



KNOX CITY COUNCIL

AGENDA

Ordinary Meeting of Council

To be held at the

Civic Centre

511 Burwood Highway

Wantirna South

On

Tuesday 18 October 2016

The recommended decisions on all reports contained in this agenda do not fall within the definition of a major policy decision or inappropriate decision as defined in Sections 93A & 93B(5) of the Local Government Act 1989 and Council's Election Period Policy

KNOX CITY COUNCIL

AGENDA FOR THE ORDINARY MEETING OF COUNCIL TO BE HELD AT THE CIVIC CENTRE, 511 BURWOOD HIGHWAY, WANTIRNA SOUTH

ON

TUESDAY 18 OCTOBER 2016 AT 7.00 P.M.

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TONY DOYLE
CHIEF EXECUTIVE OFFICER

5. REPORTS BY COUNCILLORS

5.1 Committees & Delegates

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ALL WARDS**6.1 REPORT OF PLANNING APPLICATIONS DECIDED UNDER DELEGATION**

SUMMARY: *Acting Manager – City Planning & Building (Greg Kent)*

Details of planning applications considered under delegation are referred for information. It is recommended that the items be noted.

RECOMMENDATION

That the planning applications decided under delegation report (between 1 September to 30 September 2016) be noted.

REPORT

Details of planning applications decided under delegation from 1 September to 30 September 2016 are attached. The applications are summarised as follows:

Application Type	No
Building & Works: Residential	9
Other	1
Units	19
Subdivision	9
Tree Removal/Pruning	11
Change of use	4
Signage	2
TOTAL	55

Report Prepared By: *Acting Manager – City Planning & Building (Greg Kent)*

Report Authorised By: *Acting Director – City Development (Paul Dickie)*

Knox City Council
Planning Applications Decided by Responsible Officer

1 September – 30 September 2016

Ward	No/Type	Address	Description	Decision
Baird	2016/6548	271 Boronia Road BORONIA VIC 3155	8 Lot Subdivision of land adjacent to land in a Road Zone Category 1 (Approved Unit Site)	26/09/2016 Approved
Baird	2015/6933	27 Tulip Crescent BORONIA VIC 3155	The construction of three (3) dwellings comprising of two (2) double storey dwellings and one (1) single storey dwelling to the rear	27/09/2016 Notice of Decision
Baird	2015/6821	1/16 Henry Street BORONIA VIC 3155	The construction of four (4) double storey dwellings	6/09/2016 Notice of Decision
Baird	2016/6358	4/26 Brunsdon Street BAYSWATER VIC 3153	Change of use to food manufacturing (soy products) and associated car parking reduction	29/09/2016 Approved
Baird	2016/6414	10 Orchid Avenue BORONIA VIC 3155	Construction of (7) seven double storey dwellings	6/09/2016 Notice of Decision
Baird	2016/6573	9 Loretto Avenue FERNTREE GULLY VIC 3156	3 Lot subdivision (Approved Unit Site)	28/09/2016 Approved
Baird	2016/6355	76 Loretto Avenue FERNTREE GULLY VIC 3156	The construction of a double storey dwelling to the rear of the existing dwelling	13/09/2016 Approved
Baird	2016/6084	39 Woodmason Road BORONIA VIC 3155	The construction of a two storey dwelling to the rear of the existing dwelling	21/09/2016 Notice of Decision
Baird	2016/6102	30 Devenish Road BORONIA VIC 3155	The construction of three (3) dwellings comprising of two (2) double storey dwellings and one (1) single storey dwelling to the rear	14/09/2016 Approved
Baird	2016/9089	6/353 Dorset Road BAYSWATER VIC 3153	Proposed covered area (Verandah) attached to an existing factory at Unit 6	16/09/2016 Approved
Baird	2016/6338	2 Laurel Avenue BORONIA VIC 3155	The construction of seven (7) double storey dwellings on the land	16/09/2016 Approved
Chandler	2016/6545	6 Sapphire Avenue BORONIA VIC 3155	Buildings and works (dwelling alterations and additions)	26/09/2016 Approved

Ward	No/Type	Address	Description	Decision
Chandler	2016/6616	1451-1457 Mountain Highway THE BASIN VIC 3154	Removal of one dead Eucalypt tree and the pruning of two trees (Acacia melanoxylon and Eucalyptus obliqua)	7/09/2016 Approved
Chandler	2016/6613	19 Simpsons Road THE BASIN VIC 3154	Removal of six (6) dead and dying Eucalyptus trees	Approved
Chandler	2016/6372	344 Forest Road THE BASIN VIC 3154	Development of the land for a double storey dwelling, vegetation removal and alteration of access to a Road Zone Category 1	9/09/2016 Approved
Chandler	2016/9096	31 Democrat Drive THE BASIN VIC 3154	Remove one (1) Eucalyptus ovata tree	5/09/2016 Approved
Chandler	2016/6615	53 Southey Road BORONIA VIC 3155	Removal of five trees.	9/09/2016 Approved
Chandler	2016/6595	30 Democrat Drive THE BASIN VIC 3154	Buildings and Works (garage) and the remove 3 trees	8/09/2016 Approved
Chandler	2016/6609	5 Conyers Street THE BASIN VIC 3154	Buildings and Works (Addition to dwelling)	13/09/2016 Approved
Chandler	2016/6225	5 Harrison Street THE BASIN VIC 3154	Extension to Dwelling	6/09/2016 Approved
Chandler	2016/6648	13 Vaughan Road FERNTREE GULLY VIC 3156	Removal & pruning of trees	22/09/2016 Approved
Chandler	2016/9101	27 Market Street BORONIA VIC 3155	Removal of one (1) Leyland Cypress tree	20/09/2016 Approved
Chandler	2016/6388	2/8 Democrat Drive THE BASIN VIC 3154	The construction of one (1) single storey dwelling on the land	20/09/2016 Approved
Collier	2016/6261	106 & 108 Stud Road WANTIRNA VIC 3152	Construction of four (4) double storey dwellings and alteration of access to a road in a Road Zone Category 1	27/09/2016 Approved
Collier	2016/6560	14 Kingloch Parade WANTIRNA VIC 3152	2 lot subdivision (Approved unit site)	29/09/2016 Approved
Collier	2016/6123	490 Mountain Highway WANTIRNA VIC 3152	Use of the land for a Child Care Centre, reduction in car parking requirements of Clause 52.06 of the Knox Planning Scheme and alter access to a road in a Road Zone Category 1	15/09/2016 Refused

Ward	No/Type	Address	Description	Decision
Dinsdale	2016/6538	1 Leonard Street BAYSWATER VIC 3153	2 Lot Subdivision (Approved Unit Site)	20/09/2016 Approved
Dinsdale	2016/6239	9 St Clair Road WANTIRNA SOUTH VIC 3152	The construction of two (2) double storey dwellings on the land	13/09/2016 Approved
Dinsdale	2016/6187	3 Matlock Road WANTIRNA SOUTH VIC 3152	2 Lot Subdivision (Approved Unit Development)	29/09/2016 Approved
Dinsdale	2016/6238	317 Boronia Road BORONIA VIC 3155	Development of the land for two (2) double storey and one (1) single storey dwellings (Total three (3) dwellings) and alteration to access in a Road Zone	8/09/2016 Notice of Decision
Dinsdale	2016/6292	1 Orange Grove BAYSWATER VIC 3153	The construction of two (2) double storey dwellings on the land	21/09/2016 Notice of Decision
Dobson	2016/6631	33 Merricks Close FERNTREE GULLY VIC 3156	Removal of two (2) trees (Corymbia ficifolia, Grevillea robusta)	19/09/2016 Approved
Dobson	2016/9103	21 Myrtle Crescent FERNTREE GULLY VIC 3156	Removal of one (1) Corymbia ficifolia	26/09/2016 Approved
Dobson	2016/6465	Retarding Basin Greenbank Court LYSTERFIELD VIC 3156	The removal of multiple Eucalyptus camaldulensis (Red Gum), Eucalyptus ovata (Swamp Gum), Eucalyptus melliodora (Yellow Box), Eucalyptus cephalocarpa (Silver leaf Stringybark), Eucalyptus radiata (Narrow leaf Peppermint), Acacia implexa (Lightwood), Bursa	7/09/2016 Approved
Dobson	2016/6533	10 Kia-Ora Parade FERNTREE GULLY VIC 3156	Construction of a deck and verandah	28/09/2016 Approved
Dobson	2016/6485	16 Olivebank Road FERNTREE GULLY VIC 3156	Buildings and Works (Extend timber deck and add verandah)	28/09/2016 Refused
Dobson	2016/9095	Glengollan Violet Lambert House 97 Underwood Road FERNTREE GULLY VIC 3156	The removal of one (1) Eucalyptus cephalocarpa (Silver leaf Stringybark).	8/09/2016 Approved
Dobson	2016/6325	3 Ferndale Road UPPER FERNTREE GULLY VIC 3156	Change of Use (Winery), Liquor License and Buildings and Works.	13/09/2016 Notice of Decision
Dobson	2016/9098	46 Kia-Ora Parade FERNTREE GULLY VIC 3156	Boundary Fence	13/09/2016 Approved

Ward	No/Type	Address	Description	Decision
Dobson	2016/6370	18 Logan Court LYSTERFIELD VIC 3156	Subdivision of the land into two (2) and associated buildings and works (fencing)	2/09/2016 Approved
Friberg	2016/6155	55 King Parade KNOXFIELD VIC 3180	Construction of three (3) double storey dwellings and one (1) single storey dwelling (total four (4) dwellings)	29/09/2016 Notice of Decision
Friberg	2015/6589	1761 Ferntree Gully Road FERNTREE GULLY VIC 3156	Display of a Home Occupation Sign	8/09/2016 Approved
Friberg	2016/6542	6 Laura Road KNOXFIELD VIC 3180	2 Lot subdivision (Approved Unit Site)	20/09/2016 Approved
Friberg	2016/6476	10 David Street KNOXFIELD VIC 3180	The construction of a double storey dwelling and a single storey dwelling to the rear of the existing dwelling (total of three (3) dwellings on the land)	20/09/2016 Approved
Friberg	2015/6945	94 Harley Street North KNOXFIELD VIC 3180	Construction of two new dwellings	28/09/2016 Approved
Scott	2016/6391	158 Argyle Way WANTIRNA SOUTH VIC 3152	Development of the land for two (2) double storey dwellings	29/09/2016 Approved
Scott	2016/6397	378 Scoresby Road FERNTREE GULLY VIC 3156	Development of the land for a double storey dwelling to the rear of the existing dwelling and alteration of access to a Category 1 Road	21/09/2016 Approved
Taylor	2016/6283	10 Bark Avenue ROWVILLE VIC 3178	Development of the land for a double storey dwelling to the rear of the existing dwelling	13/09/2016 Notice of Decision
Taylor	2015/6762	2 Weeks Close ROWVILLE VIC 3178	The construction of two double storey dwellings	21/09/2016 Notice of Decision
Tirhatuan	2016/6423	11/5 Kelletts Road ROWVILLE VIC 3178	Change of use (Restricted Recreational Facility and associated Medical Centre - Physiotherapy) and reduction in bicycle parking.	26/09/2016 Approved
Tirhatuan	2016/6608	Stud Park SC 1101 Stud Road ROWVILLE VIC 3178	Internally Illuminated Signage	5/09/2016 Approved
Tirhatuan	2016/6568	663 Stud Road SCORESBY VIC 3179	4 Lot subdivision (Approved Unit Site)	29/09/2016 Approved

Ward	No/Type	Address	Description	Decision
Tirhatuan	2016/6550	7 Bewsell Avenue SCORESBY VIC 3179	2 Lot Subdivision (Approved unit site)	21/09/2016 Approved
Tirhatuan	2016/6320	11 Deschamp Crescent ROWVILLE VIC 3178	Development of the land for four (4) dwellings comprising of three (3) double storeys and one (1) single storey	14/09/2016 Approved
Tirhatuan	2016/6659	39 Tetragona Quadrant ROWVILLE VIC 3178	Removal of three (3) Eucalyptus trees	26/09/2016 Approved

Total: 55

TAYLOR WARD

6.2 APPLICATION FOR THE CONSTRUCTION OF NINE (9) DOUBLE STOREY DWELLINGS AND THE SUBDIVISION OF THE LAND INTO NINE (9) LOTS AT 71 HEANY PARK ROAD, ROWVILLE (Application No. P/2016/6340)

1. SUMMARY:

Land:	71 Heany Park Road, Rowville
Applicant:	Taylor's Development Strategists
Proposed Development:	Construction of nine (9) double storey dwellings and the subdivision of the land into nine (9) lots
Existing Land Use:	One dwelling
Area/Density:	3111m ² / 1:345m ²
Zoning:	General Residential Zone – Schedule 2
Overlays:	None
Local Policy:	Municipal Strategic Statement (MSS) Housing Policy Development in Residential Areas and Neighbourhood Character Policy
Application Received:	11 May 2016
Number of Objections:	Eighteen (18)
PCC Meeting:	16 August 2016

Assessment:

It is considered that the proposal provides an appropriate balance between the need for additional housing within an established residential area and the amenity of occupants and adjoining residents.

The proposal generally complies with the Municipal Strategic Statement (MSS) Housing Policy, the Development in Residential Areas and Neighbourhood Character Policy and ResCode.

The proposal complies with the General Residential Zone - Schedule 2.

On balance it is considered that the proposal responds well to State and Local Planning Policies, subject to modifications. It is recommended that Council issue a Planning Permit, subject to conditions.

6.2 71 Heany Park Road, Rowville (cont'd)

2. BACKGROUND

2.1 Subject Site and Surrounds

The location of the subject site is shown in Appendix A.

- The subject site is a large single allotment located on the western side of Heany Park Road, Rowville. The subject site is irregular shape and has no significant slope.
- The site currently contains a double storey stone and brick dwelling that is located to the rear of the site.
- Access is via a long, 55 metre driveway from the Heany Park Road frontage.
- The site is heavily landscaped with an avenue of trees adjacent to the driveway and a pond in the south-east corner of the site.
- There are no restrictions or covenants registered on the Certificate of Title for the land.
- The subject site is located within an established residential area, containing a mixture of large single and two storey dwellings. There are no examples of multi dwelling developments within the immediate area.

