will be paid to the applicant. If works are incomplete or the total cost of the completed works is less than the amount specified on the application form/quotation, Council may grant a lower amount than that originally allocated. Any funding paid to the applicant will be no more than 50% of the total cost of the completed works.

3. Eligibility Criteria

(a) Ownership of Heritage Listed Properties

Generally, all owners of properties listed in the Heritage Overlay (where tree controls apply) and Vegetation Protection Overlay (Schedule 5) of the Manningham Planning Scheme are eligible to apply for funds.



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(b) Type of Work

Only 'Approved Conservation Works' are to be undertaken.

Conservation works are generally eligible for assistance provided that:

- the proposal must be supported by evidence that the works are intended to conserve/manage the tree(s) or garden
 - › an arboricultural report has been prepared detailing what works are to be undertaken; and/or
 - › the proposed works are in accordance with a Council strategy (i.e. the suggested works are detailed in a current Strategy such as the Heritage Garden and Significant Tree Study);
- the proposed works are considered appropriate by Council's Heritage Advisor and the Heritage Advisory Committee.

(c) Works generally not Eligible for Funding

The following work is generally not eligible for assistance from the Fund:

- the removal of significant trees (including dead and fallen trees); and
- purchase of new plants (unless it is to replace existing plants which form an important element of the garden e.g. replacement of dead hedge species which are a significant element).

(d) Properties listed on State or National Registers

Properties on State or National Heritage registers may be considered for funding.

(e) Previous Assistance

Generally, priority will be given to those applicants who have not received funding in the previous round of funding (i.e. 2017/2018). Each application for funding, however, will be assessed on its individual merits.

4. Assessment Criteria

Each application for funding will be evaluated against the following criteria:

- (i) the heritage or aesthetic significance of the vegetation;
- (ii) the type and urgency of the work required;
- (iii) whether the proposed work accords with historic conservation principles of the Burra Charter;
- (iv) the visibility/accessibility of the subject property and proposed works;
- (v) the proposed estimated time of completion;
- (vi) the general financial standing of the applicant (i.e. whether the project would proceed without assistance, demonstrated hardship arising from the conservation work);
- (vii) the applicant or their agent's ability to demonstrate technical and financial responsibility with regard to the project;
- (viii) whether the applicant is financially contributing to the project;
- (ix) whether the applicant has outstanding monies owing to Council;
- (x) the availability of assistance from other sources;
- (xi) whether there are any incomplete projects affecting the site from a previous Heritage Restoration Fund funding round; and



MANNINGHAM CITY COUNCIL

- (xii) whether the applicant has received assistance under previous funding rounds.
- (xiii) whether the proposal relates to a state owned place: funding may be allocated to properties owned by the state government if there are surplus heritage restoration funds available.

5. Assessment Priorities

To assist in the evaluation of applications against the assessment criteria, specific priorities have been determined for the allocation of funds. Priorities for assistance in the 2018/2019 financial year will include:

- **projects able to be completed and funds claimed by 30 April 2019;**
- the tree(s) or garden is included in the Heritage Overlay (HO) or the Vegetation Protection Overlay (schedule 5) of the Manningham Planning Scheme;
- for those eligible properties within the Heritage Overlay, priority will be given to those properties where specific trees have been identified as being of significance and which are listed in the schedule to the Heritage Overlay; and
- applications seeking funding for retrospective works will generally not be supported.
- the applicant did not receive funding in the previous year i.e. 2017/2018
- priority will be given to privately owned properties over state owned properties. In considering applications relating to state owned properties further factors of consideration will include the extent of public access to state owned properties.

6. Making an Application

The application process is simple and requires the following information:

- a completed "**Application for Assistance**" form available from Council's City Strategy Unit or on the web at www.manningham.vic.gov.au
- copies of quotations received as follows:;
 - for works costing less \$2,000 one quote is required.
 - for works costing between \$2,000 - \$4,000, at least two quotes are required.
 - for works costing over \$4,000 a total of 3 quotes are required.

Quotes are mandatory for all grant applications. Failure to provide quotations may result in your application being deemed ineligible or unsuccessful.

- where an applicant accepts a higher quote for the proposed works (where multiple quotes are required to be provided) additional written justification must be provided to support the application;
- details of people undertaking works;
- a photograph(s) of the tree(s) or garden in its existing condition must be provided.

Completed application forms together with plans and quotes for work as applicable should be submitted to the Manager, City Strategy.

Closing date for the funding round will be Tuesday, 14 August 2018



MANNINGHAM CITY COUNCIL

All the applications will be individually considered and funding allocations made depending on the needs and availability of funds.

Funding allocations will be determined by Council, on the recommendation of the City of Manningham Heritage Advisory Committee. Council's operational budget will allocate a total of \$35,000 towards the Heritage Restoration Fund and Heritage Restoration Fund (Trees and Gardens) in the 2018/2019 financial year.

7. Funding Conditions

A "**Funding Claim Form**" must be filled out by the applicant, and the work inspected by the Heritage Adviser, in order to claim the final assistance.

Assistance must be claimed by 30 April 2019.

Funding may be revoked at any time due to unsatisfactory work, failure to meet time schedule constraints, non-disclosure or misleading or false disclosure of information or blatant misuse of funds by the recipient, and funds advanced repaid to the Council.

Please note that if works are not undertaken no funding will be paid to the applicant. If works are incomplete or the total cost of the completed works is less than the amount specified on the application form/quotation, Council may grant a lower amount than that originally allocated. Any funding paid to the applicant will be no more than 50% of the total cost of the completed works.

In the event that any residual funds are available due to the total costs of approved works being less than initially estimated or due to defaults or delays in carrying out the works, the Director of City Planning may consider the allocation of unused funds as follows:

1. Allocation of funds for additional works to approved applications where the actual cost incurred exceeded the original costs;
2. Allocation of funds for late applications where these have been approved by the Heritage Adviser.

All necessary works approvals will be the responsibility of the applicant to obtain. It is a condition of any funding that Council may use videos, photographs or details of the works in its heritage promotional material.

8. Further Information

Those individuals, community groups or organisations interested in obtaining more information or discussing their proposals may contact:

Fiona Ryan

Strategic Planner

Phone: 9840 9434

email: Fiona.ryan@manningham.vic.gov.au

Samantha Cimati

Administration Support Officer

Phone: 9840 9129

Fax: 9840 9465

email: csadmin@manningham.vic.gov.au



MANNINGHAM CITY COUNCIL

or mail: The Manager
City Strategy Unit
Manningham City Council
P O Box 1
Doncaster 3108

Please note that all applications to the Heritage Restoration Fund will be assessed by the Heritage Advisory Committee in August 2018. The recommendations of the Committee will be reported to Council at its meeting on 25 September 2018. All applicants will be formally notified of Council's decision in early October 2018.

Attachment 3 - Buildings

No.	Site Address	Proposal	Comments	Amount Allocated	Funding in 2017/2018?	Job Cost
1	125-127 McGowans Road Donvale	Painting of exterior of original cottage, including sanding, filling and painting of walls, eaves, fascia, door and front and side windows.	HO201 Cottage Local Significance Recommendation: 50% supported subject to paint colour being approved to the satisfaction of Council	\$718.00	No.	\$1436.00
2	21-25 Ben Nevis Grove Bulleen	Remove and replace termite infected flooring to the Piano room, laundry and toilet and respray the soil.	HO13 Ben Nevis Local Significance. Recommendation: 16.9% supported (note: whilst internal alteration controls do not apply, the urgency of the works in order to conserve the fabric of the remainder of the house has been taken into consideration in supporting the application).	\$1162.50	No.	\$6870.00
3	30 Hartley Road Wonga Park	Repair work to front verandah to maintain and conserve original façade to dwelling and repair guttering to ensure deterioration is lessened.	HO77 Hartley Cottage Local Significance Recommendation: 50% supported. Works to guttering will only be supported if replaced with same material and profile as existing.	\$1815.00	No.	\$3630.00
4	3 St Denys Crescent Wonga Park	Repair entry porch ceiling.	HO151 'Topping house' Local Significance Recommendation: 50% supported.	\$1335.00	Yes (Note: applicant unable to undertake works in 17/18)	\$2670.00
5	103-109 Yarra Street Warrandyte	Supply and fit two new lengths of zincalume valleys to protect and assist in avoiding leaf build up.	HO191 - Warrandyte Township Heritage Precinct Gospel Chapel (former) Contributory Building Recommendation: 46.3% supported in part (gutter guard, which will require a planning permit, is not supported) Subject to new valleys being replaced with same material as existing (galvanised iron).	\$1000.00	No.	\$2156.00
6	32 Mullens Road Warrandyte	Replace roof with galvanised steel. Replace gutters/downpipes where required. Repair/remove/replace with like for like materials, paint same colour as existing.	HO191 - Warrandyte Township Heritage Precinct Cottage Contributory Building Recommendation 50% supported.	\$5790.00	Yes	\$11580.00
7	6 Robb Close Bulleen	Clean old cast iron lace work and replace in original position on bottom level of verandah.	HO147 'Clarendon Eyre' orig. 'Springbank' Regional Significance Recommendation 50% supported.	\$937.50	No.	\$1875.00

8	300 Yarra Street Warrandyte	Prepare external surfaces and apply two top coats of paint to all fascias, eaves and downpipes.	HO191 - Warrandyte Township Heritage Precinct Alexa Goyder's House Regional Significance / Contributory Building Recommendation 50% supported.	\$1200.00	No.	\$2400.00
9	412 Porter Street Templestowe	Repair of timber fascia.	HO17 Merchant Builders Former Display Houses Heritage Precinct Regional Significance Recommendation 50% supported subject to materials being replaced with the same materials and specifications as the existing (like for like).	\$950.00	No.	\$1900.00
10	10 Waldau Court Doncaster	Repair work to orchardist barn at the northern eastern corner.	HO175 'Friedensruh' State Significance Recommendation 50% supported subject to written support from Heritage Victoria and clarification as to whether a Permit is required. A copy of such advice is to be provided to Council.	\$2190.00	Yes	\$4380.00
11	9 Dundas Court Doncaster East	Painting faded, wood decorations rotten. Repainting and repairing of rotten wood.	HO57 House Local Significance Recommendation 50% supported subject to materials being replaced with the same materials and specifications as the existing (like for like).	\$907.50	No.	\$1815.00
12	10 Dehnert Street Doncaster East	Aluminium ridge capping and rivets.	HO40 House (Clay House) Local Significance Recommendation 50% supported subject to materials being replaced with the same materials and specifications as the existing (like for like).	\$825.00	No.	\$1650.00
13	29 Edwin Road Templestowe	To repair broken double glazed skylight and s/glass panels. Repair/replace stone capping on the stone/brick garden wall.	HO216 House Local Significance Recommendation 41.4% supported in part (repair of skylight not supported).	\$1750.00	Yes	\$4222.70
14	32-34 Octantis Street Doncaster East	Roofing and buttering to iron roof of original cottage.	HO121 House (fmr Hilldene) Local Significance Recommendation 20.8% supported.	\$4000.00	No	\$19200.00
15	306 Yarra Street WARRANTDYTE	Repair of mortar, cleaning of stone, aesthetic render of a crack, structural repair of crack and repaint and tidy up of joints.	HO191 - Warrandyte Township Heritage Precinct Contributory Building Recommendation 22.0% supported.	\$5000.00	No.	\$22707.00

16	5-7 Stiggart Street WARRANTDYTE	Replace all the wood of the Lych gate which has been eaten by termites	HO157 St Stephens Anglican Church Local Significance Recommendation: Not supported. Based on photographic evidence the Lych gate does not appear to be part of the original gate as the time the heritage place was assessed.	Nil.	No.	\$400.00
17	6 Monckton Road Templestowe	Two gate posts which are being eaten. Concerned that ants/termite swill move from gate posts into structure of home.	HO116 Pontville & Monckton gateposts Local Significance Recommendation not supported. Insufficient evidence of termite infestation was provided. It was further noted that the posts may have been relocated in recent years which may have contributed to their declining condition.	Nil.	No.	\$440.00
Total				\$29,580.50		

Attachment 4 - Trees and Gardens



No.	Site Address	Proposal	Comments	Amount Allocated	Funding in 2017/2018?	Job Cost
1	29 Fitzsimmons Lane Templestowe	Remedial pruning of one large heritage listed Eucalyptus Camaldulensis.	HO63 River Red Gums Local Significance Recommendation: 50% supported.	\$495.00	No.	\$990.00
2	Landscape Drive	Annual treatment of Elm trees in the Milgate Park Estate for Elm Leaf Beetle.	HO7 Tree controls apply Regional Significance Recommendation: 50% supported.	\$900.00	Yes	\$1800.00
3	6 Timber Ridge Doncaster	Removal of dead branches & dead top part of gum tree on west side of No. 6. Removal of two dead wattle trees and removal of dead branches on gum tree in backyard.	HO83 Winter Park Cluster Housing VHR - State Significance Recommendation 50% supported.	\$400.00	No.	\$800.00
4	7 Templestowe Road Bulleen	Elm Leaf Beetle treatment of 16 trees.	HO161 Heide II VHR - State Significance. Recommendation 50% supported. Applicant to seek written confirmation from Heritage Victoria about whether a Permit is required for the proposed works, and whether any replacement species are required to be planted. A copy of this advice is to be provided to Council.	\$990.00	No.	\$1980.00
5	6, 8-11, 11A, 12, 14, 15 & 17 Timber Ridge Doncaster	Tree maintenance to reduce the risk of injury by falling branches on common property.	HO83 Winter Park Cluster Housing VHR - State Significance. Recommendation 50% supported.	\$660.00	No.	\$1320.00
6	37 Rooney Street Templestowe Lower	Pruning tree and treat for elm leaf beetle	VPO5 Weeping Elm Regional Significance. Recommendation 50% supported.	\$599.50	No.	\$1199.00
7	6-12 Toppings Road Wonga Park	Prune dead wood and goll wasp - lemon trees.	HO189. Tree controls apply. Read orchard complex (fmr) Local Significance. Recommendation 50% supported.	\$1375.00	No.	\$2750.00
8	60 Yarra Street Warrandyte	Replacement of trees removed.	HO191 - Warrandyte Township Heritage Precinct. Tree controls only apply to 77 & 111 Yarra Street Recommendation not supported as that tree controls do not apply to the site.	Nil.	No.	\$1980.00
Total				\$5419.50		

11 CITY SERVICES

11.1 Jackson Court Shopping Precinct Car Park - Petition to Review the Existing Parking Restrictions

File Number: IN18/529

Responsible Director: Director City Services

Attachments: 1 Petition Letter [↓](#) 
2 Existing and Proposed Parking Restrictions 2018 [↓](#) 

EXECUTIVE SUMMARY

Council has received a petition from the owner of a business at Jackson Court. The petition signed by 52 signatories, raises concerns about various parking matters along Jackson Court, Lord Street, Ross Street, Bullen Street and Mitchell Street.

In order to investigate the concerns, Council officers conducted site observations and discussions with residents and the business operators at Jackson Court.

The results from the officers' investigations are further detailed within this report, and are summarised below:

- 1. Lord Street, and Bullen Street have parking restrictions on one side of the street and public parking on the other side, as per current Council's Parking Management Policy;*
- 2. Parking restrictions and pavement markings have been recently introduced in Mitchell Street;*
- 3. Pavement chevron islands have been organised for Ross Street to prevent vehicles parking too close to driveways;*
- 4. Some existing half hour parking to be replaced with one hour; and*
- 5. Further consultation will be undertaken with the abutting businesses as a part of a review of the existing parking restrictions in Jackson Court.*

1. RECOMMENDATION

That Council:

- A. replace the existing "1/2 P, 8am-8pm" parking restrictions with "1P,8am-8pm" along 16 bays in area N1;**
- B. replace the existing "1/2 P, 8am-8pm" parking restrictions with "1P,8am-8pm" along 8 bays in area P;**
- C. replace the existing "1/2 P, 8am-8pm" parking restrictions with "1P,8am-8pm" along 5 bays in area R;**
- D. replace the existing "3P, 8am-6pm" parking restrictions with "1P, 8am-8pm" along 14 bays in area E3; and**

- E. undertake consultation with all the businesses operating from the Jackson Court shopping precinct to seek support for the above proposal.**

2. BACKGROUND

Council has received a petition dated 20 June 2018 with 52 signatures largely representing Jackson Court businesses, highlighting issues encountered by traders in the Jackson Court shopping precinct, and the neighbouring streets (Lord Street, Ross Street, Bullen Street and Mitchell Street). A copy of the petition is included in Attachment 1 of this report.

3. DISCUSSION / ISSUE

- 3.1 The petition cites the following points as having a detrimental effect on businesses throughout the shopping precinct:
- 3.1.1 Lack of vehicle parking spaces in Jackson Court, Lord Street, Ross Street, Bullen Street and Mitchell Street.
 - 3.1.2 Dangerous traffic flow in Jackson Court, Lord Street, Ross Street, Bullen Street and Mitchell Street.
- 3.2 Jackson Court, currently has half hour (½ P) parking restrictions along the angle parking bays located adjacent to the shops, and 2P and 3P parking restrictions in the centre part of the car park, catering for customers requiring medium term parking. The petition requests changes to all existing half hour (½ P) parking restrictions to one hour (1P) adjacent to the shops, with all the three hour (3P) and two hour (2P) parking restrictions being changed to, or retained as, two hour (2P).
- 3.3 Lord Street is approximately 142 metres long, with a 7.0 metres carriageway, between Mitchell Street and Bullen Street.
- 3.4 The available road width provides for parking on both sides of the road and one through traffic lane of at least 3 metres width.
- 3.5 Currently '2P, 8am-6pm, Monday-Friday; Resident Permit Area' parking restrictions are in place on the south side of the street, and unrestricted parking on the north side, which is as per Council's current parking management policy.
- 3.6 Bullen Street is approximately 174 metres long, with a 7.0 metres carriageway, extending between Ross Street and Jackson Court.
- 3.7 The available road width provides for parking on both sides of the road and one through traffic lane of at least 3 metres width.
- 3.8 Currently '2P, 8am-6pm, Monday-Friday' parking restrictions are in place on the west side of the street, between Ross Street and Jackson Court, and it is unrestricted for parking on the north side, which is as per Council's current parking management policy. 'No Stopping' parking prohibitions exist along the west side of the street, between the laneway behind the shops and Lord Street.