2.2 The Proposal

(Refer to attached plans at Appendix B)

It is proposed to remove the existing dwelling and construct nine (9) double storey dwellings and subdivide the land into nine (9) lots. Details are as follows:

- Dwelling 1 is to front Heany Park Road, with the remaining eight (8) dwellings orientated to a communal driveway.
- Of the nine (9) dwellings, eight (8) will have three bedrooms and one (1) will have four bedrooms.
- All dwellings are provided with a double car garage as a minimum. The existing storage shed in the south-eastern portion of the site is to be retained and converted to a garage for dwelling 9.

6.2 71 Heany Park Road, Rowville (cont'd)

- Each dwelling has been proposed with a minimum of 80sqm of open space, with 60sqm secluded private open space with a minimum dimension of 5 metres.
- The maximum height of the dwellings is 8.74 metres, measured to the top of the roof pitch.
- The development will result in an overall site coverage of 42.4% and 37.9% of land is set aside as permeable area.
- The development utilises a mix of traditional and contemporary building materials, with the dwellings constructed primarily of render, brick with stone feature details. Each dwelling is provided with a traditional pitched, tiled roof.
- One (1) visitor car space is provided on the site.
- The proposed construction and subdivision is to be completed in two stages with dwelling 1 and 2 and the common property constructed in Stage 1, with the remaining seven (7) dwellings constructed in Stage 2.

3. CONSULTATION

3.1 Advertising

The application was advertised by way of mail notices to adjoining and nearby property owners and occupiers, and notices erected on the site. Council received eighteen (18) objections to the proposal. The primary concerns expressed can be summarised as follows:

- Car parking and traffic congestion

The proposed development provides on-site resident and visitor car parking facilities that exceed the minimum requirements of Clause 52.06 (Car Parking).

It is recognised that Heany Park Road will experience an increase in traffic volume as a result of the development, however Council Officers are satisfied that the existing road network has sufficient capacity to accommodate the development.

- Neighbourhood Character / Density / Overdevelopment

The Knox Neighbourhood Area is earmarked for incremental change and infill development.

6.2 71 Heany Park Road, Rowville (cont'd)

On large land parcels, villa units such as those proposed are supported where the landscape and open space character of the area can be maintained.

The site is a large lot where the proposed nine (9) dwellings are provided with open space and landscaping areas that are in excess of the requirements for Knox Neighbourhood Area.

It is therefore considered that the proposal is in keeping with the preferred neighbourhood character of the area and not an overdevelopment of the land.

- Loss of vegetation

It is recognised that this site is heavily vegetated and the tree lined driveway contributes to a landscape vista. However, Council's Arborist noted that the onsite vegetation is not worthy of retention. The avenue of trees have been planted too close together and are mostly exotic species. Therefore on balance, it is considered more appropriate to remove the existing vegetation and require the owner/developer to plant native vegetation. This will ensure that the on-site vegetation can, in the long term, contribute to the biodiversity and landscape quality of the area.

- Noise

The development is not expected to generate noise beyond typical residential background noise.

- Waste Management

Council's Waste Team have advised that there is not sufficient space to accommodate standard kerbside collection. Council's Waste Team have recommended that the development be provided with communal bins. Permit conditions are recommending requiring the owner/developer submit a Waste Management Plan addressing methods of collection.

- Overlooking / Fencing

Permit conditions are recommended to ensure all first floor habitable room windows are screened in accordance with ResCode. Standard 1.8m paling fences are proposed to prevent overlooking at ground floor. No fencing has been shown along the southern side boundary adjacent to the driveway. Permit conditions have been recommended to ensure a new southern boundary fence is provided.

6.2 71 Heany Park Road, Rowville (cont'd)

- Construction issues

Permit conditions are recommended to protect the amenity of neighbourhood during construction.

3.2 Planning Consultation Committee (PCC)

A PCC was held on 16 August 2016.

The applicant agreed to provide privacy screening to first floor windows to address overlooking concerns.

The applicant also resolved the fencing concerns of the neighbour at No. 69 Heany Park Road by agreeing to provide a new 2.1m paling fence with a 300mm trellis, along the common boundary. Permit conditions have been included to give effect to this agreement.

No resolution was reached regarding the remaining concerns raised by residents was reached.

3.3 Referrals

The application has been referred to the following internal and external referral departments for comment. The following is a summary of relevant advice:

Traffic Engineer

- *Council's Traffic Engineer initially raised concerns with the shortfall of one (1) visitor car parking space. Plans were amended by the applicant on 29/06/2016 to include the required visitor car parking space.*
- *No objection was raised in relation to the car parking layout and access arrangements subject to standard conditions.*

Drainage Engineer

- *Raised concerns that there would be inadequate overland flow path through the property. Permit conditions have been recommended requiring the applicant to provide a stormwater design to demonstrate adequate overland flow can be accommodated.*

6.2 71 Heany Park Road, Rowville (cont'd)

Arborist

- *No objection. Council's Arborist noted that while the avenue of trees planted on the site create an effective vista, they have been planted too close together and are not significant specimens worthy of retention.*
- *Council's Arborist recommended that vegetation proposed to be retained be removed in order to secure a native planting outcome in the long term.*

Waste

- *No objection, however noted that kerbside collection was not able to be provided on the site. Permit conditions requiring that a waste management plan be development requiring that the development be provided with a communal or other suitable waste service.*

Assets

- *No objection, subject to the inclusion of conditions requiring the new crossovers to be constructed to Council Engineering Standards.*

Sustainability

- *No objection. The submitted Sustainable Design Assessment meets Council's current expectations regarding sustainable design.*

Subdivision Referrals:

- *The application was referred to the following external authorities:*
 - *Melbourne Water - No objection subject to conditions.*
 - *United Energy – No objection subject to conditions.*
 - *South East Water – No objection subject to standard conditions.*
 - *Comdain / Multinet – No objection. No conditions*

4. DISCUSSION

This section considers the proposed development in light of the provisions of the Knox Planning Scheme including State and Local Planning Policies, any other relevant policies and objectives.

6.2 71 Heany Park Road, Rowville (cont'd)

4.1 Zoning and Overlays

4.1.1 Zone

General Residential 2 Zone

The land is zoned General Residential 2 Zone. A permit is required for the construction two or more dwellings on the land pursuant to Clause 32.08-4 of the General Residential 2 Zone.

A permit is required to subdivide the land. The subdivision must meet the requirements of Clause 56.

A development must meet the requirements of Clause 55 of the Scheme.

- *The proposal remains consistent with the purpose of the General Residential Zone by providing for diversity in housing types that respects the neighbourhood character of the area.*

Schedule 2 to the General Residential Zone varies the ResCode requirements for Standard B13 (Landscaping) which requires a minimum of one canopy tree per 175 square metres of the site area including a minimum of one canopy tree within each area of secluded private open space and one canopy tree within the front setback per 5 metres of width of the site. Each tree should be required to be surrounded by 20 square metres of permeable surface with a minimum radius of 3 metres. Up to 50 per cent of the permeable surface may be shared with another tree.

- *This equates to a requirement to provide a minimum of 17 canopy trees on the site, include a minimum of 4 within the front setback.*
- *Subject to conditions, is considered that the proposed development can accommodate the required canopy tree planting. Permit conditions have been recommended to redesign the footpath to dwelling 1 to increase opportunities for landscaping.*

Schedule 2 to the General Residential Zone also varies the ResCode requirements for Standard B28 (Private Open Space) which requires the provision of private open space consisting of a minimum area of 80 square metres including one part of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres with a minimum dimension of 5 metres with convenient access from a living room.

6.2 71 Heany Park Road, Rowville (cont'd)

- *Each dwelling has been proposed with a minimum of 80sqm of open space, including 60sqm of secluded open space with a minimum dimension of 5 metres.*

Schedule 2 to the General Residential Zone also varies the ResCode requirements for Standard B32 (Front fence height) which requires a front fence height of 2m to a street in a Road Zone Category 1 and 1.2m to other streets:

- *Complies. No front fence proposed.*

Dwellings or residential buildings must not exceed a height of 9 metres (dependant on slope)

- *Complies. The proposed dwellings have a maximum height of 8.74 metres.*

4.1.2 Overlays

No overlays apply to the land.

4.2 Policy Consideration

4.2.1 State Planning Policy Framework

State policy requires Council to integrate the range of policies relevant to the issues to be determined, and balance conflicting objectives in favour of net community benefit and sustainable development.

Key Policies:

Clause 15 Built Environment and Heritage – Encourages high quality architecture and urban design outcomes that reflect the particular characteristics, aspirations and cultural identity of the community; enhances liveability, diversity, amenity and safety of the public realm; and promotes attractiveness of towns and cities within broader strategic contexts.

- *The design of the development will make a positive contribution to the surrounding area, with built form considered to be appropriate in form and scale. The development incorporates typical neighbourhood character features such as pitched roofs, stone and brick finish, eaves, with car parking located behind or to the side of dwellings.*

6.2 71 Heany Park Road, Rowville (cont'd)

Clause 15.02 Sustainable Development – Ensure land use and development is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

- *The proposal contributes to the consolidation of urban development through the provision of increased density within an existing residential area with good provision of urban services and transport.*
- *A Sustainable Design Assessment was provided for the development and is consistent with Council's expectation for sustainable building design.*

Clause 16 Housing – Encourage the development of well-designed medium-density housing that respects the neighbourhood character; improves housing choice; makes better use of existing infrastructure; and, improves energy efficiency of housing. Locate new housing in or close to activity centres and employment corridors and at other strategic development sites that offer good access to services and transport.

- *While the site is not located within an Activity Centre, it has access to a number of urban services within an established area.*
- *Subject to conditions, the subject site is capable of accommodating the proposed dwellings whilst making a positive contribution to the character of the area.*

Clause 18 Transport – To create a safe and sustainable transport system by integrating land use and transport.

- *The site is located within 500m of the bus stops within Liviana Drive (Route 681 and 682).*
- *Service 681 runs a loop (clockwise) from Knox City via Wantirna Scoresby and Rowville. This service operates between 6.10am and 9.25pm Monday to Friday), between 8.14am and 7.05pm on Saturdays and between 9.14am and 6.00pm on Sundays at various intervals.*
- *Service 682 runs a loop (anti clockwise) from Knox City via Wantirna Scoresby and Rowville. This service operates between 6.14am and 10.15pm Monday to Friday), between 8.10am and 7.45pm on Saturdays and between 9.10am and 5.58pm on Sundays at various intervals.*

6.2 71 Heany Park Road, Rowville (cont'd)

4.2.2 Local Planning Policy Framework

Clause 21.01 Municipal Strategic Statement (MSS) – encourages planning and development occurring with the necessary consideration to such matters as managing population growth, encouraging sustainable development and influencing the urban form so that Knox itself becomes more sustainable.

All development therefore is encouraged within this cause to incorporate Ecologically Sustainable Design (ESD) and Water Sensitive Urban Design (WSUD) principles to ensure that a sustainable urban environment is ultimately achieved with a strong use of existing infrastructure and to reduce dependence on private vehicle travel.

- *The site is located in an established urban area reasonable close to urban services and open space areas, where existing infrastructure is readily available.*
- *Furthermore, by way of permit conditions, the development will be required to be constructed in accordance with the submitted Sustainable Design Assessment.*

Clause 21.04 Urban Design – Municipal Strategic Statement (MSS) To ensure that all development responds positively to the existing patterns of urban form and character, the landscape qualities, historic and cultural elements and social aspirations of the Knox community.

- *The proposal respects the preferred neighbourhood character and pattern of development expected within the Knox Neighbourhood Area.*
- *This is evident in the development achieving and exceeding the open space requirements, while providing opportunities for meaningful landscaping.*

Clause 21.05 – Housing This clause implements the *Knox Housing Strategy 2015*. In managing Knox's current and future housing needs, Council supports a scaled approach to residential development. This scaled approach recognises that some parts of the City will need to accommodate change, due to population growth and the community's changing household needs. Development in residential areas will need to respond positively to the desired future character of Knox. The strong landscape character is the unifying element of the neighbourhood character of Knox.

6.2 71 Heany Park Road, Rowville (cont'd)

The subject site is located within a 'Knox Neighbourhood' area, which has a sense of spaciousness within the public and private realm. These areas will continue to be low-scale neighbourhoods, characterised by detached dwellings with large backyards which contribute to the area's green and leafy character.

Objective 1 for Housing Objectives and Strategies is to support residential development in accordance with the Knox Housing Strategy 2013, which identifies a scale approach to residential development. The Strategy is to direct housing growth toward Local Living and Activity Areas.

- *The site is not located in an Activity Centre. However, this is a uniquely large site that is well located in Rowville. There is sufficient area to accommodate the proposed nine (9) dwellings, while respecting the existing urban form.*

Objective 2 is to support a diversity of housing choice in appropriate locations. Strategies include encouraging a diversity of housing styles, types, forms and sizes to cater for the changing needs of the community.

- *The development would contribute to the housing diversity within the Rowville community and provide residents with alternative forms of housing styles and sizes.*

Objective 3 is to ensure the quality of housing design in Knox is improved to better respond to neighbourhood identity and to create a stronger sense of place. Strategies include ensuring that residential development enhances the City's "green and leafy" image, support development that makes a positive contribution to the preferred future character of the area and that is innovative, environmentally sustainable, accessible and site responsive.

- *Each dwelling is provided with large areas of private open space that will allow for canopy tree planting.*

Objective 4 is to protect and enhance the landscape and environmental values of the nature areas of significance within the municipality.

- *The site is not located in an area of biological significance.*

6.2 71 Heany Park Road, Rowville (cont'd)

Objective 5 is to ensure that residential development better responds to the community's current and future needs, and allows people to 'age-in-place' by supporting the provision of a diverse range of housing including smaller scale dwellings.