- 3.9 The stretch of Ross Street between Mitchell Street and Bullen Street is approximately 142 metres long, with a 7.0 metres carriageway.
- 3.10 The available road width provides for parking on both sides of the road and one through traffic lane of at least 3 metres width.
- 3.11 Currently, both sides of the street is unrestricted for parking.
- 3.12 Mitchell Street is approximately 292 metres long, with a 7.0 metres carriageway, extending between Ross Street and Doncaster Road. The available road width provides for parking on both sides of the road and one through traffic lane of at least 3 metres width.
- 3.13 Currently '2P, 8am-6pm, Monday-Saturday' parking restrictions exist on the east side of Mitchell Street, between Lord Street and Ross Street, and 'No Stopping, 8am-6pm, Monday-Saturday' exists on the east side, between Lord Street and Jackson Court. Parking restrictions are provided on both the east and west sides of Mitchell Street, between Jackson Court and Doncaster Road, to enable easy flow of vehicular traffic into the shopping precinct car park and the newly built apartment car park on the west side, opposite to the Jackson Court car park. The west side of Mitchell Street, between Ross Street and the Jackson Court car park, provides unrestricted parking, which complies with the Council's parking policy.

4. COUNCIL PLAN / STRATEGY

- 4.1 Council officers will undertake consultation with the traders, proposing to review the existing half hour (½ P) parking restrictions in front of the shops, at locations N1, P, and R, as shown in Attachment 2 with the view of introducing one hour (1P) parking restrictions. However in area N2, it is proposed to retain the existing half hour (½ P) parking restrictions to cater for short term customers.
- 4.2 As the existing parking restrictions in Lord Street, Bullen Street and Mitchel Street comply with Council's parking management policy, no further action is proposed in these streets.

5. IMPACTS AND IMPLICATIONS

The changes to the parking restrictions will improve customer needs, as requested by the businesses.

6. IMPLEMENTATION

6.1 Finance / Resource Implications

The changes to the parking restrictions can be met within the Traffic Operation budget. The consultation and approval works will be undertaken with the existing resources, both by the Traffic Engineering unit and Business and Events unit.

6.2 Communication and Engagement

The consultation among the traders will be undertaken, both by the Traffic Engineering unit and Business and Events unit officers.

6.3 Timelines

Consultation in respect of the review of the existing parking restrictions in Jackson Court shopping precinct car park is proposed to be undertaken by the end of November 2018. Subject to obtaining majority support for the proposal, the signs will be installed by the end of February 2019.

7. DECLARATIONS OF CONFLICT OF INTEREST

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

JACKSON COURT, Doncaster East - Proposed & Existing Parking Restrictions



Note:
Refer attached Table 1, for details of Existing and Proposed Parking Restrictions



DRAWN: Vijay Vijayakumar
PLAN NUMBER: A4/4640
DATE: 28 September 2016

CI18/32971

**TABLE 1: JACKSON COURT Shopping Precinct
Existing & Proposed Parking Restrictions**

Parking Area	Existing Parking restriction	Proposed: As requested by Traders (July 2016) and Reviewed by Council (August, 2016)
Area A	1P, 8.30am-5.30pm (4 Bays)	1/2P, 8am-8pm (4 Bays)
Area B	2P, 8.30am-5.30pm (9 Bays)	2P, 8am-6pm (9 Bays)
Area C	2P, 8.30am-5.30pm; 1/2P, 5.30-9pm (5 Bays)	1/2P, 8am-8pm (5 Bays)
Areas D1- D4	2P, 8.30am-5.30pm; Mon-Sat (61 Bays)	2P, 8am-6pm, (61 Bays)
Areas E1 - E2	3P, 8.30am-5.30pm; Mon-Fri (52 Bays)	3P, 8am-6pm, (52 Bays)
Area F	3P, 8.30am-5.30pm; Mon-Fri; Trader Permit Exempt (8 Bays)	Permit Zone; Trader Permit Area (8 Bays)
Area G	3P, 8.30am-5.30pm; Mon-Fri; Trader Permit Exempt (8 Bays)	Trader Permit Area(8 Bays)
Area H	P Disabled (5 Bays)	3P; Disabled (5 Bays)
Area J	3P, 8.30am-5.30pm; Mon-Fri (6 Bays)	1P, 8am- 6pm, (6 Bays)
Area K	3P, 8.30am-5.30pm; Mon-Fri (24 Bays)	1P, 8am- 6pm, (24 Bays)
Area L	1P, 8.30am-5.30pm (8 Bays)	1P, 8am- 6pm, (8 Bays)
Area M	1P, 8.30am-5.30pm (24 Bays)	1P, 8am- 6pm, (24 Bays)
Areas N1-N2	1P, 8.30am-5.30pm (20 Bays)	1/2P, 8am-8pm, (19 Bays) Mail Zone 1pm-7pm, Mon-Fri (1 bay)
Area P	1P, 8.30am-10.30pm (6 Bays)	1/2P, 8am-8pm, (6 Bays)
Area R	1P, 8.30am-5.30pm (5 Bays)	1/2P, 8am-8pm, (5 Bays)
Area S	Unrestricted	No Stopping
Area T	2P, 8.30am-5.30pm (2 Bays)	1/2P; 8am- 8pm (2 Bays)
Area U	1/2P, 8.30am-5.30pm; Mon-Sat (1 Bay)	1/2P, 8am-8pm, (1 Bay)
Area V	2P, 8.30am-5.30pm, Mon-Fri; 8.30am-12noon, Sat (9 Bays)	2P, 8am- 6pm, (9 Bays)
Area W	2P, 8.30am-5.30pm, Mon-Fri; 8.30am-12noon, Sat (9 Bays)	2P, 8am- 6pm, (9 Bays)
Area X	Loading Zone (1 Bay)	Loading Zone; 8am-6pm (1 Bay)
Area Y	Unrestricted (4 Bays)	2P, 8am- 6pm (4 Bays)
Area Z	4P Area, Trader Permit Exempt; 8.30am-5.30pm, Mon-Sat (49 Bays)	2P, Trader Permit Area (49 Bays)

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C118/32971



On **COUNCIL RECCOMENDATION**, having met with the mayor and town planning, having walked through:

- Jacksons Court
- Lord Street
- Ross Street
- Bullen Street
- Mitchell Street



We have identified:

- An extreme lack of parking
- Dangerous and chaotic traffic flow

Which in turn is having a detrimental effect on businesses throughout the whole shopping centre.

It has been suggested that permits be issued to certain businesses ie. Hairdressers to allow for a longer length of time to accommodate certain appointments.

The recommendation is

- .2 hours through the carpark that is already 2-3 hours to be inclusive
- Existing permit zones besides Dan Murphy's on the north side to be removed, south side to be 2 hours
- 1-hour parking for all shop front parking
- Permit zones for all residential streets surrounding Jacksons court

NAME	BUSINESS	SIGNATURE
	One Mind One Body - Gym -	[Signature]
	One Mind One Body - Gym -	[Signature]
	One mind One Body - Gym -	[Signature]
	One mind One Body - Gym -	[Signature]
	One mind One Body - Gym -	[Signature]
	One mind One Body - Gym -	[Signature]
	One Mind One Body - Gym -	[Signature]

QUALITY MEATS PTY LTD BRENDON'S 1

CI18/32971



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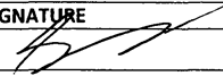
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NAME	BUSINESS	SIGNATURE
	Asian Grocery	

QUALITY MEATS PTY LTD BRENDON'S 1

CI18/32971



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NAME	BUSINESS	SIGNATURE
	J.J. Fish & Chips	

QUALITY MEATS PTY LTD BRENDON'S 1

CI18/32971



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NAME	BUSINESS	SIGNATURE
	BBQ-K	<i>[Signature]</i>

QUALITY MEATS PTY LTD BRENDON'S 1

CI18/32971



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- Permit zones for all residential streets surrounding Jacksons court

NAME	BUSINESS	SIGNATURE
	Parhas Property	<i>[Signature]</i>
	2020 25 Pizza Bar	<i>[Signature]</i>
	Threemonkeys Plca	<i>[Signature]</i>



QUALITY MEATS PTY LTD

BRENDON'S

1

CI18/32971



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NAME	BUSINESS	SIGNATURE
	Ida Jane Fashions	

QUALITY MEATS PTY LTD BRENDON'S 1

CI18/32971



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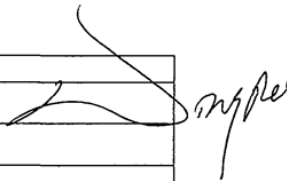
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- Permit zones for all residential streets surrounding Jacksons court

NAME /	BUSINESS	SIGNATURE
-	Persian Halal Butcher	



QUALITY MEATS PTY LTD

BRENDON'S

1

CI18/32971



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NAME	BUSINESS	SIGNATURE
	J.C. CHARCOAL	
	" "	
	" "	
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NAME	BUSINESS	SIGNATURE
	CARTRIDGEWORLD	<i>Paul Smith</i>

QUALITY MEATS PTY LTD
 BRENDON'S
 1

C118/32971



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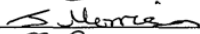
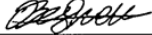

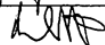

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	Longevity Med.	
	Longevity Medical	
	LONGEVITY MEDICAL	
	Longevity Medical Centre	
	LONGEVITY M/C	
	Longevity	

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	Kynk Hair.	S. Macare.
	Kynk Hair	[Signature]
	Kynk Hair	[Signature]
	Kynk Hair -	[Signature]
	Kynk Hair	[Signature]
	Kynk Hair	[Signature]
	Jackson Court	[Signature]

Mowers
 ~ Kynk Hair [Signature]
 Kynk Hair [Signature]
 Kynk Hair [Signature]
 Kynk Hair [Signature]
 Kynk Hair [Signature]
 " " [Signature]

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QUALITY MEATS PTY LTD BRENDON'S 1

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NO ENFORCEMENT IN 15 MIN BAY AT FRONT OF MY SHOP. 16 JACKSON COURT. PERMANENT ENFORCEMENT NEEDED.

JACKSONS COURT CARPARKING 06/20/2018

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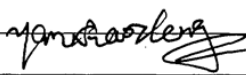
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	Jacksons crt Drycleaners	

QUALITY MEATS PTY LTD BRENDON'S 1



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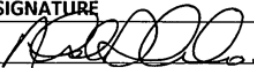
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	OLYMPIAN DELICATESSEN	



QUALITY MEATS PTY LTD

BRENDON'S

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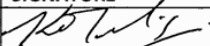
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	RETAIL	



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BRENDON'S

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	Quality Meats	



QUALITY MEATS PTY LTD

BRENDON'S

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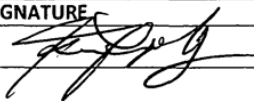
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	OPTOMETRIST	

QUALITY MEATS PTY LTD BRENDON'S 1



**TABLE 1: JACKSON COURT Shopping Precinct
Existing & Proposed (Suggested) Parking Restrictions – November 2018**

Parking Area	Proposed and Suggested Parking restriction, As per the petition (Oct 2018)	Existing: As requested by Traders (July 2016) and Reviewed by Council (August, 2016)
Area A	1/2P, 8am-8pm (4 Bays)	1/2P, 8am-8pm (4 Bays)
Area B	2P, 8am-6pm (9 Bays)	2P, 8am-6pm (9 Bays)
Area C	1/2P, 8am-8pm (5 Bays)	1/2P, 8am-8pm (5 Bays)
Areas D1- D4	2P, 8am-6pm, (61 Bays)	2P, 8am-6pm, (61 Bays)
Area E1	3P, 8am-6pm, (26 Bays)	3P, 8am-6pm, (26 Bays)
Area E2	3P, 8am-6pm, (13 Bays)	3P, 8am-6pm, (13 Bays)
Area E3	1P, 8am-8pm, (14 Bays)	3P, 8am-6pm, (14 Bays)
Area F	Permit Zone; Trader Permit Area (8 Bays)	Permit Zone; Trader Permit Area (8 Bays)
Area G	Trader Permit Area(8 Bays)	Trader Permit Area(8 Bays)
Area H	3P; Disabled (5 Bays)	3P; Disabled (5 Bays)
Area J	1P, 8am- 6pm, (6 Bays)	1P, 8am- 6pm, (6 Bays)
Area K	1P, 8am- 6pm, (24 Bays)	1P, 8am- 6pm, (24 Bays)
Area L	1P, 8am- 6pm, (8 Bays)	1P, 8am- 6pm, (8 Bays)
Area M	1P, 8am- 6pm, (24 Bays)	1P, 8am- 6pm, (24 Bays)
Areas N1	1P, 8am-8pm, (16 Bays) Mail Zone 1pm-7pm, Mon-Fri (1 bay)	1/2P, 8am-8pm, (16 Bays) Mail Zone 1pm-7pm, Mon-Fri (1 bay)
Areas N2	1/2P, 8am-8pm, (8 Bays)	1/2P, 8am-8pm, (8 Bays)
Area P	1P, 8am-8pm, (6 Bays)	1/2P, 8am-8pm, (6 Bays)
Area R	1P, 8am-8pm, (5 Bays)	1/2P, 8am-8pm, (5 Bays)
Area S	No Stopping	No Stopping
Area T	1/2P; 8am- 8pm (2 Bays)	1/2P; 8am- 8pm (2 Bays)
Area U	1/2P, 8am-8pm, (1 Bay)	1/2P, 8am-8pm, (1 Bay)
Area V	2P, 8am- 6pm, (9 Bays)	2P, 8am- 6pm, (9 Bays)
Area W	2P, 8am- 6pm, (9 Bays)	2P, 8am- 6pm, (9 Bays)
Area X	Loading Zone; 8am-6pm (1 Bay)	Loading Zone; 8am-6pm (1 Bay)
Area Y	2P, 8am- 6pm (4 Bays)	2P, 8am- 6pm (4 Bays)
Area Z	2P, Trader Permit Area (49 Bays) (49 Bays)	2P, Trader Permit Area (49 Bays)

12 SHARED SERVICES


There are no Shared Services reports.

13 CHIEF EXECUTIVE OFFICER

13.1 Manningham Quarterly Report, Q1 (July-September) 2018

File Number: IN18/528

Responsible Director: Acting Group Manager People and Communications

Attachments: 1 Manningham Quarterly Report, Q1 (July-Sept) 2018 [↓](#) 

EXECUTIVE SUMMARY

The Manningham Quarterly Report outlines key organisational indicators and many of the reporting requirements under the Local Government Performance Reporting Framework (LGPRF). The report also enables greater transparency to monitor and track key aspects of Council's performance for continuous improvement purposes.

1. RECOMMENDATION

That Council note the Manningham Quarterly Report, 1 July – 30 September 2018.

2. BACKGROUND

The Manningham Quarterly Report provides an overview of Council's performance in key organisational indicators. This report has been developed on a quarterly basis to promote transparency and to meet legislative requirements under the Local Government Act (1989), Planning and Reporting Regulations (2008) and the LGPRF (2014).

The report is collated by Capital Works, Finance and Corporate Planning.

3. DISCUSSION / ISSUE

3.1 Capital Works

- There is a \$0.31m variance.
- A number of ongoing projects that were carried forward from 2017/18 are either well advanced or at practical completion. These include; Mullum Mullum Linear Parks Stage 3, Asset Management System Replacement, Contact Centre Phase 2, Network Switch and Telephony Upgrade, and 22 Granard Avenue Drainage improvements.
- 5 projects were completed including the opening of the Mullum Mullum Trail on 16 September 2018.

3.2 Finance

- During the first three months of the financial year Council's operating surplus (income less expenses) was slightly ahead of adopted budget, \$0.05 million or 0.06%.

- The variance primarily relates to an unbudgeted grant income for the procurement and installation of a 450kw solar panel system to the newly built Mullum Mullum Stadium. On the expenses account, employee costs are higher than budgeted due to one-off restructure costs to re-align parts of the organisation.
- A formal review of year-end forecasts will be undertaken during the December 2018 quarter.

3.3 Statutory Planning

- Results for all the Statutory Planning indicators remained stable for the quarter.

3.4 Major Initiatives to deliver for the Council Plan 2017-2021

- 14 Major Initiatives have been identified across the Council Plan themes of Community, Places and Spaces, Environment, Economy and Well Governed. These will be delivered across the four years.
- New measures have been identified for 2018/19. For Quarter 1, all Major Initiatives are on schedule for completion, including two that are ahead of target for completion. All projects are being closely monitored to ensure successful completion.

3.5 Councillor Expenses

- On 26 June 2018, a review of the Councillor Allowance and Support Policy was tabled at Council. Based on the findings, Council endorsed a motion to publically disclose Councillor expenses as a part of the commitment to open and accountable government.
- It was agreed that the new quarterly reporting regime would commence at the end of the first quarter for the 2018/2019 financial year. As such, part 5 of the Manningham Quarterly Report now includes a summary of Councillor Expenses to date against the annual allocation.

3.6 Chief Executive Key Performance Indicator's

- Key Performance Indicators for the Chief Executive will be included in the Quarterly Report for monitoring once finalised by new CEO, Andrew Day.