- *While these are large dwellings, the development provides for accessible living, catering for those with limited mobility by providing facilities, bedrooms, living, bathrooms and kitchen at the ground floor.*

Clause 22.07 – Development in Residential Areas and Neighbourhood Character: Knox Neighbourhood Area

The desired future character of this area is to:

- Continue to be low-scale neighbourhoods, characterised by detached houses and dual occupancies; with some villa unit developments on larger blocks.
- Retain their green and leafy identity and character through the retention of front and back yards, and the establishment of a garden setting that includes canopy trees.

The key (relevant) design objectives are:

Retain existing canopy trees and understorey planting, wherever possible.

- *There is no significant vegetation on the site that is worthy of retention. Sufficient area is available to revegetate the site with native canopy trees and shrubs.*

Provide a landscaped front yard, including the planting of canopy trees in accordance with the requirements of the applicable zone schedule.

- *Subject to conditions requiring the footpath to be relocated, there is sufficient area within the front setback to accommodate the required canopy tree planting.*

Locate carports and garages behind the line of the dwelling or in the rear yard.

- *Complies. One garage is orientated to the street. The garage is recessed behind the main building line and will not dominate the streetscape.*

6.2 71 Heany Park Road, Rowville (cont'd)

Provide single crossovers for driveways.

- *Does not comply. Double width crossovers are proposed. It is recommended that the crossover for dwelling 1 be reduced in width to maximise on-street car parking and landscaping opportunities.*

Minimise the amount of paving in front yards and driveways.

- *Can comply. In order to maximise landscaping opportunities in the front setback, it is recommended that the footpath be deleted, and the driveway for dwelling 1 be reduced.*

Significantly setback first floor levels from the ground floor level.

- *Does not comply. The first floor of the development is not significantly recessed from ground floor. However, this design response reflects the built form found in immediate area, where large, unarticulated double storey elements are common feature.*
- *The development's setbacks from the abutting properties and the spacing provided between the new dwellings ensure that there are no unreasonable amenity impacts as a result of the double storey form.*

In developments of three or more dwellings, ensure that the rear dwelling is single storey in height.

- *Does not comply. All nine (9) dwellings are double storey. However, given the irregular shape of the lot and the number of abutting properties, there is no distinct 'rear' dwelling that would benefit from one dwelling being single storey.*
- *Given that five of the eight abutting properties are double storey dwellings this variation is considered reasonable and reflective of the site's context.*

Provide no, low or transparent front fencing.

- *Complies. No front fence.*

Applications must also consider:

Accessible Design

- *The development would reasonably cater for the needs of people with limited mobility, with ground floor living spaces and facilities provided for at least one dwelling.*

6.2 71 Heany Park Road, Rowville (cont'd)

Sustainable Design

- *A Sustainable Design Assessment has been provided and meets Council's current expectations regarding sustainable design.*

4.3 Particular Provisions

Clause 52.01 Public Open Space Contribution

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause.

- *It is considered that the proposal generates a need for further Public Open Space having regard to the provisions of Section 18 of the Subdivision Act (1988) and Clause 52.01 of the Knox Planning Scheme.*
- *The proposal seeks to intensify the residential use of the land, with the subject site being increased from a single dwelling to a multi dwelling development of three or more dwellings thus creating a need for either additional recreational facilities or improving existing facilities within the vicinity.*
- *A Public Open Space contribution of 8.5% is applicable in this instance.*

Clause 52.06 – Car Parking

Prior to a new use commencing or a new building being occupied the car parking spaces required under Clause 52.06-5 must be provided on the land.

Car Parking Spaces Required

Clause 52.06-5 Number of car parking spaces required – *Complies. At least two (2) spaces are provided for each dwelling, and one (1) visitor space is provided.*

Design Standards for Car Parking

Design Standard 1: Accessways – *Complies.*

Design Standard 2: Car Parking Spaces – *Complies.*

Design Standard 3: Gradients – *Complies.*

Design Standard 4: Mechanical Parking – *N/A.*

Design Standard 5: Urban Design – *Complies.*

6.2 71 Heany Park Road, Rowville (cont'd)

Design Standard 6: Safety – *Complies*.

Design Standard 7: Landscaping – *Complies*.

4.4 Clause 55 – Two or More Dwellings on a Lot and Residential Buildings (ResCode)

Neighbourhood Character and Infrastructure

Neighbourhood Character – *Complies, refer to Section 4.2.2 above.*

Residential Policy – *Complies*.

Infrastructure – *Complies. A drainage plan will be required as a condition on any permit issued.*

Integration with the Street – *Complies*.

Site Layout and Building Massing

Street Setback – *Partially complies. The required front setback is 6.5m. Proposed 5m. The development is designed to match the setback at No. 73 Heany Park. It is considered that the proposal makes efficient use of the site, and is consistent with the rhythm of streetscape. The additional 1m setback to garage assists to transition of the development to the large 8m setback at No. 69 Heany Park Road.*

Building Height – *Complies*.

Site Cover/Permeability – *Complies*.

Energy Efficiency – *Can comply subject to a condition on any permit issued to require the provision of eaves or shading devices to habitable, north, east and west facing windows.*

Safety – *Complies*.

Landscaping – *Can Comply. Footpath and driveway of dwelling 1 will required to be reduced to maximise landscaping opportunities. A landscape plan is also to be submitted to form part of the endorsed plans.*

Access – *Complies*.

Parking Location – *Complies. Permit conditions are recommended to ensure that the visitor car parking is adequately signed.*

Amenity Impacts

Side and rear setbacks – *Complies*.

Walls on boundaries – *Complies*.

Daylight to existing windows/north facing windows – *Complies*.

Overshadowing open space – *Complies*.

6.2 71 Heany Park Road, Rowville (cont'd)

Overlooking – *Can comply. No screening treatments at first floor have been shown. Screening is recommended in accordance with the standard.*

Ground floor overlooking has been addressed via 1.8m side and rear boundary fencing. Permit conditions are included to ensure fences are in maintained in good condition.

Internal views – *Complies.*

Noise Impacts – *Complies.*

On-Site Amenity and Facilities

Accessibility – *Complies.*

Daylight to new windows – *Complies.*

Private Open Space – *Complies.*

Solar access – Complies. Dwelling 9 is the only dwelling relying on a single aspect south facing SPOS. The SPOS is sufficiently deep to meet the numerical requirements of ResCode Standard B29.

Storage – *Complies.*

Detailed Design

Design Detail – *Complies.*

Site Services – *Complies.*

Front fence – *Complies.*

4.5 Clause 56 – Residential Subdivision

The applicant proposes to subdivide the land into lots with common property. The proposed boundaries reflect the proposed development and the common property includes driveway associated with dwellings.

An assessment of the proposal against the relevant provisions of Clause 56 (Residential Subdivision) is considered below:

Neighbourhood Character - *Complies, refer to Section 4.2.2 above.*

Lot Area & Building Envelopes - *Complies.*

Solar Orientation of Lots – *Complies.*

Common Area - *Complies.*

Lot Access – *Complies.*

Drinking Water Supply – *Complies.*

Reused and Recycled Water – *Complies.*

Waste Water Management – *Complies.*

Urban Run-off Management – *Complies.*

6.2 71 Heany Park Road, Rowville (cont'd)

Site Management – *Complies.*

Shared Trenching – *Complies.*

Electricity, telecommunications and gas – *Complies.*

4.6 General Decision Guidelines

Clause 65 of the Knox Planning Scheme and Section 60 of the Planning and Environment Act 1987 set out decision guidelines/matters which the responsible authority must consider when deciding any planning application.

- *The decision guidelines of Clause 65 of the Knox Planning Scheme and Section 60 of the Planning and Environment Act (1987) have been appropriately considered.*

5. CONCLUSION

Clause 10.04 of the Knox Planning Scheme requires Council to balance relative policy objectives when making decisions to ensure resulting development is sustainable and achieves a net community gain. In this context, the development is appropriate given the following:

- *The development is consistent with the objectives and policies of for the Knox Neighbourhood Area. The proposal complies with the General Residential Zone - Schedule 2 and is generally compliant with ResCode subject to conditions on any permit to issue.*
- *Subject to modifications, the design of the new dwellings are generally consistent with Council's Development in Residential Areas and Neighbourhood Character Policy (Clause 22.07 of Knox Planning Scheme) in that the dwelling heights reflect those found in the area, will be setback a reasonable distance from side boundaries and the open space areas will allow for landscaping opportunities. In addition to this, all dwellings are provided with usable areas of private open space and appropriate internal amenity.*
- *The development is consistent with State and Local Planning Policy Framework (including the Municipal Strategic Statement) and Clause 22.10 (Housing) of the Knox Planning Scheme.*
- *The development is compliant with Clause 52.06 (Car Parking) subject to changes that could be conditioned on any permit issued.*

6.2 71 Heany Park Road, Rowville (cont'd)**6. CONFIDENTIALITY**

There is no confidentiality issues associated with this report.

RECOMMENDATION

That Council issue a Notice of Decision to Grant a Planning Permit for the construction of nine (9) double storey dwellings and the subdivision of the land into nine (9) lots at 71 Heany Park Road, Rowville be issued subject to the attached conditions:

Amended Plans

1. Prior to the commencement of any buildings or works, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - 1.1 The footpath/pavers in the front setback of dwelling 1 redesigned to connect the porch to the driveway.
 - 1.2 The width of the crossover for dwelling 1 reduced to a maximum of 3m, and the driveway reduced accordingly.
 - 1.3 The new crossovers drawn in accordance with Council's Standard Private Residential Crossing Drawings. The crossovers must be a minimum of 500mm from the side boundary and driveways must be designed to align with the width of the crossover.
 - 1.4 Shading devices or eaves provided to all north, east and west facing habitable room windows. A minimum of 1m clear to the sky daylight access to the windows must be maintained.
 - 1.5 A notation on the plan that the visitor car parking space must be signed and clearly identifiable to visitors at all times.
 - 1.6 A notation on the plans that all other structures (including landscaping, letterboxes and fencing) within the vehicle sightline splayed area must be no higher than 900mm.

6.2 71 Heany Park Road, Rowville (cont'd)**Recommendation (cont'd)**

- 1.7 All first floor habitable room windows with a direct view into a habitable room window or secluded private open space of an existing dwelling, within a horizontal distance of 9 metres, provided with fixed obscure glazing (non-openable) to a height of 1.7 metres above finished floor level. The window may be clear and openable above 1.7 metres. Adhesive film must not be used. Privacy screening treatments must be shown on both elevation and first floor plans.
- 1.8 The provision of a 2.1m high paling fence with a 300mm trellis provided to the shared southern boundary with No. 69 Heany Park Road. Vehicle sightlines must be maintained in accordance with Clause 52.06 of the Knox Planning Scheme.
- 1.9 A waste management plan in accordance with Condition 12.
- 1.10 Drainage plans in accordance with Condition 2.
- 1.11 Landscape plans in accordance with Condition 3.

To the satisfaction of the Responsible Authority.

Drainage

2. Prior to commencement of any buildings or works, three copies of drainage plans and computations must be submitted to and approved by the Responsible Authority. Construction of the drainage is to be in accordance with these plans. The plans must show the following:
 - 2.1 All stormwater drainage discharge from the site connected to a legal point of discharge.
 - 2.2 The internal drains of the dwellings to be independent of each other.
 - 2.3 An on-site detention system designed by a suitably qualified Civil Engineering Consultant to ensure no net increase in stormwater discharge from the proposed development.
 - 2.4 The on-site detention system to be installed in a suitable location for easy access and maintenance.
 - 2.5 A suitable overland flow path for the entire site to the satisfaction of the Responsible Authority. Details of the overland flow path are to be included on the plans.
 - 2.6 All levels to be to AHD (Australian Height Datum).

To the satisfaction of the Responsible Authority.

6.2 71 Heany Park Road, Rowville (cont'd)**Recommendation (cont'd)****Landscaping**

- 3. Prior to the commencement of any buildings or works, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must show:**
 - 3.1 A survey (including botanical names, height and width) of all existing vegetation to be retained and / or removed.**
 - 3.2 The identification and removal of all vegetation identified as an environmental weed in Knox (as outlined in Appendix 2 of Council's Landscape Guidelines for Planning Permits).**
 - 3.3 Buildings and trees (including botanical names, height and width) on neighbouring properties within three metres of the boundary.**
 - 3.4 Details of the surface finishes of pathways and driveways.**
 - 3.5 Details and location of all existing and proposed services including above and below ground lines, cables and pipes.**
 - 3.6 A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.**
 - 3.7 Landscaping and planting within all open areas of the site (including additional planting within open space areas of the existing dwelling/s).**

To the satisfaction of the Responsible Authority.
- 4. Before the occupation of each stage of the development, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.**
- 5. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority. Any dead, diseased or damaged plants are to be replaced.**

6.2 71 Heany Park Road, Rowville (cont'd)**Recommendation (cont'd)****General**

6. All development must be in accordance with the endorsed plans.
7. The development and subdivision as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
8. Once the development and/or subdivision has started it must be continued and completed to the satisfaction of the Responsible Authority.
9. Prior to the occupation of each stage, the development is to be completed in accordance with the endorsed plan/s to the satisfaction of the Responsible Authority.
10. All walls on the boundaries of adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.

Sustainable Design Assessment

11. Prior to the occupation of each stage, the development must be constructed in accordance with the submitted Sustainable Design Assessment.

Waste Management Plan

12. Prior to the commencement of any buildings or works, a Waste Management Plan for the development must be prepared and submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must include but is not limited to:

- 12.1 The manner in which waste will be stored and collected including: type, size and number of containers.

- 12.2 Spatial provision for on-site storage.

- 12.3 The size of the collection vehicle and the frequency, time and point of collection.

To the satisfaction of the Responsible Authority.

13. Garbage and recyclables storage and collection must be undertaken in accordance with the approved plan/documentation, and must be undertaken by a private contractor, to the satisfaction of the Responsible Authority.