4. DECLARATIONS OF CONFLICT OF INTEREST

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








Manningham

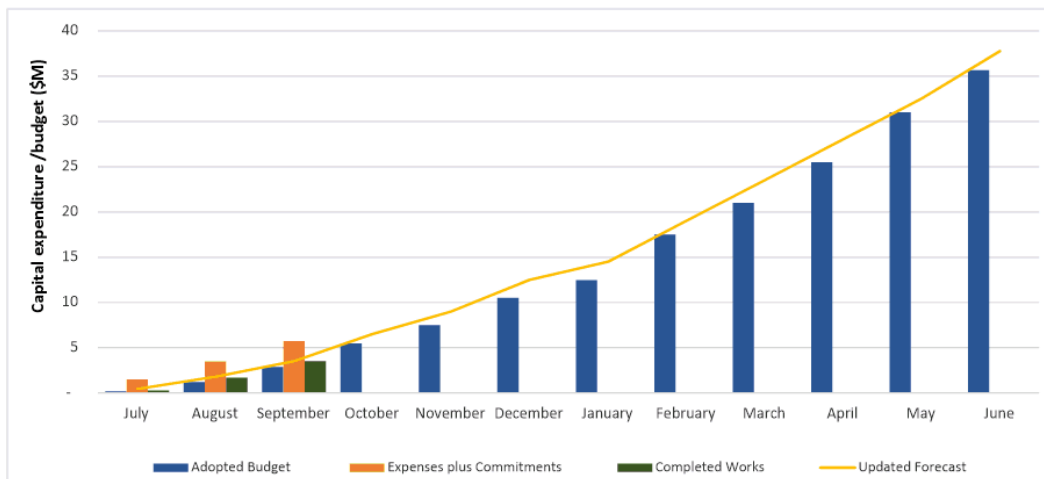
Quarterly Report 2018/19




Quarter 1: July - September 2018

1. Capital Works

\$35.66	Adopted Budget
\$2.09	Extra Funds
\$37.75	Updated Forecast

 75 Projects Total	 5 Projects Completed	 10 Projects Delayed / Incomplete	 39 Projects On Schedule	 21 Projects To Start	9.9% Program Completed
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 VALUE OF CAPITAL WORKS \$3.54 m	 CAPITAL WORKS VARIANCE \$0.31 m ↑9.5%	 CAPITAL INCOME & GRANTS ↓7.7%
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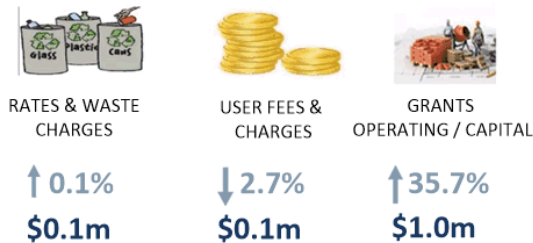
Spotlight

- \$0.31m variance
- Projects that were carried forward from 2017/18 are either well advanced or at practical completion include Mullum Mullum Linear Parks Stage 3, Asset Management System Replacement, Contact Centre Phase 2, Network Switch and Telephony Upgrade, and 22 Granard Avenue Drainage improvements.
- New projects not part of 2018/19 adopted budget.
- Completed projects included the Mullum Mullum Trail which opened on 16 September.

2. Finance

	Revenue	Expenses	Surplus
Budgeted	\$109.7m	\$30.3m	\$79.4m
Actual	\$110.6m	\$31.1m	\$79.5m

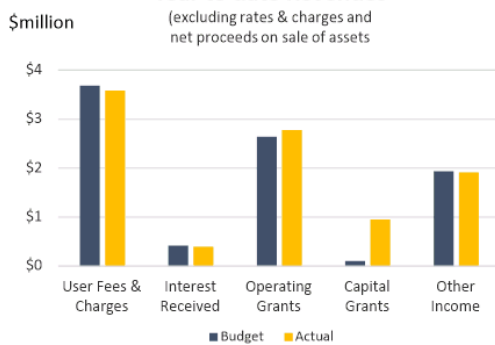
Revenue Variation



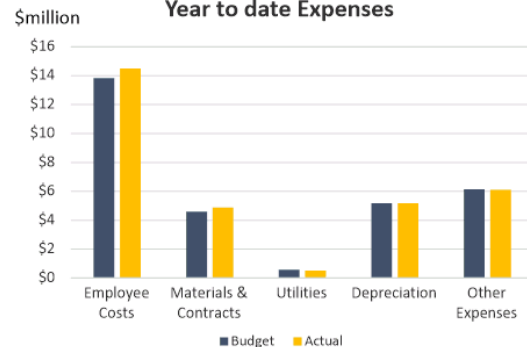
Expenses Variation



Year to date Revenues

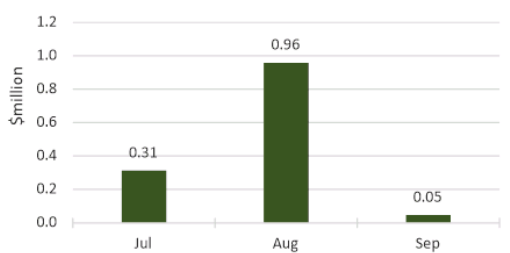


Year to date Expenses



Operating Result (QTR)

Year to date variance to Budget

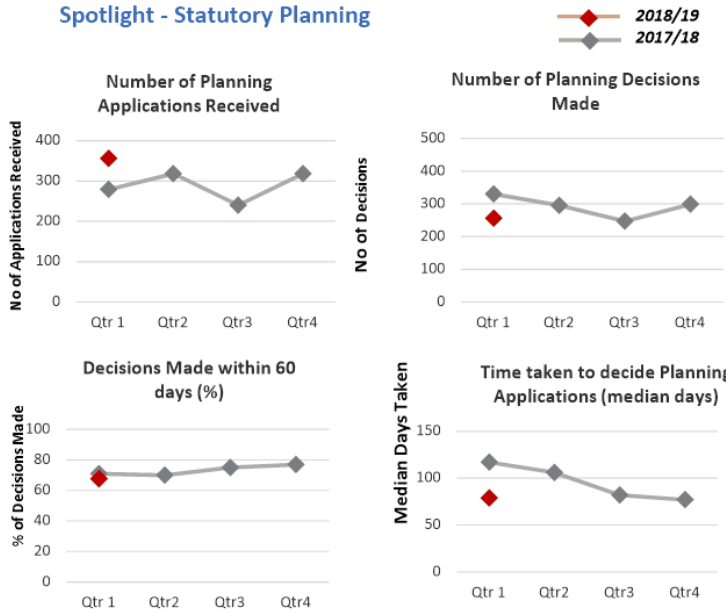


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3. Corporate Performance

Spotlight - Statutory Planning

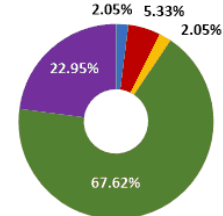


Organisation Performance

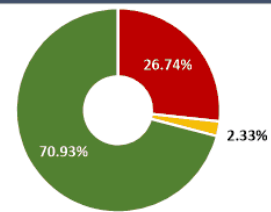
Progress during the Quarter



Action Performance



KPI Performance



Council is within target to deliver 94.7% of actions and 73.3% of KPI's

Council Plan 2017-2021 and Major Initiatives

The Manningham Council Plan has five themes: Healthy Community, Liveable Places and Spaces, Resilient Environment, Prosperous and Vibrant Economy and Well Governed Council. Goals for each theme were developed in consultation with the Community, Councillors and Council staff. Progress on these goals is made through actions and initiatives each year. Major Initiatives are significant pieces of work.

Progress on Major Initiatives

Each Major Initiative is delivered over the four years of the Council Plan. To make progress transparent and easier to report, we identify a new stage or milestone to work towards when one is completed (usually at the end of each financial year). For most initiatives we aim for 25% progress each quarter to build to 100% completion across the 4 quarters of the year.

For example, Mullum Mullum Stadium pursues the goal to *achieve well utilised and maintained community infrastructure*. Last year we achieved 100% of the first milestone by completing construction of the 5 indoor sports court Stadium. For 2018/19 a new milestone has been set to maximise the community use of the facility.



Mullum Mullum Stadium

Details on the Major Initiatives and Initiatives, as well as a full report on the achievements for the year, can be found in the 2017/18 Manningham Annual Report on our website at manningham.vic.gov.au.

4. Major Initiatives

Progress Key
█ Actual
█ Target

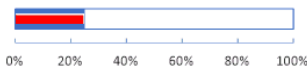
HEALTHY COMMUNITY

1.1 A healthy, resilient and safe community

1.2 A connected and inclusive community



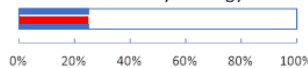
Healthy City Strategy
2017-2021



Delivery of 4 sold out sessions for the Parenting series to support respectful relationships and raising children. 1090 community attended.



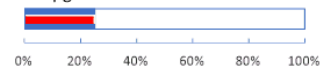
2017 – 2021 Access, Equity
and Diversity Strategy



The Action Plan is being finalised with partners. Accessibility audits of relevant Council buildings are on track.



Deliver female friendly facility
upgrades in selected Pavilions



Upgrades proceeding to budget and timing. Mullum Mullum Bowls and Hockey Pavilion, Parks Reserve, Templestowe and Stintons Reserves currently at design stage.

LIVEABLE PLACES AND SPACES

2.1 Inviting places and spaces

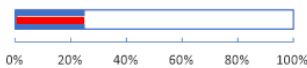
2.2 Enhanced parks, open space and streetscapes

2.3 Well connected, safe and accessible travel

2.4 Well utilised and maintained community infrastructure



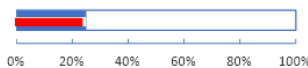
Ensure local planning is
responsive to community need



Council endorsed Manningham Planning Scheme review, findings and recommendations on 28 August. The report identifies 19 recommendations. A range of high priority actions are currently being developed.



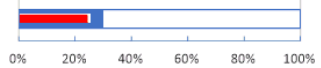
Implementation of Parks
Improvement Program



Lawford Reserve Management Plan (Stage 2) Park now open. Petty's Reserve - State funding secured and planning on schedule. Ruffey Lake Park Management Plan and completion of the Main Yarra River Trail to Warrandyte Open Space project are both on schedule



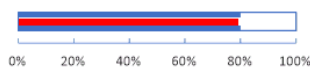
Roads Improvement Program



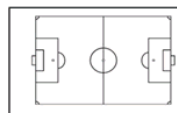
Jumping Creek Rd Stage 1A being finalised and planning permit to be submitted late 2018. Stage 3 intersection design being progressed and Stage 1B design being progressed.



Integrated Transport



Following a delay in consideration of the future transport needs resulting from the proposed North East Link, the Transport Action Plan is on track to be completed in December.



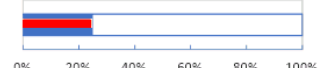
Mullum Mullum Stadium



Working in partnership with Manningham YMCA to increase use of new stadium. Currently achieving 48% use of stadium (60% peak, 35% off peak), with work continuing to focus on engaging a multi-sport use of the stadium.



Environmental education and
awareness



28 Spring Outdoors, Nature Walks, Environment Seminars, Smarter Living and Waterwatch community events held in the quarter. Volunteers acknowledged at a Volunteer Reception.

Major Initiatives cont.

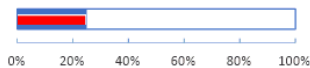
Progress Key
█ Actual
█ Target

RESILIENT ENVIRONMENT

- 3.1 Protect and enhance our environment and biodiversity
- 3.2 Reduce our environmental impact and adapt to climate change



Upgrade Council Drainage



Program to commence design of Melbourne Hill Road remains on schedule for mid-2019. We are now preparing plans for land acquisition essential to the delivery of the project.



Bolin Bolin Billabong Water Facility



Arrangements underway to finalise defect rectification and to award a contract for the interim maintenance and operations.

VIBRANT AND PROSPEROUS ECONOMY

- 4.1 Grow our local business, tourism and economy



Grow the visitor economy, destinations and events



Tourism Priorities Plan will feed into the annual action plan for tourism promotion and development.

Key: Monitoring Progress

0% 50% 100%

Target █
 Actual █

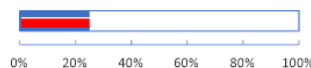
**Target is usually 25% cumulative across the project timeframe
 In the example above, the project is 20% actual with a target of 25%*

WELL GOVERNED COUNCIL

- 5.1 A financially sustainable Council that manages resources effectively and efficiently
- 5.2 A Council that values citizens in all that we do



Long Term Sustainability of Council



Internal processes on track for 2018/19 Budget development and four year forecast.



Making it easier for citizens to interact with us



Phase 1 of customer focussed system underway with customer and staff user experience, communications, data migration, system integration. Customer research scheduled. Exploring training program to deliver additional capacity.

5. Councillor Expenses

An allocation of \$12,455 for each Councillor and \$15,000 for the Mayor is budgeted annually to reimburse Councillors for expenses incurred while carrying out their roles.

Significant demands are placed on Councillors in carrying out their civic and statutory roles attending community meetings and events, capacity building and advocacy meetings in pursuit of the best outcomes for the municipality. The Mayor has a slightly higher allowance as they are required to carry out additional civic and ceremonial duties.

The Councillor Allowance and Support Policy guides the reimbursement of Councillor expenses. This budget is all inclusive and covers conferences and training, travel, child minding and information and communications technology expenses. As part of Council's commitment to remaining accountable and transparent, these expenses will be presented to the community each quarter.



Categories include: Travel, Car Mileage, Childcare, Information and Communication Technology, Conferences and Training (including professional development, workshops), General Office Expenses, Formal Attendances (including community events and functions) and Other (including meeting incidentals and publications).

Quarter 1, July - September 2018											
Councillor	Travel	Car Mileage	Childcare	Information Communication Technology	Conferences & Training	General Office Expenses	Formal Attendances	Other	Total Qtr	Year to Date	Annual Allowance (Financial Year)
Cr A Chen	\$219	\$301	\$0	\$0	\$0	\$0	\$0	\$0	\$520	\$520	\$12,455
Cr A Conlon (Mayor)	\$518	\$0	\$0	\$164	\$150	\$386	\$40	\$0	\$1,258	\$1,258	\$15,000
Cr S Galbally	\$550	\$738	\$0	\$127	\$5,380	\$0	\$0	\$0	\$6,795	\$6,795	\$12,455
Cr G Gough	\$140	\$514	\$0	\$352	\$0	\$0	\$18	\$0	\$1,024	\$1,024	\$12,455
Cr D Haynes	\$146	\$959	\$0	\$200	\$0	\$0	\$47	\$0	\$1,351	\$1,351	\$12,455
Cr M Kleinert (Deputy Mayor)	\$286	\$0	\$0	\$182	\$0	\$0	\$170	\$0	\$638	\$638	\$12,455
Cr P McLeish	\$0	\$284	\$0	\$73	\$0	\$0	\$0	\$0	\$357	\$357	\$12,455
Cr P Piccinini	\$411	\$0	\$0	\$273	\$0	\$0	\$0	\$0	\$684	\$684	\$12,455
Cr Mike Zafirooulos	\$218	\$1,116	\$0	\$182	\$2,465	\$203	\$365	\$0	\$4,549	\$4,549	\$12,455

Notes for the Quarter

- Cr Galbally attended a professional development course at the Australian Institute of Company Directors. This is available to all Councillors.

13.2 Appointment of Authorised Officer - Planning and Environment Act 1987

File Number: IN18/490
Responsible Director: Acting Group Manager Legal, Governance and Risk
Attachments: 1 Instrument of Appointment and Authorisation - Lisa Hurley
 

EXECUTIVE SUMMARY

In accordance with the Planning and Environment Act 1987 (the Act), Council is required to authorise officers for the purpose of enforcing the provisions of the Act. It is proposed to appoint the Council officer detailed below as an Authorised Officer pursuant to Section 147(4) of the Act.

1. RECOMMENDATION

In the exercise of the powers conferred by section 224 of the *Local Government Act 1989* and the other legislation referred to in the attached instrument of appointment and authorisation, Council resolves that:

- A. the following Council Officer be appointed and authorised as set out in the Instrument shown in the attachment:
 - Lisa Hurley – Local Laws Officer**
- B. the instrument will come into force immediately upon execution and will remain in force until Council determines to vary or revoke the Instrument or the officer ceases their employment with Council; and**
- C. the Instrument be signed and sealed.**

2. BACKGROUND

- 2.1 The *Planning and Environment Act 1987* (the Act) regulates enforcement of the Act and is reliant on authorised officers acting on behalf of the Responsible Authority which is Council.
- 2.2 The Act, unlike the *Local Government Act 1989*, does not permit appointments to be made by the Chief Executive Officer and therefore in order for the officer to legally undertake the duties of their position under the Act, it is necessary for Council to make appointments by formal resolution.
- 2.3 The Instrument of Appointment and Authorisation has been prepared based on advice from Maddocks Lawyers and empowers the relevant officer to exercise those powers granted in the Instrument.
- 2.4 The appointment will come into force immediately upon its execution under the Seal of Council and will remain in force until varied or revoked by Council or the officer ceases employment with Council.

- 2.5 In addition to the appointment under the Act, Council pursuant to Section 224 of the *Local Government Act 1989*, may appoint any person other than a Councillor to be an authorised officer for the purposes of the administration and enforcement of most other Acts, Regulations or Local Laws which relate to the functions and powers of Council. This broader Instrument of Appointment and Authorisation has already been carried out, in respect to the designated officer, under the delegated authority of the Chief Executive Officer as the first part of a dual appointment process.
- 2.6 The appointment form will be recorded in the Authorised Officers Register that is required to be kept by Council and is available for public inspection.

3. DECLARATIONS OF CONFLICT OF INTEREST

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

**Instrument of Appointment and Authorisation
(Planning and Environment Act 1987)**

In this instrument "officer" means -

Lisa Hurley

By this instrument of appointment and authorisation Manningham 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 232 of the *Local Government Act 1989* authorises the officer generally to institute proceedings for offences against Acts and regulations described in this instrument.

It is declared that this instrument comes into force immediately upon its execution and remains in force until varied or revoked.

This instrument is authorised by a resolution of the Manningham City Council on 27 November 2018.