6.2 71 Heany Park Road, Rowville (cont'd)**Recommendation (cont'd)****Car Parking & Accessways**

14. Before the dwellings are occupied, driveways and car parking areas must be:

14.1 Fully constructed to the minimum standard of 100mm reinforced concrete and available for use in accordance with the plans submitted to and approved by the Responsible Authority; and

14.2 Formed to such levels and drained so that they can be used in accordance with the approved plan; and

14.3 Treated with an all-weather seal or some other durable surface;

to the satisfaction of the Responsible Authority.

15. Parking areas and driveways must be kept available and maintained for these purposes at all times to the satisfaction of the Responsible Authority.

Fencing

16. All costs associated with the provision of the fencing are to be borne by the owner/developer under this permit.

17. Prior to the occupation of each stage of the development, all fencing shall be in a good condition to the satisfaction of the Responsible Authority.

Amenity During Construction

18. Upon commencement and until conclusion of the development, the developer shall ensure that the development does not adversely affect the amenity of the area in any way, including:

18.1 the appearance of building, works or materials on the land

18.2 parking of motor vehicles

18.3 transporting of materials or goods to or from the site

18.4 hours of operation

18.5 stockpiling of top soil or fill materials

18.6 air borne dust emanating from the site

6.2 71 Heany Park Road, Rowville (cont'd)**Recommendation (cont'd)**

- 18.7 noise
- 18.8 rubbish and litter
- 18.9 sediment runoff
- 18.10 vibration

Should the development cause undue detriment to the amenity of the area then immediate remedial measures must be undertaken to address the issue as directed by, and to the satisfaction of, the Responsible Authority.

Stormwater

- 19. Stormwater runoff from all buildings and hard standing surfaces shall be properly collected and discharged in a complete and effective system of drains within the property and shall not cause or create a nuisance to abutting properties.

Subdivision

- 20. The owner/developer of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the plans of subdivision in accordance with that authority's requirements and relevant legislation at the time.
- 21. All existing and proposed easements required for utility services on the land must be set aside in the plan submitted for certification in favour of the relevant authority for which the easement is to be created.
- 22. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of the Act.
- 23. The subdivision as shown on the endorsed plans must not be altered or modified (whether or not in order to comply with any statute, statutory rule or for any other reason) without the consent of the Knox City Council, the Responsible Authority.
- 24. The subdivision plan must accord with the layout shown on the development plans endorsed under this Permit.

6.2 71 Heany Park Road, Rowville (cont'd)**Recommendation (cont'd)**

- 25. The owner of the land must enter into an agreement with:**
- 25.1 A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and**
 - 25.2 A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.**
- 26. Prior to the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:**
- 26.1 A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time;**
 - 26.2 A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided with optical fibre**

South East Water Conditions

- 27. The owner of the subject land must enter into an agreement with South East Water for the provision of potable water supply and fulfil all requirements to its satisfaction.**
- 28. The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.**
- 29. Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the Subdivision Act 1988.**
- 30. All lots shown on the Plan of Subdivision must be included in the Owners Corporation schedule.**

6.2 71 Heany Park Road, Rowville (cont'd)**Recommendation (cont'd)****Melbourne Water Conditions**

31. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or water courses.

31.1 Prior to Certification, the Plan of Subdivision must be referred to Melbourne Water, in accordance with Section 8 of the Subdivision Act 1988.

31.2 Prior to the commencement of works, a separate application direct to Melbourne Water must be made for approval of any new or modified storm water connection to Melbourne Water's drains or watercourses.

United Energy Conditions

32. Prior to the prescribed information being issued under section 21 (1) of the Subdivision Act 1988:

32.1 The applicant must enter into an agreement with United Energy for an underground supply of electricity to each lot shown on the endorsed plan.

32.2 Common metering for each lot shown on the endorsed plans must be located within common property.

32.3 Rearrangement of existing electricity connection for Stage 1.

Section 173 Agreement

33. Prior to the issue of a Statement of Compliance for any stage of the subdivision, the owner of the land shall enter into a Section 173 Agreement with the Responsible Authority and register the agreement against the title, which covenants that:

33.1 The land will be developed in accordance with the plans and conditions of this Planning Permit, P/2016/6340.

33.2 The owner agrees that if this permit, Planning Permit No. P/2016/6340 expires after this Agreement commences, the development of the subject land must be to the satisfaction of the Responsible Authority; and,

33.3 The owner agrees that after the completion of the development of a lot, no buildings or works comprising the development may be altered or extended without the further written consent of the Responsible Authority.

6.2 71 Heany Park Road, Rowville (cont'd)**Recommendation (cont'd)**

This requirement may be waived should construction be completed at the time of the request for the statement of compliance. All costs associated with the preparation and registration of the agreement shall be borne by the applicant.

Public Open Space

34. Prior to the issue of a Statement of Compliance for any stage of the subdivision, a contribution to the Council for public open space shall be required pursuant to Section 18 of the Subdivision Act 1988 and Clause 52.01 of the Knox Planning Scheme.

This condition can be waived should evidence be provided that public open space has previously been satisfied.

Works

35. Prior to the issue of a Statement of Compliance for any stage of the subdivision, all drainage, common property driveway and landscaping works relating to the development are to be constructed or bonded in accordance with Planning Permit P2016/6340 (this permit) to the satisfaction of the Responsible Authority.
36. Should a Section 173 Agreement not be applicable, prior to the issue of a Statement of Compliance all buildings and works (including landscaping) relating to the development must be completed as per Planning Permit P/2016/6340 to the satisfaction of the Responsible Authority.

Asset Protection

37. The Applicant/Owner shall be responsible to meet the costs of all alterations to and reinstatement of, the Knox City Council and any other Public Authority assets deemed necessary and required by such Authorities for the development/subdivision. Re-instatement or modification of assets to Council's satisfaction will be required or compensation to the value of Council's loss shall be paid

Final Engineering Inspection

38. Prior to the issue of a Statement of Compliance for any stage of the subdivision, a final inspection by Council's Surveillance Officer shall be carried out to verify the completion of works in accordance with the Engineering Plans, to Council's standards.

6.2 71 Heany Park Road, Rowville (cont'd)**Recommendation (cont'd)****Final Landscaping Inspection**

39. Prior to the issue of a Statement of Compliance for any stage of the subdivision, a final inspection by Council's Enforcement Officer shall be carried out to verify the completion of landscaping in accordance with the Landscape Plans, to Council's standards.

Permit Expiry

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

- 40.1 Stage 1 of the development is not started within two (2) years of the date of this permit.
- 40.2 Stage 2 of the development is not started within four (4) years of the date of this permit.
- 40.3 Stage 1 of the development is not completed within four (4) years of the date of this permit.
- 40.4 Stage 2 of the development is not completed within six (6) years of the date of this permit.
- 40.5 The subdivision is not started within two (2) years of the date of this permit. Commencement of the Subdivision will be evidenced by a Plan of Subdivision being certified for any stage by the Council within that time limit.
- 40.6 The Certified Plan of Subdivision is not registered with the Titles Office within five (5) years from the date of the certification of the plan.

Pursuant to Section 69 of the Planning & Environment Act 1987, the Responsible Authority may extend:

- The commencement date referred to if a request is made in writing before the permit expires or within six (6) months afterwards.
- The completion date referred to if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.
- The starting of a subdivision is regarded by Section 68(3A) of the Planning and Environment Act 1987 as the certification of a plan under section 6 of the Subdivision Act 1988 and where a subdivision is staged, from Certification of Stage One. Completion is regarded as registration of the subdivision and where the subdivision is staged, upon registration of the last stage.

6.2 71 Heany Park Road, Rowville (cont'd)**Recommendation (cont'd)****NOTES**

Drainage Notes (to be read in conjunction with the above drainage conditions):

- **Applicant shall engage a certified Engineering Consultant to analyse the site's existing drainage to determine type and size of the Onsite Detention (OSD) system. This shall be designed in accordance with the Knox City Council (Responsible Authority) Stormwater Drainage Guidelines, (copy available on Council's website), and approved drainage design methods specified in the current edition of Australian Rainfall and Runoff. It should be located preferably in a common area to the dwellings, and be easily accessible for maintenance.**
- **The total Permissible Site Discharge for the property including all dwellings is 20L/s to the existing Council drainage system for a 5 year ARI event.**
- **Applicant is to direct all stormwater to the kerb and channel near the north-west corner of the property as this represents the Legal Point of Discharge (LPD) for the property. Applicant is to verify this on site. Connect all stormwater discharge from the site to the LPD via an Onsite Detention (OSD) system. The internal drains for the dwellings are to be independent of each other.**
- **The Applicant is required to use Australian Height Datum (AHD) to present levels in all future plans. Applicant must ensure that levels on the plan are accurate.**
- **Drainage works in the Road reserve or in the Council easement will require a road opening permit.**
- **Drainage system designed so as to avoid impact on any vegetation shown on the endorsed plans as being retained.**
- **Water Sensitive Urban Design (WSUD) should be addressed as part of this development, eg water storage tanks, swale drains, etc.**

6.2 71 Heany Park Road, Rowville (cont'd)**Recommendation (cont'd)****Other Notes:**

- Council encourages the consideration of water storage tanks for all existing and proposed residential developments.
- A building permit must be obtained before development is commenced.
- Buildings are not allowed to be built over Council easements.
- The dwelling/s must achieve a minimum 6-Star Energy Rating.
- Indigenous plants can be purchased through approved indigenous nurseries, as listed in the Knox City Council 'Preferred Local Replacement Plants' Information Sheet.
- Dwelling numbers as shown on the endorsed plans do not necessarily indicate any future street numbers. Property (street) numbering shall be in accordance with Council's Property (Street) Numbering Policy. Information regarding this can be obtained from Council's Property and Revenue Services Department on 9298 8215.
- Letterboxes and all other structures (including meter boxes) shall be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) in accordance with AS2890.1, Clause 3.2.4 to ensure safe sight distances. Letterboxes shall face towards the street frontage.
- Internal public lighting shall be provided to the satisfaction of the relevant authority and in accordance with AS1158. This would generally be low height or bollard type lighting to avoid spill-over into adjacent properties. It may be sensor activated, to avoid all night running costs.
- Raised concrete slabs on the existing footpath fronting the site should be grounded.
- All litter and rubbish associated with the construction must be contained on site at all times.

6.2 71 Heany Park Road, Rowville (cont'd)**Recommendation (cont'd)****Subdivision Notes**

- This application has not been referred to Telstra. In accordance with amended clause 66.01 of the Knox Planning Scheme, any planning permit issued requires the owner to enter into a telecommunications agreement.
- Melbourne Water Conditions: If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9235 2517, quoting Melbourne Water's Reference 276913.
- South East Water Conditions: Contact 9552 3221. The owner is required to obtain a "Notice of Agreement" from South East Water. All requirements must be fulfilled prior to South East Water granting consent to the issue of a Statement of Compliance.

The following South East Water agreement options are available:

1. Application to enter into a Development Deed – Works, if South East Water reticulated sewer/water/recycled water (as applicable) is required to be extended to service lots within the development.
2. Application to enter into an agreement – Non works, if South East Water reticulated sewer/water/recycled water (as applicable) is available to the development and the owner only requires Statement of Compliance to release the titles (ie; subdivision prior to building).
3. Plumbing industrial, Commercial, Units and Private Water application, if South East Water reticulated sewer/water/recycled water (as applicable) is available to the development and the owner wishes to commence construction of the buildings. (ie; building prior to subdivision).

A copy of the appropriate application form can be obtained from the website: www.southeastwater.com.au (property tab / land development).

- Prospective purchasers of lots on this plan should contact this office to determine the availability of a supply of electricity. A financial contribution may be required.
- Pursuant to Section 18 of the Subdivision Act 1988 and Clause 52.01 of the Knox Planning Scheme the owner/developer shall pay to the Council an amount equal to 8.5 percent of the site value of all the land in the subdivision.

6.2 71 Heany Park Road, Rowville (cont'd)**Recommendation (cont'd)**

- This amount may be re-valued in accordance with Section 19 of the Subdivision Act and shall be required prior to the issue of a Statement of Compliance under the Subdivision Act 1988.
- This condition can be waived should evidence be provided that public open space has previously been satisfied.
- All utility services (drainage, sewer) are to be verified onsite by the applicant/developer prior to the commencement of any works.
- It is the owners responsibility to ensure that the dwellings comply with the Victorian Building Regulations in respect to fire rating.

Report Prepared By: Senior Planner - (Morgan Livingstone)

***Report Authorised By: Acting Director – City Development
(Paul Dickie)***

Property - Address
71 Heany Park Road, ROWVILLE

Application Number
P/2016/6340

Description
The construction of nine (9) double storey dwellings and the subdivision of the land into nine (9) lots

Wardname
Taylor

LEGEND:

- The Boundary
- Road Boundaries
- City Boundary
- Bus Route
- Reserves
- Commercial Areas
- Tertiary Schools
- Primary Schools
- Secondary Schools
- P-12 School
- Bus Stops
- Objector
- Unit Development
- Subject Property
- Petition



Scale: 1:3000



DISCLAIMER:

Roads and Title Boundaries - State of Victoria, Knox City Council
 Planning Scheme Information - DPCD, Knox City Council
 Aerial Photography - AAM (Flown January 2013 - unless otherwise stated)
 Melbourne Water Drainage Information - Melbourne Water

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2. Planning information should be used only as a means of preliminary investigation. For accurate overlay information please obtain a Planning Certificate from the Department of Infrastructure.

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4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.



Knox City Council REPORT APPENDIX: A

Property -
Address

71 Heany Park
Road,
ROWVILLE

Application
Number

P/2016/6340

The
construction of
nine (9)
double storey
dwellings and
the subdivision
of the land into
nine (9) lots

Wardname

Taylor

LEGEND:

- Title Boundary
- Road Boundary
- City Boundary
- Bus Route
- Reserves
- Commercial Areas
- Tertiary Schools
- Primary Schools
- Secondary / Schools
- P-12 School
- Bus Stops
- Objector
- Unit Development
- Subject Property
- Petition



Scale: 1:3000

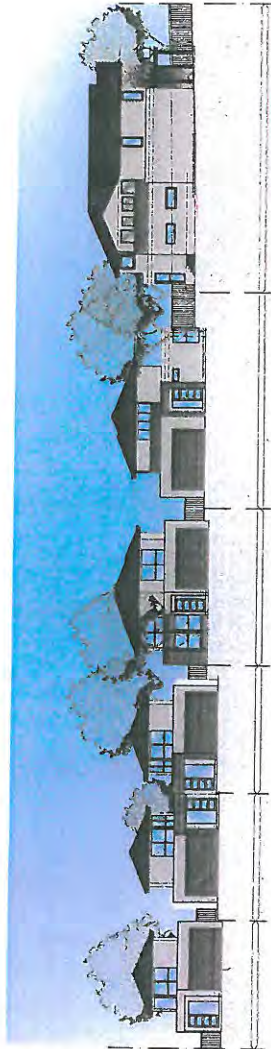


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2. Planning information should be used only as a means of preliminary investigation. For accurate overlay information please obtain a Planning Certificate from the Department of Infrastructure.
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4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.

Roads and Title Boundaries - State of Victoria, Knox City Council
 Planning Scheme Information - DPCD, Knox City Council
 Aerial Photography - AAM (Flown January 2013 - unless otherwise stated)
 Melbourne Water Drainage Information - Melbourne Water

71 HEANY PARK RD ROWVILLE



000 - COVER SHEET AND SITE INFORMATION

TP-000	TITLE SHEET
TP-001	SITE ANALYSIS
TP-002	DESIGN RESPONSE

100 - FLOOR PLANS

TP-101	GROUND FLOOR PLAN
TP-102	FIRST FLOOR PLAN

200 - ELEVATIONS

TP-201	STREETSCAPE
TP-210	DWELLING TYPE A & B
TP-211	DWELLING TYPE C & D
TP-212	DWELLING TYPE E & F
TP-213	DWELLING TYPE G

400 - ELEVATIONS

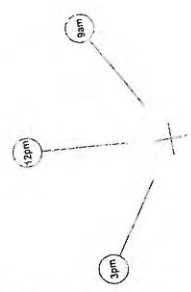
TP-401	SHADOW DIAGRAMS
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71 HEANY PARK ROAD ROWVILLE AP PENDIX B



- N** WELLINGTON VILLAGE SHOPPING CENTRE 1.4 km
- NE** KNOX CENTRAL PRINCIPAL ACTIVITY CENTRE 8.6 km
- ROWVILLE SECONDARY COLLEGE, EASTERN CAMPUS 3.0 km
- NW** LIBERTY AVENUE RESERVE 1.6 km
- MELBOURNE CBD 3.6 km
- ROWVILLE SECONDARY COLLEGE, WESTERN CAMPUS 2.7 km
- S** CHURCHILL NATIONAL PARK 800 m
- MONASH FVY 5.4 km
- DANDENONG TRAIN STATION 9.5 km
- E** HEANY PARK SCOUT AND GUIDE CAMP 700 m
- W** HEANY PARK PRIMARY SCHOOL 850 m
- WAVERLEY GOLF CLUB 1.3 km
- EASTLINK 4.5 km

- SITE ANALYSIS**
1. SUBJECT SITE IS LOCATED WITHIN THE SUBURB OF ROWVILLE AND RESIDENTIAL WITHIN THE CITY OF KNOX.
 2. THE SUBJECT SITE IS GENERAL RESIDENTIAL ZONE (R12), WITHOUT ANY COVERING THE SITE UNDER THE CITY OF KNOX PLANNING SCHEME.
 3. THE SURROUNDING LAND IS LARGELY RESIDENTIAL WITH A RELATIVELY HIGH DENSITY OF DEVELOPMENT BEING OF A FORM WITH SIGNIFICANT MULTI-DWELLING DEVELOPMENT, SINGLE AND DOUBLE STOREY IN NATURE.
 4. SUBJECT SITE IS A POCKET OF RESIDENTIAL DEVELOPMENT OCCUPIED BY A DOUBLE STOREY DETACHED BRICK DWELLING AND IT INTERACTS WITH THE SURROUNDING STREETS CAPES.
 5. ACCESS TO THE SITE IS GAINED FROM HEANY PARK ROAD TO THE EAST.
 6. RESIDENTIAL INTERFACES ON THE NORTH, SOUTH AND WEST BOUNDARIES.
 7. THE TOPOGRAPHY OF THE SUBJECT SITE GENERALLY SLOPES FROM THE NORTH TO THE SOUTH AND WEST LOCATED ON NORTH-WEST CORNER OF TITLE BOUNDARY.
 8. THE SUBJECT SITE IS RELATIVELY FLAT WITH A SMALL NUMBER OF TREES.
 9. EXISTING LINES ARE RUN ALONG THE SITES NORTH AND SOUTH BOUNDARIES.
 10. THE SITE IS LOCATED IN AN AREA THAT THE CITY OF KNOX IDENTIFIES AS A HIGH DENSITY DEVELOPMENT FOR INCREASED HOUSING DENSITY.
 11. THE NEIGHBOURHOOD BUILDINGS MOSTLY HAVE TILED ROOF NEARMAPS & DATED IN OCT 2015.



1 SITE ANALYSIS 1:300

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Job No: 20622/D
Date: 20/04/16
Drawn: LHE
Checked: TAR

Scale: 1:300 @ A1
0 2 4 8

71 HEANY PARK ROAD PROPOSED MED. DENSITY DEVELOPMENT TP-001
ROWVILLE, 3178 SITE ANALYSIS

REVISION: A

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71 HEANY PARK ROAD ROWVILLE AP PENDIX B

TP-002
 REVISION: COUNCIL RP1
 DRAWN & UNITS
 C-23.06.16 REVISION

71 HEANY PARK ROAD PROPOSED MED. DENSITY DEVELOPMENT ROWVILLE, 3178 DESIGN RESPONSE

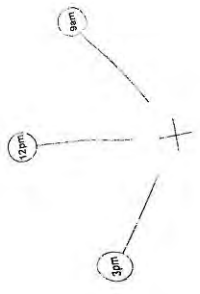
JOB NO 20622/D
 DATE 20/04/16
 DRAWN LHE
 CHECKED TAR



SCALE
 0 2 4 8

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 1000 High Street, Rowville VIC 3178
 Phone: (03) 9499 1234
 Email: info@taylorsoz.com.au
 Website: www.taylorsoz.com.au

- ### DESIGN RESPONSE
1. THE PROPOSED DEVELOPMENT SEEKS TO PROVIDE A RANGE OF HOUSING OPTIONS ON A LARGE INFILL SITE WITH RELATIVELY LOW DENSITY TO THE SURROUNDINGS.
 2. THE PROPOSAL DIRECTS ALL VEHICLE ACCESS TO THE SITE FROM HEANY PARK ROAD TO BE SAFE AND EFFICIENT VEHICLE MOVEMENTS VIA THE EXISTING LOCAL ROAD NETWORK.
 3. THE PROPOSED DEVELOPMENT MAINTAINS A LOW SCALE RESIDENTIAL FORM CONSISTENT WITH THE MERGING FORM OF DEVELOPMENT IN THIS AREA AS THE DENSITY OF DEVELOPMENT IS BECOMING INCREASINGLY EVIDENT.
 4. DESIGN IS OPEN AND ENGAGING TOWARDS HEANY PARK ROAD AND THE USE OF GLAZING AT STREET LEVEL AND THE IDENTIFIED TOWARDS THE APPROACH FROM STREET.
 5. THE PROPOSED DEVELOPMENT INCORPORATES EXTENSIVE LANDSCAPING THROUGHOUT THE SITE TO CONTRIBUTE TO THE DESIRED GARDEN CITY CHARACTER.
 6. THE PROPOSED INTERNAL DRIVEWAY HAS BEEN DESIGNED TO ALLOW VEHICLES TO TURN AND EFFICIENT VEHICLE MOVEMENTS ON SITE.
 7. PROPOSED SHARED INTERNAL ROAD HAS BEEN DESIGNED TO ALLOW VEHICLES TO EXIT IN A FORWARD DIRECTION.
 8. ALL DWELLINGS HAVE BEEN PROVIDED WITH A MINIMUM OF F.O.S STORAGE AND A COUPLE OF DWELLINGS WITH EXTERNAL STORAGE SHEDS.
 9. LAYOUT OF DRIVEWAY AND DESIGN OF THE PROPOSED INTERNAL ROAD TO BE NORTH-FACING SPOTS OR BALCONIES WHEREVER POSSIBLE.



GROUND FLOOR PLAN 1:500

DEVELOPMENT SUMMARY	
SITE AREA	3111.97m ²
PAVED AREA	1037.87m ²
PERMEABLE AREA	2074.10m ²
PERCENTAGE PAVED	33.3%
PERCENTAGE PERMEABLE	66.7%

PRIVATE OPEN SPACE SUMMARY	
TYPE	AREA (m ²)
ROOF	188.00
DECK	188.00
COURT	188.00
GARAGE	188.00
SCREENED	188.00
UNSCREENED	188.00
TOTAL	188.00

DWELLING 01 - TYPE G	
BEDROOMS	4
BATHROOMS	2
GARAGE	2 CARS
PORCH AREA	8.5 m ²
GARAGE AREA	32.2 m ²
GROUND FLOOR AREA	171.4 m ²
FIRST FLOOR AREA	64.2 m ²
BALCONY AREA	9.2 m ²
TOTAL FLOOR AREA	244.8 m ²
SITE COVER AREA	188.0 m ²
LOT SIZE	211.7 m ²

DWELLING 02 - TYPE D	
BEDROOMS	3
BATHROOMS	2
GARAGE	2 CARS
PORCH AREA	7.7 m ²
GARAGE AREA	32.2 m ²
GROUND FLOOR AREA	88.2 m ²
FIRST FLOOR AREA	64.2 m ²
BALCONY AREA	9.2 m ²
TOTAL FLOOR AREA	161.6 m ²
SITE COVER AREA	144.8 m ²
LOT SIZE	198.8 m ²

DWELLING 03 - TYPE C	
BEDROOMS	3
BATHROOMS	2
GARAGE	2 CARS
PORCH AREA	7.7 m ²
GARAGE AREA	32.2 m ²
GROUND FLOOR AREA	88.2 m ²
FIRST FLOOR AREA	64.2 m ²
BALCONY AREA	9.2 m ²
TOTAL FLOOR AREA	161.6 m ²
SITE COVER AREA	133.1 m ²
LOT SIZE	248.7 m ²

DWELLING 04 - TYPE A	
BEDROOMS	4
BATHROOMS	2
GARAGE	2 CARS
PORCH AREA	7.7 m ²
GARAGE AREA	32.2 m ²
GROUND FLOOR AREA	88.2 m ²
FIRST FLOOR AREA	64.2 m ²
BALCONY AREA	9.2 m ²
TOTAL FLOOR AREA	161.6 m ²
SITE COVER AREA	133.1 m ²
LOT SIZE	248.7 m ²

DWELLING 05 - TYPE A	
BEDROOMS	4
BATHROOMS	2
GARAGE	2 CARS
PORCH AREA	7.7 m ²
GARAGE AREA	32.2 m ²
GROUND FLOOR AREA	88.2 m ²
FIRST FLOOR AREA	64.2 m ²
BALCONY AREA	9.2 m ²
TOTAL FLOOR AREA	161.6 m ²
SITE COVER AREA	133.1 m ²
LOT SIZE	248.7 m ²

DWELLING 06 - TYPE E	
BEDROOMS	3
BATHROOMS	2
GARAGE	2 CARS
PORCH AREA	7.7 m ²
GARAGE AREA	32.2 m ²
GROUND FLOOR AREA	88.2 m ²
FIRST FLOOR AREA	64.2 m ²
BALCONY AREA	9.2 m ²
TOTAL FLOOR AREA	161.6 m ²
SITE COVER AREA	133.1 m ²
LOT SIZE	248.7 m ²

DWELLING 07 - TYPE D	
BEDROOMS	3
BATHROOMS	2
GARAGE	2 CARS
PORCH AREA	7.7 m ²
GARAGE AREA	32.2 m ²
GROUND FLOOR AREA	88.2 m ²
FIRST FLOOR AREA	64.2 m ²
BALCONY AREA	9.2 m ²
TOTAL FLOOR AREA	161.6 m ²
SITE COVER AREA	133.1 m ²
LOT SIZE	198.8 m ²

DWELLING 08 - TYPE D	
BEDROOMS	3
BATHROOMS	2
GARAGE	2 CARS
PORCH AREA	7.7 m ²
GARAGE AREA	32.2 m ²
GROUND FLOOR AREA	88.2 m ²
FIRST FLOOR AREA	64.2 m ²
BALCONY AREA	9.2 m ²
TOTAL FLOOR AREA	161.6 m ²
SITE COVER AREA	133.1 m ²
LOT SIZE	198.8 m ²

DWELLING 09 - TYPE E	
BEDROOMS	3
BATHROOMS	2
GARAGE	2 CARS
PORCH AREA	7.7 m ²
GARAGE AREA	32.2 m ²
GROUND FLOOR AREA	88.2 m ²
FIRST FLOOR AREA	64.2 m ²
BALCONY AREA	9.2 m ²
TOTAL FLOOR AREA	161.6 m ²
SITE COVER AREA	133.1 m ²
LOT SIZE	248.7 m ²

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71 HEANY PARK ROAD ROWVILLE APPENDIX B