The Common Seal of)
Manningham City Council)
was hereunto affixed)
in the presence of:)

Mayor

Chief Executive Officer

Date:

13.3 Record of Assembly of Councillors

File Number:	IN18/491
Responsible Director:	Acting Group Manager Legal, Governance and Risk
Attachments:	<ol style="list-style-type: none">1 Sustainable Design Taskforce - 25 January 2018 ↓ 2 Sustainable Design Taskforce - 28 June 2018 ↓ 3 Sustainable Design Taskforce - 26 July 2018 ↓ 4 Sustainable Design Taskforce - 27 September 2018 ↓ 5 Manningham Arts Advisory Committee - 23 October 2018 ↓ 6 Sustainable Design Taskforce - 25 October 2018 ↓ 7 Strategic Briefing Session - 30 October 2018 ↓ 8 Municipal Emergency Management Planning Committee - 2 November 2018 ↓ 9 Municipal Fire Management Planning Committee - 2 November 2018 ↓ 10 Strategic Briefing Session - 13 November 2018 ↓ 11 Senior Citizens Reference Group Meeting - 14 November 2018 ↓ 12 Heritage Advisory Committee - 14 November 2018 ↓ 

EXECUTIVE SUMMARY

Section 80A of the Local Government Act 1989 requires a record of each meeting that constitutes an Assembly of Councillors to be reported to an ordinary meeting of Council and those records are to be incorporated into the minutes of the Council Meeting.

1. RECOMMENDATION

That Council note the Records of Assemblies for the following meetings and that the records be incorporated into the minutes of this Council Meeting:

- Sustainable Design Taskforce – 25 January 2018
- Sustainable Design Taskforce – 28 June 2018
- Sustainable Design Taskforce – 26 July 2018
- Sustainable Design Taskforce – 27 September 2018
- Manningham Arts Advisory Committee – 23 October 2018
- Sustainable Design Taskforce – 25 October 2018
- Strategic Briefing Session – 30 October 2018
- Municipal Emergency Management Planning Committee – 2 November 2018
- Municipal Fire Management Planning Committee – 2 November 2018
- Strategic Briefing Session – 13 November 2018
- Senior Citizens Reference Group Meeting – 14 November 2018
- Heritage Advisory Committee – 14 November 2018

2. BACKGROUND

2.1 An Assembly of Councillors is defined in the Local Government Act 1989 as a meeting of an advisory committee of the Council, if at least one Councillor is present, or a planned or scheduled meeting of at least half of the Councillors and one member of the Council staff which considers matters that are intended or likely to be:-

2.1.1 The subject of a decision of the Council; or

2.1.2 Subject to the exercise of a function, duty or power of the Council that has been delegated to a person or committee but does not include a meeting of the Council, a special committee of the Council, an audit committee established under section 139, a club, association, peak body, political party or other organisation.

2.2 An advisory committee can be any committee or group appointed by council and does not necessarily have to have the term 'advisory committee' in its title.

2.3 Written records of Assemblies are to include the names of all Councillors and members of Council staff attending, a list of matters considered, any conflict of interest disclosures made by a Councillor and whether a Councillor who has disclosed a conflict of interest leaves

3. DISCUSSION / ISSUE

3.1 The Assembly records are submitted to Council, in accordance with the requirements of Section 80A of the Local Government Act 1989. The details of each of the following Assemblies are attached to this report.

- Sustainable Design Taskforce – 25 January 2018
- Sustainable Design Taskforce – 28 June 2018
- Sustainable Design Taskforce – 26 July 2018
- Sustainable Design Taskforce – 27 September 2018
- Manningham Arts Advisory Committee – 23 October 2018
- Sustainable Design Taskforce – 25 October 2018
- Strategic Briefing Session – 30 October 2018
- Municipal Emergency Management Planning Committee – 2 November 2018
- Municipal Fire Management Planning Committee – 2 November 2018
- Strategic Briefing Session – 13 November 2018
- Senior Citizens Reference Group Meeting – 14 November 2018
- Heritage Advisory Committee – 14 November 2018

4. DECLARATIONS OF CONFLICT OF INTEREST

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

Record of an Assembly of Councillors

Manningham City Council

Sustainable Design Taskforce

Meeting Date: 25 January 2018
Venue: Heide Room Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 8:00am

1. **Councillors Present:**
Councillor Dot Haynes – Koonung Ward

Officers Present:
Mandy Banks - Senior Urban Designer
Vivien Williamson – Manager City Strategy
Simon Brink – Projects Engineer
Nicole Daws – Doncaster Hill Place Manager
Jonathan Caruso – Principal Planner
Daniel Yu – Coordinator Statutory Planning

2. **Disclosure of Conflicts of Interest**
No disclosures of conflict of interest were made.

3. **Items Considered**
3.1 674-680 Doncaster Road Doncaster
3.2 2 Short Street Doncaster
3.3 14, 14a, 16 & 18 Hepburn Road Doncaster

Finishing time
The meeting ended at 9.00am

Record of an Assembly of Councillors

Manningham City Council

Sustainable Design Taskforce

Meeting Date: 28 June 2018
Venue: Heide Room Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 8:00am

1. **Councillors Present:**
Councillor Mike Zafiroopoulos (Deputy Mayor) – Koonung Ward
Councillor Dot Haynes – Koonung Ward

Officers Present:
Mandy Banks - Senior Urban Designer
Subash Nanoo – Engineering Services Coordinator
Simone Terzini – Principal Planner
Fiona Troise – Manager Statutory Planning
Jan Marzic - Approvals Engineer
Angelo Kourambas – Director City planning and Community
Niall Sheehy - Group Manager - Approvals and Compliance
Jeff Gower - Coordinator Statutory Planning

2. **Disclosure of Conflicts of Interest**
No disclosures of conflict of interest were made.
3. **Items considered**
3.1. 124-128 Manningham Road Bulleen

Finishing time
The meeting ended at 9.00am

Record of an Assembly of Councillors

Manningham City Council

Sustainable Design Taskforce

Meeting Date: Thursday 26 July 2018
Venue: Function Room 3, Council Offices, Civic Office, 699 Doncaster Rd,
Starting Time: 8.00am

1. **Councillors Present:**
Councillor Dot Haynes – Koonung Ward
Councillor Paul McLeish – Mullum Mullum Ward

Officers Present:
Mandy Banks - Senior Urban Designer
Niall Sheehy - Group Manager - Approvals and Compliance
Andrew Allan - Strategic Water Engineer
Julie Mikkelsen - Town Planner
Glenda Ruggeri - Principal Planner
Jeff Gower - Coordinator Statutory Planning

2. **Disclosure of Conflicts of Interest**
No disclosures of conflict of interest were made.
3. **Items Considered**
3.1 107-109 Andersons Creek Road Doncaster East

Finishing time
The meeting ended at 9.00 am

Record of an Assembly of Councillors

Manningham City Council

Sustainable Design Taskforce

Meeting Date: 27 September 2018
Venue: Heide Room Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 8:00am

- 1. Councillors Present:**
Councillor Paul McLeish – Mullum Mullum Ward
Councillor Dot Haynes – Koonung Ward

Officers Present:
Mandy Banks - Senior Urban Designer
Subash Nanoo – Engineering Services Coordinator
Simone Terzini – Principal Planner
Fiona Troise – Manager Statutory Planning
Jan Marzic - Approvals Engineer
Niall Sheehy - Group Manager - Approvals and Compliance
Jeff Gower - Coordinator Statutory Planning
Glenda Ruggeri – Principal Planner
Simon Brink - Projects Engineer

- 2. Disclosure of Conflicts of Interest**
No disclosures of conflict of interest were made.
- 3. Items Considered**
3.1 385 Manningham Road Doncaster

Finishing time
The meeting ended at 9.00am

Record of an Assembly of Councillors

Manningham City Council

Manningham Arts Advisory Committee

Meeting Date: Tuesday 23 October 2018
Venue: Heide Room, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 4pm

1. **Councillors Present:**
Councillor Paula Piccinini – Heide Ward

Officers Present:
Lee Robson, Group Manager Community Programs
Jessica Simmons, Arts and Cultural Development Officer

2. **Disclosure of Conflicts of Interest**
No disclosures of conflict of interest were made.

3. **Items Considered**
3.1 Presentation - Creative Suburbs project 'Far Flung'
3.2 Review of the Manningham Art Collection Policy
3.3 Presentation – the role of arts and culture in local tourism

Finishing time
The meeting ended at 5.30pm

Record of an Assembly of Councillors

Manningham City Council

Sustainable Design Taskforce

Meeting Date: 25 October 2018
Venue: Heide Room Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 8:00am

1. Councillors Present:

Councillor Mike Zafiroopoulos (Deputy Mayor) – Koonung Ward
Councillor Dot Haynes – Koonung Ward

Officers Present:

Fiona Troise – Manager Statutory Planning
Jan Marzic - Approvals Engineer
Jonathan Caruso – Principal Planner

2. Disclosure of Conflicts of Interest

No disclosure of conflicts of interest were made.