EXTERNAL FEATURES LEGEND	
	DRIVEWAY
	GUTTER
	CONCRETE
	BRICK PAVERS

AMENITIES LEGEND	
	WATER TANK
	STORMWATER COLLECTION
	ELECTRICITY & WATER COLLECTION
	CLEAR ZONE
	400MM X 400MM X 100MM

LANDSCAPE LEGEND	
	PLANTING TREE
	PLANTING TREE TO BE RETAINED
	PROPOSED TREE
	PROPOSED SHRUB



GROUND FLOOR PLAN
1:300

REVISION: COUNCIL 06/16
D-23.06.16 REDISEIGN
TP-101
ROWVILLE
DWAY & LINTS

71 HEANY PARK ROAD PROPOSED MED. DENSITY DEVELOPMENT GROUND FLOOR PLAN

ROWVILLE, 3178

DB NO: 20622/D
DATE: 20/04/16

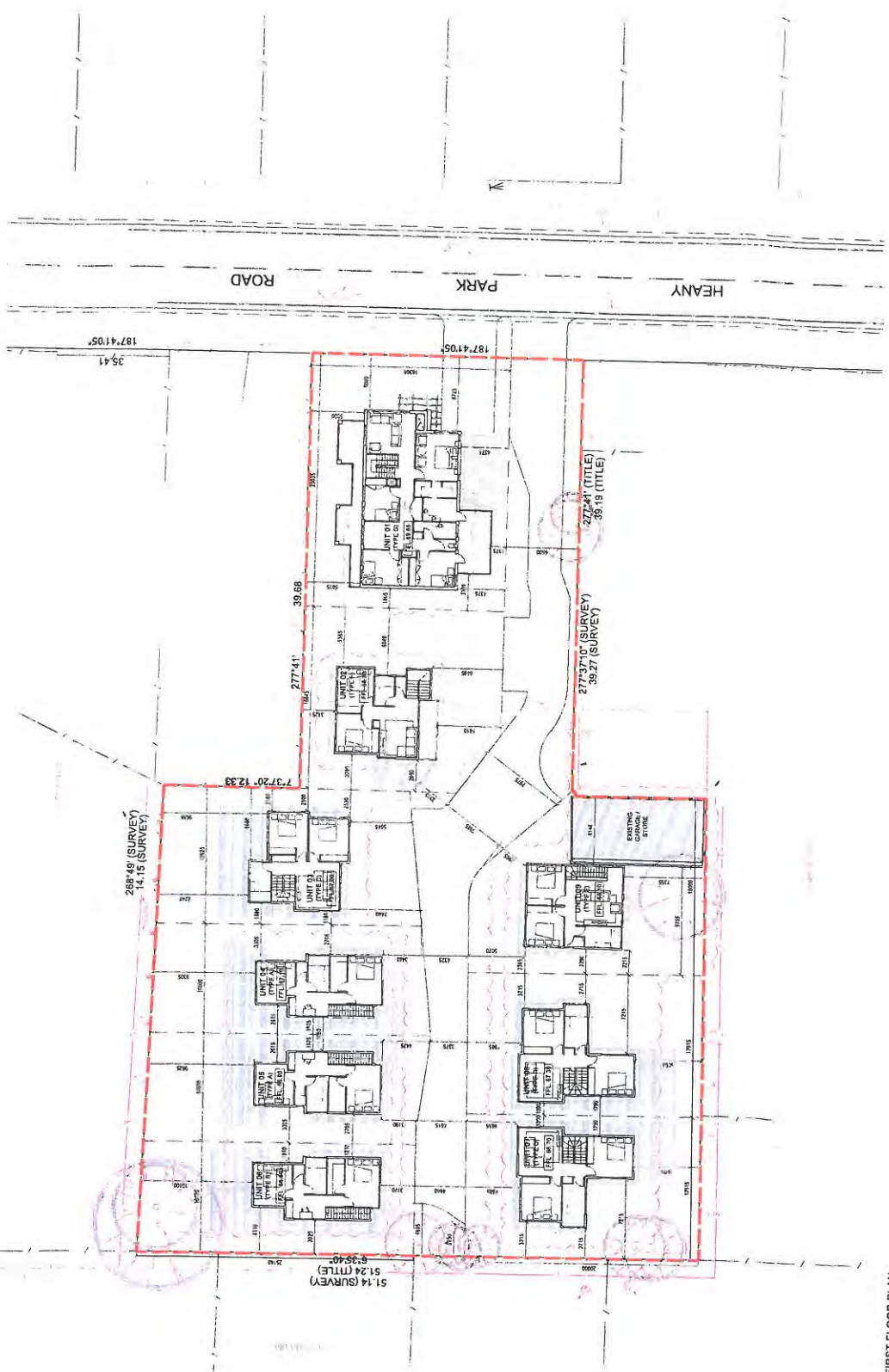
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71 HEANY PARK ROAD ROWVILLE AP PENDIX B



1
FIRST FLOOR PLAN
1:200

REVISION: COUNCIL 8/11
D-23.06.16
DWAY & LINTS
REVISION

71 HEANY PARK ROAD
ROWVILLE, 3178
PROPOSED MED. DENSITY DEVELOPMENT
FIRST FLOOR PLAN
TP-102

JOB NO: 20622/D
DATE: 20/04/16
DRAWN: LHE
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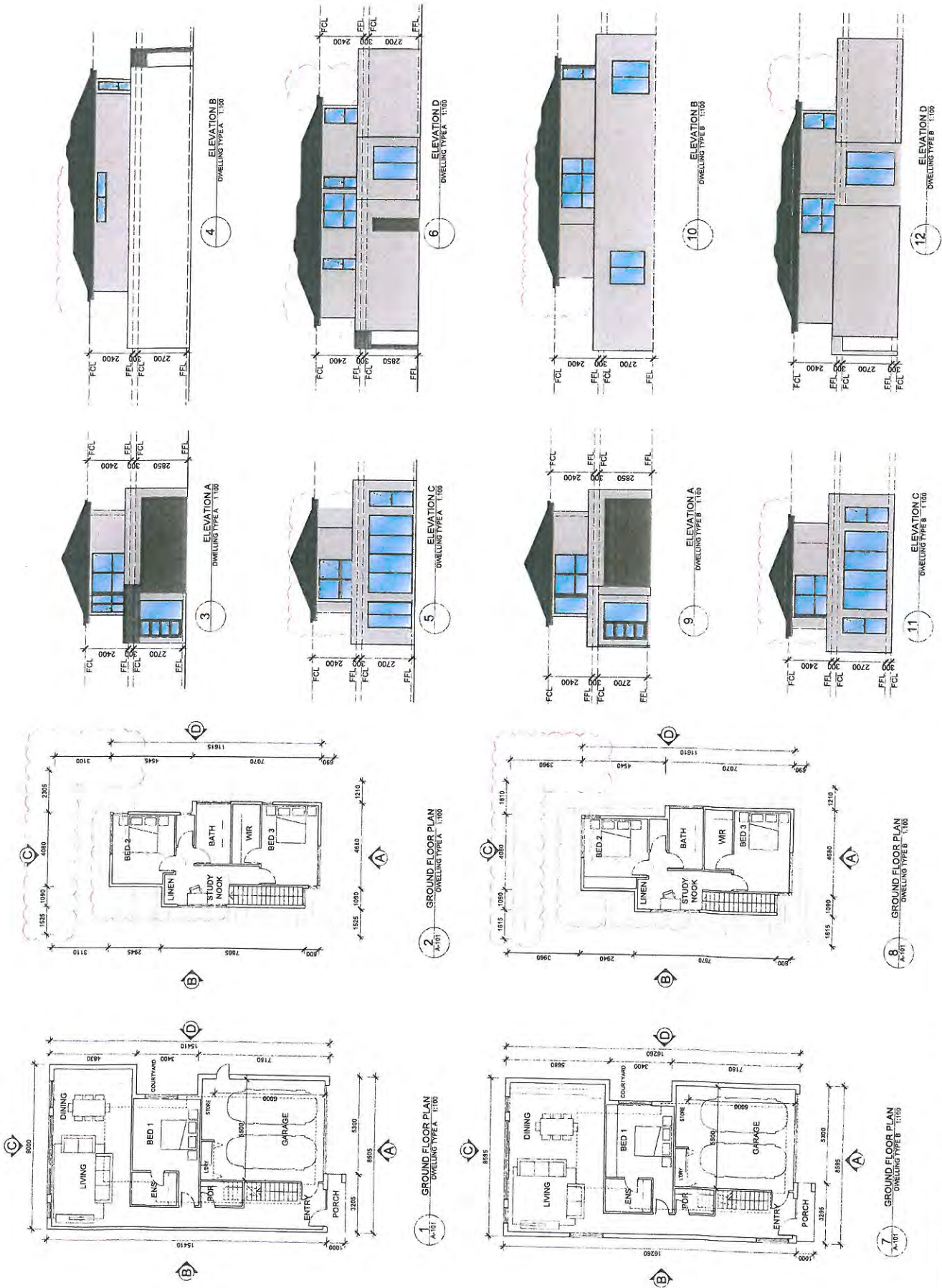
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71 HEANY PARK ROAD ROWVILLE APPENDIX B

MATERIALS LEGEND	
	TILED ROOF
	RENDER
	SAND OR SIMILAR
	DARK GREY
	STONE FEATURE
	TIMBER BATTENS
	TIMBER DOOR AND WINDOW FRAMES
	FACE BRICK
WINDOWS & DOORS	
	FRONT DOOR
	SLIDING DOOR
	AWNING WINDOW
	OBSCURE GLAZING
	FIXED GLAZING
	CASEMENT WINDOW
	PANEL LIFT GARAGE DOOR



TP-210
 COUNCIL RFI
 REVISION
 C-23.06.16 UNITS
 REVISION

71 HEANY PARK ROAD PROPOSED MED. DENSITY DEVELOPMENT
 ROWVILLE, 3178 DWELLING TYPE A & B

JOB NO: 20822/D
 DATE: 20/04/16
 DRAWN: LHE / MMA
 CHECKED: TAR

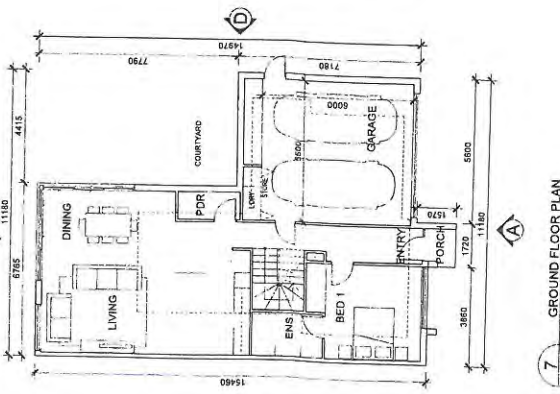
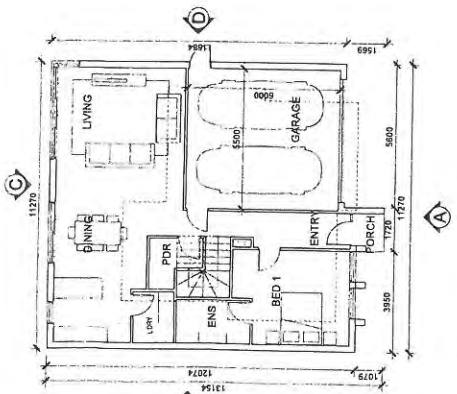
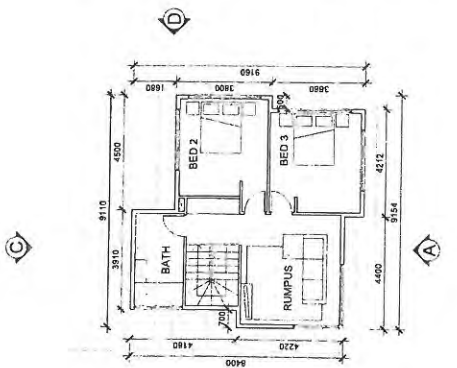
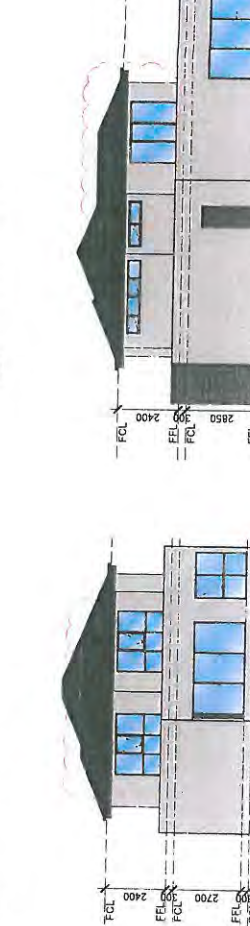
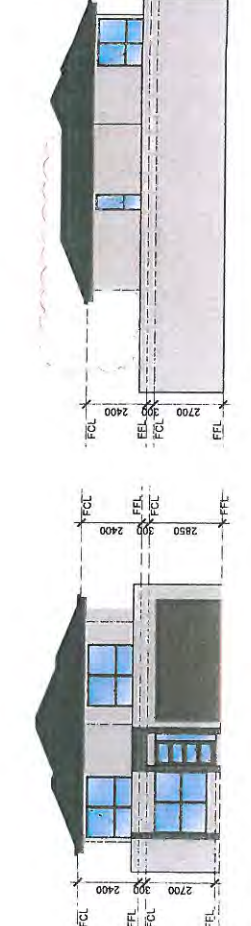
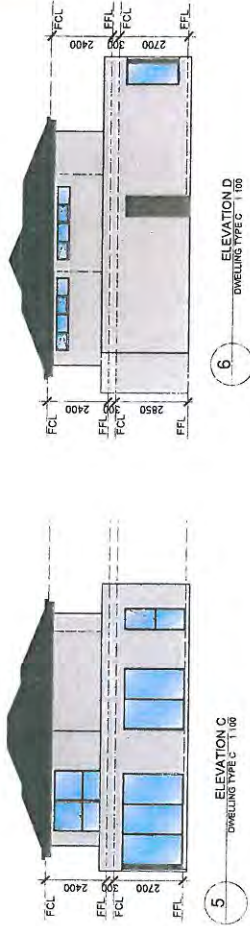
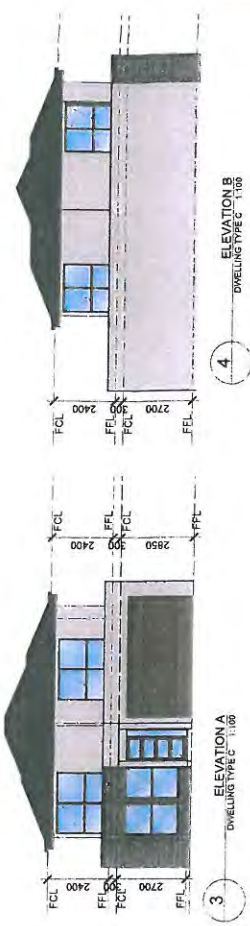


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71 HEANY PARK ROAD ROWVILLE APPENDIX B

MATERIALS LEGEND	
	TILED ROOF
	RENDER
	SAND OR SIMILAR
	DARK BRICK OR SIMILAR
	STONE FEATURE
	TIMBER BATTENS
	TIMBER DOOR AND WINDOW FRAMES
	FACE BRICK
WINDOWS & DOORS	
	FRONT DOOR
	SLIDING WINDOW
	AWNING WINDOW
	OBSCURE GLAZING
	FIXED GLAZING
	CASEMENT WINDOW
	PANEL LIFT GARAGE DOOR



REVISION: B-23.06.15 REDLISON
COUNCIL REF: ROAD SETBACK

71 HEANY PARK ROAD PROPOSED MED. DENSITY DEVELOPMENT TP-211
ROWVILLE, 3178 DWELLING TYPE C & D

DRAWN: LHE / MMA
CHECKED: TAR
DATE: 20/04/16

JOB NO: 20622/D
DATE: 20/04/16

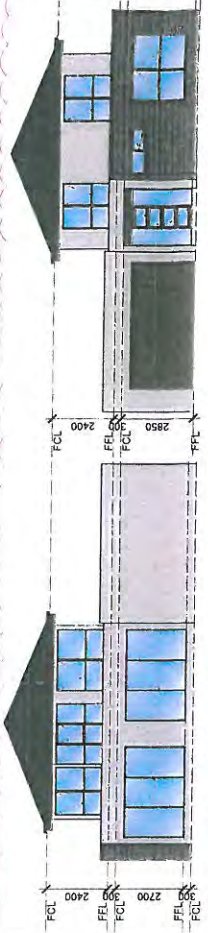


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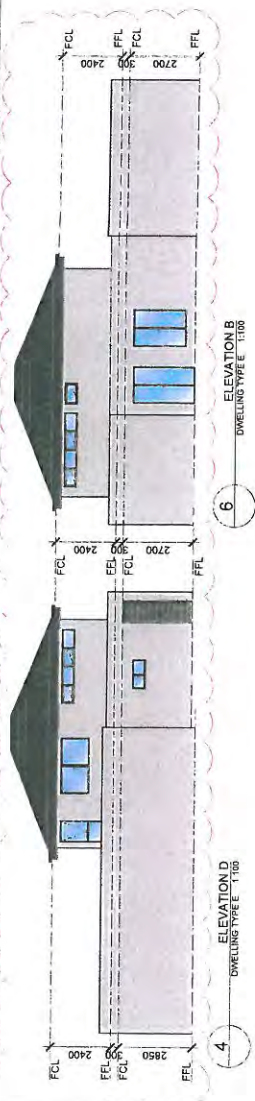
71 HEANY PARK ROAD ROWVILLE APPENDIX B

MATERIALS LEGEND	
	EXTERNAL CLADDING
	FFL 1100
	RENDER
	SAND OR SIMILAR
	DARK BROWN OR SIMILAR
	STONE FEATURE
	TIMBER BATTENS
	WINDOWS
	DOORS AND WINDOW FRAMES
	FACE BRICK
WINDOWS + DOORS	
	FRONT DOOR
	SLIDING DOOR
	AWNING WINDOW
	OBIQUE GLAZING
	FIXED GLAZING
	CASEMENT WINDOW
	PANEL LIFT GARAGE DOOR



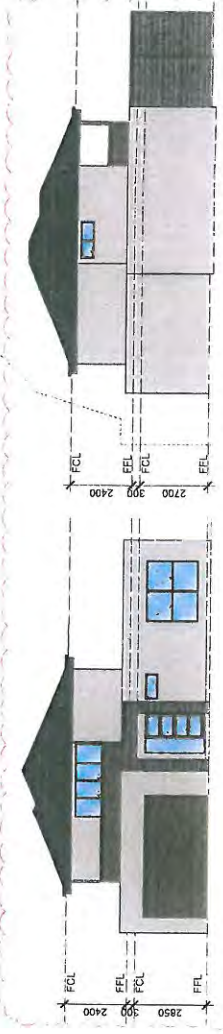
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DWELLING TYPE E 1:100

5 ELEVATION C
DWELLING TYPE F 1:100



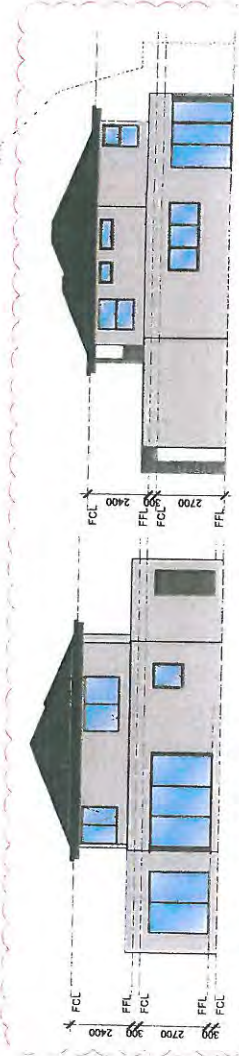
4 ELEVATION B
DWELLING TYPE E 1:100

6 ELEVATION B
DWELLING TYPE F 1:100



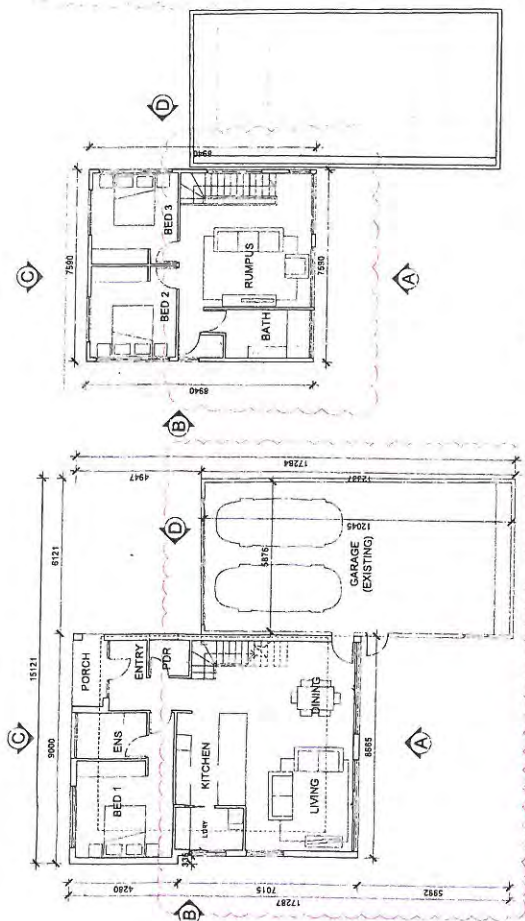
9 ELEVATION A
DWELLING TYPE E 1:100

10 ELEVATION B
DWELLING TYPE F 1:100



11 ELEVATION C
DWELLING TYPE E 1:100

12 ELEVATION D
DWELLING TYPE F 1:100



1 GROUND FLOOR PLAN
DWELLING TYPE E 1:100



2 GROUND FLOOR PLAN
DWELLING TYPE F 1:100

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DRINK: LHE / MMA
 CHECKED: TAR

JOB NO: 20622/D
 DATE: 20/04/16

SCALE 1:100 @ A1
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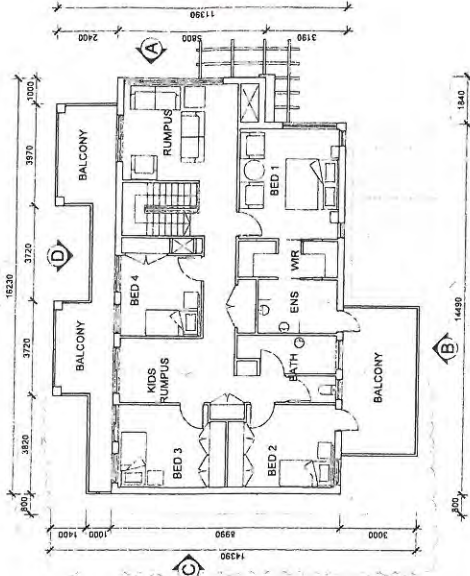
TP-212
 REVISION: COUNCIL RT
 DATE: 19/05/16
 BY: SETBACK
 C-23.06.19 REDSIGN

71 HEANY PARK ROAD PROPOSED MED. DENSITY DEVELOPMENT
 ROWVILLE, 3178 DWELLING TYPE E & F

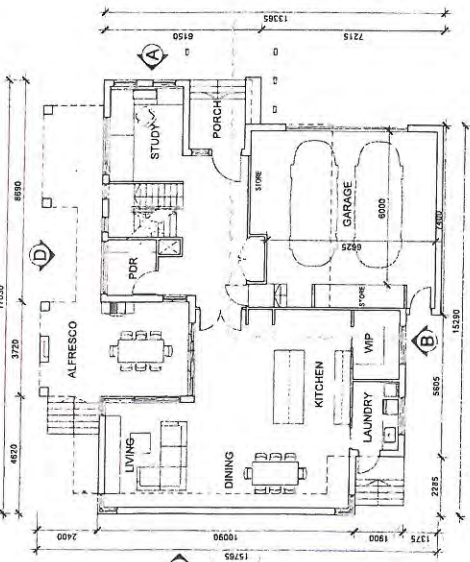
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71 HEANY PARK ROAD ROWVILLE APPENDIX B

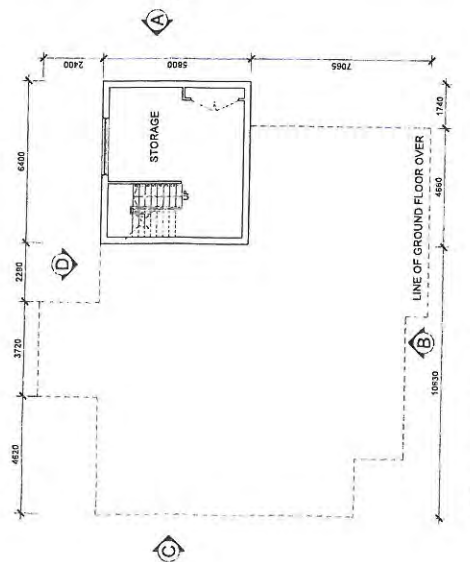
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	TILED ROOF
	RENDER
	SAND OR SIMILAR
	DARK BROWN OR SIMILAR
	STONE FEATURE
	TIMBER BATTENS
	TIMBER AND WINDOW FRAMES
	FACE BRICK
WINDOWS + DOORS	
	FRONT DOOR
	SLIDING DOOR
	WINDOW
	OSCURE GLAZING
	FIXED GLAZING
	CASEMENT WINDOW
	PANEL LIFT GARAGE DOOR



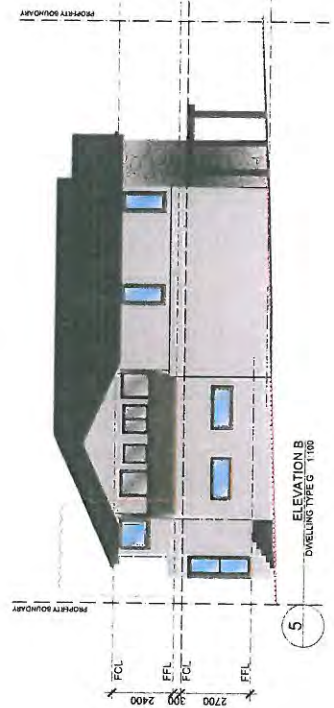
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DWELLING TYPE G 1:100



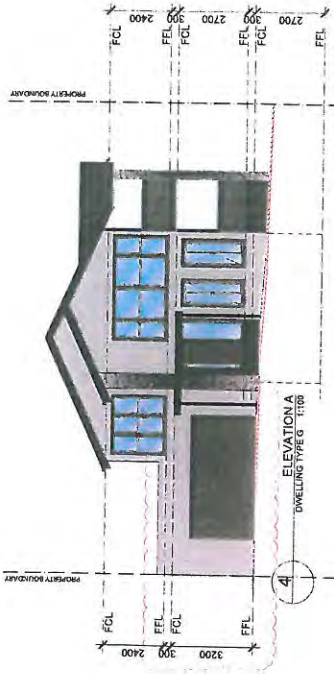
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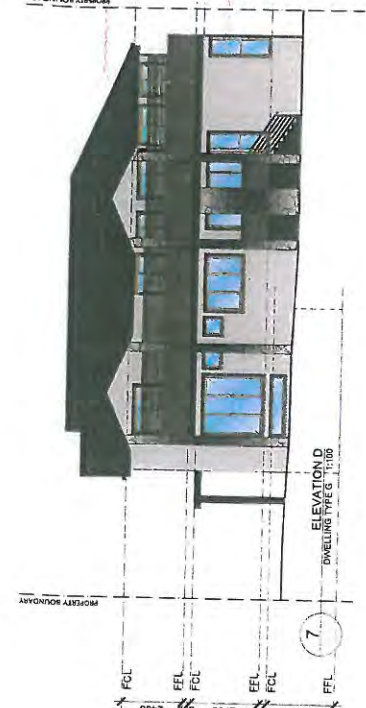
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DWELLING TYPE G 1:100