3. Items Considered

3.1. 2-4 Old Warrandyte Road Donvale

Finishing time

The meeting ended at 9.00am

Record of an Assembly of Councillors

Manningham City Council

Strategic Briefing Session

Meeting Date: Tuesday 30 October 2018

Venue: Council Chambers, Civic Office, 699 Doncaster Rd, Doncaster

Starting Time: 6:30pm

1. Councillors Present:

Cr Andrew Conlon (Mayor) – Mullum Mullum Ward
Cr Michelle Kleinert (Deputy Mayor) – Heide Ward
Cr Anna Chen – Koonung Ward
Cr Sophy Galbally – Mullum Mullum Ward
Cr Geoff Gough – Heide Ward
Cr Dot Haynes – Koonung Ward
Cr Paul McLeish – Mullum Mullum Ward
Cr Paula Piccinini – Heide Ward
Cr Mike Zafirooulos AM – Koonung Ward

Officers Present:

Andrew Day – Chief Executive Officer
Leigh Harrison – Director City Services
Philip Lee – Director Shared Services
Jill Colson – Executive Manager People & Governance
Angelo Kourambas – Director City Planning & Community
Carrie Bruce – Senior Governance Advisor
Frank Vassilacos – Coordinator Integrated Transport
Keri Kennealy – Aged and Disability Support Services Manager
Lee Robson – Group Manager Community Programs
Graham Brewer – Manager Property Services

2. Disclosure of Conflicts of Interest

There were no disclosures of conflict of interest.

3. Items Considered

- 3.1 Transport Action Plan and Integrated Transport Advisory Committee
- 3.2 Home and Community Care Program for Younger People (Confidential)
- 3.3 Access and Pricing Report (Confidential)
- 3.4 North East Link Advocacy
- 3.5 Traffic Investigation at Greenway Street Bulleen

Finishing time

The meeting ended at 10:20pm

Record of an Assembly of Councillors

Manningham City Council

Municipal Emergency Management Planning Committee (MEMPC)

Meeting Date: Friday 2 November 2018
Venue: Council Chambers, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 10.00am

1. **Councillors Present:**
Mayor Andrew Conlon – Mullum Mullum Ward

Officers Present:
Helen Napier – Acting Manager City Amenity
Garth Stewart – Coordinator Emergency Management
Amber Thorgersen – Emergency Management Officer
Scott Morone – Team Leader Local Laws and Municipal Fire Prevention Officer
Dean Graham – Emergency Management Engagement Officer
John O'Brien – Coordinator Assets and Engineering
Richard Bramham – Coordinator Assets

2. **Disclosure of Conflicts of Interest**
No disclosure of conflict of interest were made.

3. **Items Considered**
- 3.1 Update of Contacts
 - 3.2 Council Emergency Management Team
 - 3.3 2018/2019 Summer Update
 - 3.4 Emergency Readiness Arrangements Overview
 - 3.5 WCB Emergency Relief Fund
 - 3.6 Grants and Projects Update
 - 3.7 MEMP Audit – May 2019
 - 3.8 Community Engagement Update
 - 3.9 Training and Exercise Update
 - 3.10 Items without notice
 - 3.11 Sub Committee Reports
 - 3.12 Agency Reports

Finishing time
The meeting ended at 12.00pm

Record of an Assembly of Councillors

Manningham City Council

Municipal Fire Management Planning Committee **(MFMPC)**

Meeting Date: Friday 2 November 2018
Venue: Council Chamber, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 8.00am

1. **Councillors Present:**
Mayor Andrew Conlon – Mullum Mullum Ward

Officers Present:
Helen Napier – Acting Manager City Amenity
Garth Stewart – Coordinator Emergency Management
Amber Thorgersen – Emergency Management Officer
Scott Morone – Team Leader Local Laws and Municipal Fire Prevention Officer
Andrew Graydon – Parks Coordinator
Samantha Bradley – Senior Environment Planner
Dean Graham – Emergency Management Engagement Officer

2. **Disclosure of Conflicts of Interest**
No disclosure of conflict of interests were made.

3. **Items Considered**
3.1 MFB Hoarding Notification System
3.2 VFRR Update
3.3 Signage audit and municipal signage update
3.4 Emergency Management and Engagement
3.5 Fire Readiness

Finishing time
The meeting ended at 10.00am

Record of an Assembly of Councillors

Manningham City Council

Strategic Briefing Session

Meeting Date: Tuesday 13 November 2018
Venue: Council Chambers, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 6:30pm

- 1. Councillors Present:**
Cr Paula Piccinini (Mayor) – Heide Ward
Cr Anna Chen (Deputy Mayor) – Koonung Ward
Cr Andrew Conlon – Mullum Mullum Ward
Cr Michelle Kleinert – Heide Ward
Cr Geoff Gough – Heide Ward
Cr Dot Haynes – Koonung Ward
Cr Paul McLeish – Mullum Mullum Ward
Cr Mike Zafirooulos AM – Koonung Ward

Apologies from Councillors
Cr Sophy Galbally – Mullum Mullum Ward

Officers Present:
Andrew Day – Chief Executive Officer
Leigh Harrison – Director City Services
Andrew McMaster – Acting Executive Manager People & Governance
Angelo Kourambas – Director City Planning & Community
Carrie Bruce – Senior Governance Advisor
Frank Vassilacos – Coordinator Integrated Transport
Kerryn Paterson - Manager People Culture and Safety
Sarah Neville - Acting Manager Communications and Marketing

- 2. Disclosure of Conflicts of Interest**
There were no disclosures of conflict of interest.

- 3. Items Considered**
- 3.1 North East Link – Project Update
 - 3.2 Manningham Matters Review
 - 3.3 Manningham Quarterly Report, Q1 (July-September) 2018
 - 3.4 Heritage Restoration Fund 2018-2019
 - 3.5 Jackson Court Shopping Precinct Car Park – Petition
 - 3.6 Innovation and technology at Manningham
 - 3.7 Waste Management Forum update

Finishing time
The meeting ended at 9:37pm

Record of an Assembly of Councillors

Manningham City Council

Senior Citizens Reference Group Meeting

Meeting Date: Wednesday 14 November
Venue: Function Room 3, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 9.30am

1. **Councillors Present:**
Councillor Dot Haynes – Koonung Ward

Officers Present:
Keri Kennealy, Manager Aged and Disability Support Services,
Venise Francise, Acting Social Support Coordinator Aged and Disability Support Services

2. **Disclosure of Conflicts of Interest**
No disclosure of Conflict of Interest noted

3. **Items Considered**
- 3.1 Seniors club updates
 - 3.2 Review of Council events during Senior Week
 - 3.3 Centrelink Payments- Guest Speaker Jim Anderson
 - 3.4 Proposed changes to the Senior Citizens Reference Group
 - 3.5 Council's Christmas park festivals
 - 3.6 Review of Council's facilities rent charges

Finishing time
The meeting ended at 11.00am

Record of an Assembly of Councillors

Manningham City Council

Heritage Advisory Committee

Meeting Date: 14 November 2018
Venue: Koonung Room, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 6.00pm

1. **Councillors Present:**
Councillor Paula Piccinini (Mayor) – Heide Ward

Officers Present:
Fiona Ryan – Coordinator Strategic Planning

2. **Disclosure of Conflicts of Interest**
No disclosures of conflict of interest were made.

3. **Items Considered**
- 3.1 Oral History
 - 3.2 Warrandyte Dairy
 - 3.3 Referrals ANZAC Project
 - 3.4 Heritage Plaques
 - 3.5 Heritage Restoration fund claims to date
 - 3.6 Amendment C122 – miscellaneous changes

The meeting ended at approximately 8:09pm

13.4 Documents for Sealing

File Number: IN18/492
Responsible Director: Acting Group Manager Legal, Governance and Risk
Attachments: Nil

EXECUTIVE SUMMARY

The following documents are submitted for signing and sealing by Council.

1. RECOMMENDATION

That the following documents be signed and sealed:

**Consent to Build over an Easement
Agreement under Section 173 of the Planning and Environment Act 1987
Council and A A Perri and L F Perri
28-30 Ashford Street, Templestowe Lower**

**Consent to Build over an Easement
Agreement under Section 173 of the Planning and Environment Act 1987
Council and L Swift and J Ursic
10 Park Avenue, Doncaster**

**Consent to Build over an Easement
Agreement under Section 173 of the Planning and Environment Act 1987
Council and Y M F Ng and C M Wong
16 & 18 Worrell Street, Nunawading**

**Consent to Build over an Easement
Agreement under Section 173 of the Planning and Environment Act 1987
Council and Conbuilding Pty Ltd
4 Glenda Street, Doncaster**

2. BACKGROUND

The Council's common seal must only be used on the authority of the Council or the Chief Executive Officer under delegation from the Council. An authorising Council resolution is required in relation to the documents listed in the Recommendation section of this report.

3. DECLARATIONS OF CONFLICT OF INTEREST

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

14 URGENT BUSINESS

15 COUNCILLORS' QUESTION TIME

16 CONFIDENTIAL REPORTS

There are no Confidential reports.