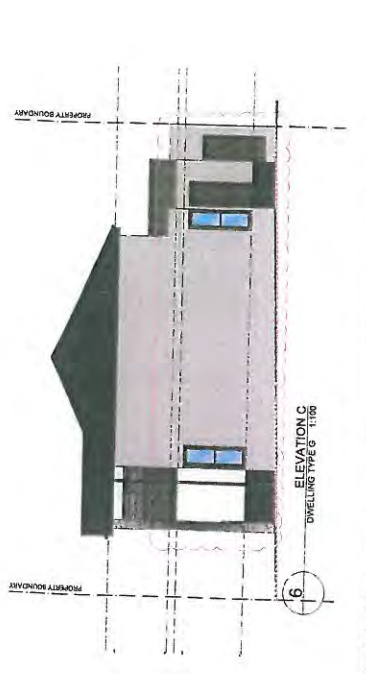
5 ELEVATION B
DWELLING TYPE G 1:100



4 ELEVATION A
DWELLING TYPE G 1:100



7 ELEVATION D
DWELLING TYPE G 1:100

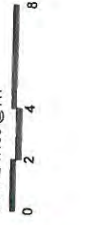


6 ELEVATION C
DWELLING TYPE G 1:100

REVISION: COUNCIL NFI
C-23.06.16 REDSIGN

71 HEANY PARK ROAD PROPOSED MED. DENSITY DEVELOPMENT
ROWVILLE, 3178 DWELLING TYPE G

JOB NO: 20522D
DATE: 20/04/16
DRAWN: LHE / MMA
CHECKED: TAR



SCALE 1:100 @ A1

TAYLORS
 11 Heany Park Road Rowville VIC 3178
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 Email: info@taylors.com.au | www.taylors.com.au
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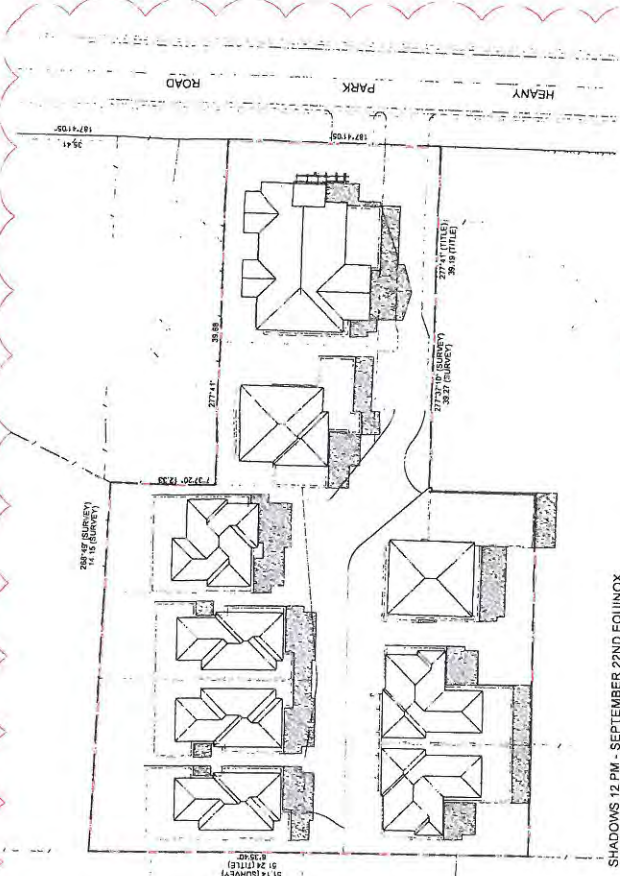
71 HEANY PARK ROAD ROWVILLE APPENDIX B

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REVISION: B-23.06.16
 COUNCIL REF: TP-401
 DWYER UNIT: ROWVILLE

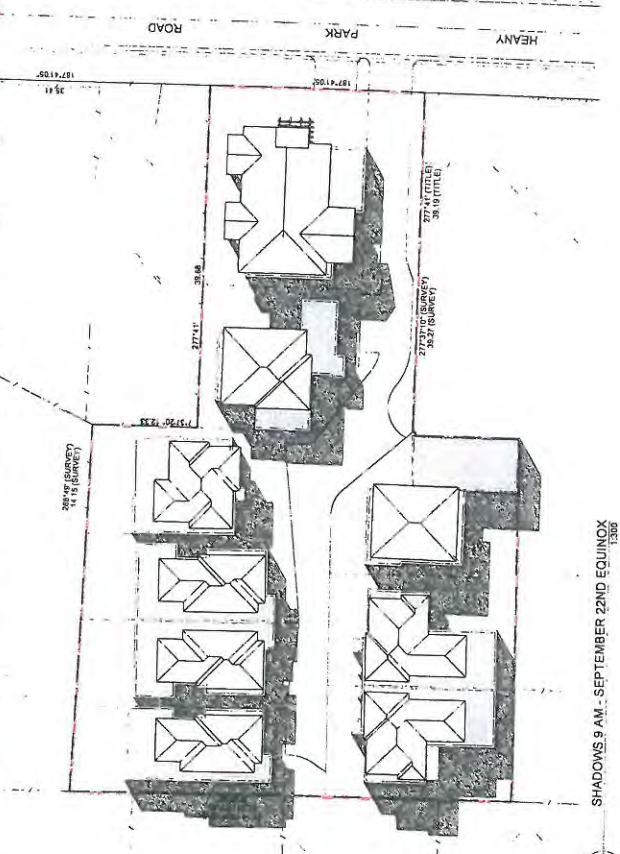
71 HEANY PARK ROAD PROPOSED MED. DENSITY DEVELOPMENT
 ROWVILLE, 3178 SHADOW DIAGRAMS

ADVERTISING PLAN/MATERIAL



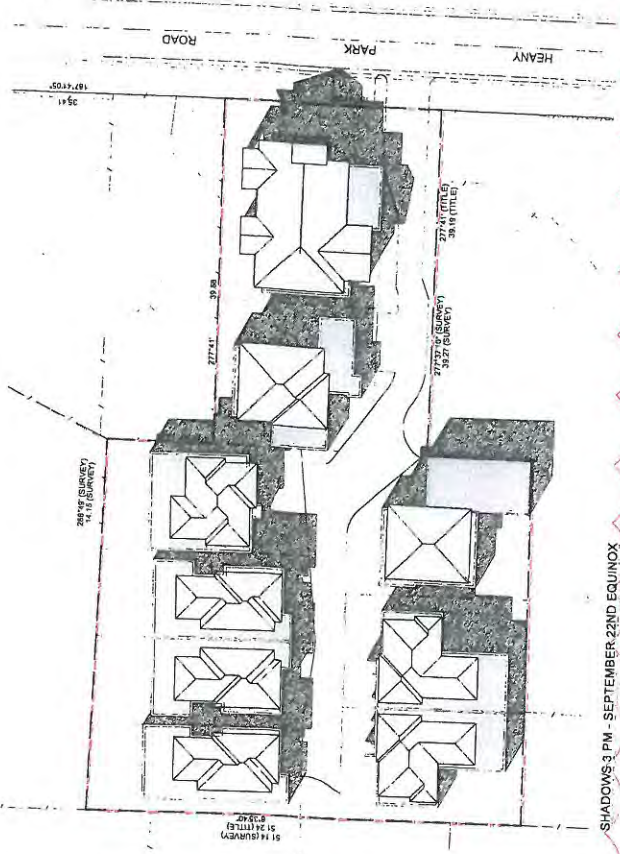
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2



SHADOWS 9 AM - SEPTEMBER 22ND EQUINOX 1:300

1



SHADOWS 3 PM - SEPTEMBER 22ND EQUINOX 1:300

3



JOB NO. 20622/D
 DATE: 10/05/16
 DRAWN: LHE
 CHECKED: TAR



SCALE 1:300 @ A1

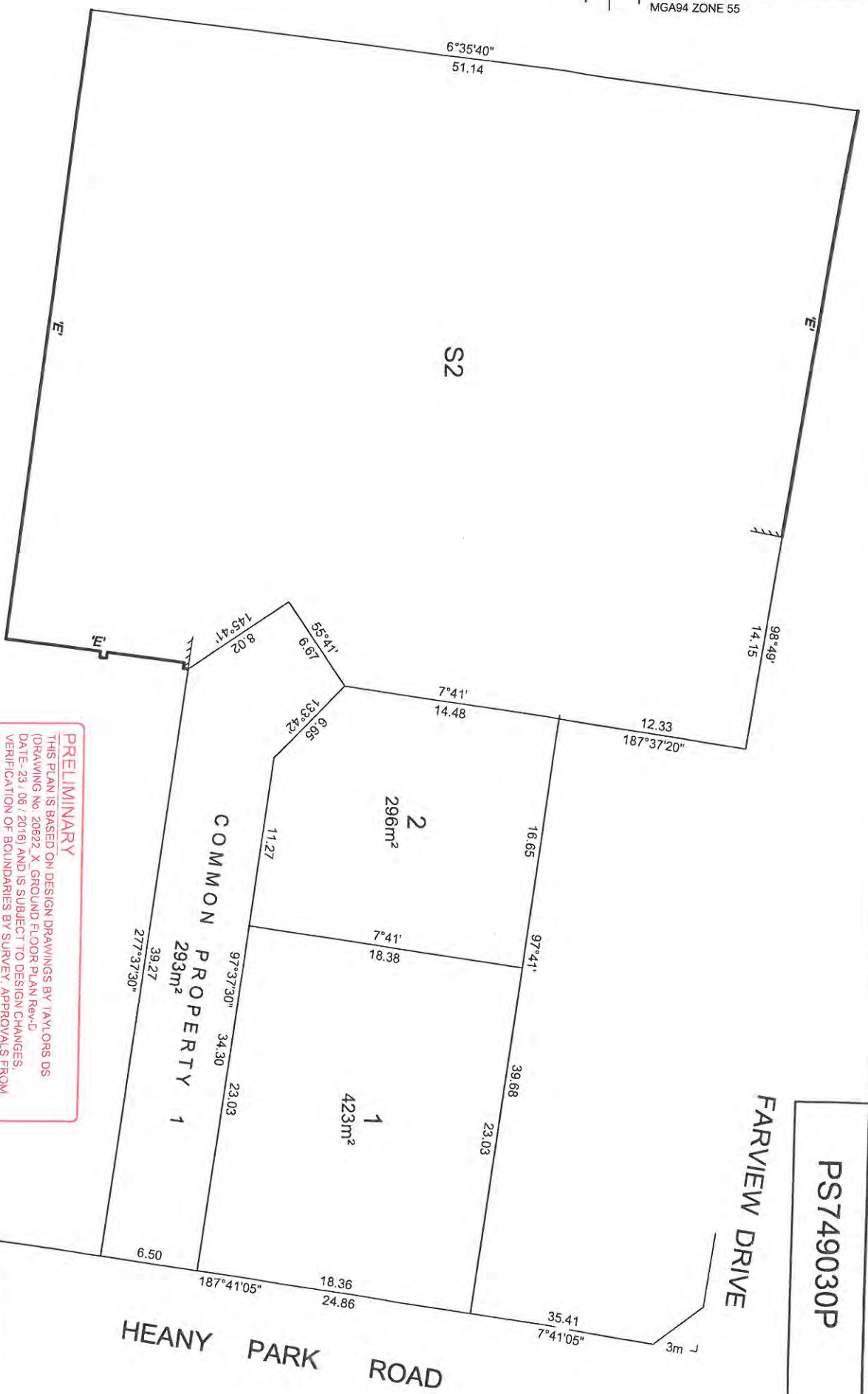
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TAYLORS
 DEVELOPMENT
 11 Interfection
 21-23 FREDERICK ST. MELBOURNE VIC 3000
 Taylor Development Pty Ltd - ABN 68 124 544 025

71 HEANY PARK ROAD ROWVILLE APPENDIX B

PLAN OF SUBDIVISION		EDITION 1	PS749030P	
LOCATION OF LAND PARISH: NARREE WORRAN TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: 7 (PART) TITLE REFERENCE: Vol. 10327 Fol. 762 LAST PLAN REFERENCE: Lot 3 on PS404672W POSTAL ADDRESS: 71 Heany Park Road (at time of subdivision) ROWVILLE 3178 MGA CO-ORDINATES: E: 346 070 ZONE: 55 (of approx centre of land in plan) N: 5799 740 GDA 94		COUNCIL NAME: KNOX CITY COUNCIL		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS For details of any Owners Corporations including purpose, responsibility, entitlement & liability see owners corporation search report, owners corporation additional information and if applicable, owners corporation rules. Common Property No 1 is all the land in this plan except the land contained in Lots 1, 2 & S2. Boundaries shown by thick continuous lines are defined by buildings. Location of boundaries defined by buildings: <u>Exterior Face:</u> Boundaries marked 'E'		
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey. STAGING: This is a staged subdivision. Planning Permit No.				
No. of Lots: 2 Lots and Balance Lot S2		DRAFT		
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
EASEMENTS AND RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
ADDITIONAL EASEMENTS MAY BE SHOWN ON THIS PLAN ONCE ENGINEERING DESIGN HAS BEEN COMPLETED				
PRELIMINARY THIS PLAN IS BASED ON DESIGN DRAWINGS BY TAYLORS DS (DRAWING No. 20622_X_GROUND FLOOR PLAN Rev-D DATE- 23 / 06 / 2016) AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.				
		SURVEYORS FILE REF: Ref. 20622-S1 Ver. 2		ORIGINAL SHEET SIZE: A3
Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorstds.com.au		Licensed Surveyor: MARK PETER GREY / Version No 2		SHEET 1 OF 2

71 HEANY PARK ROAD ROWVILLE APPENDIX B



PRELIMINARY
 THIS PLAN IS BASED ON DESIGN DRAWINGS BY TAYLORS DS (DRAWING No. 20622_X GROUND FLOOR PLAN Rev-D DATE: 23 / 06 / 2016) AND IS SUBJECT TO DESIGN CHANGES, VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE REGISTRATION AT LAND REGISTRATION SERVICES.

DRAFT

PS749030P

TAYLORS

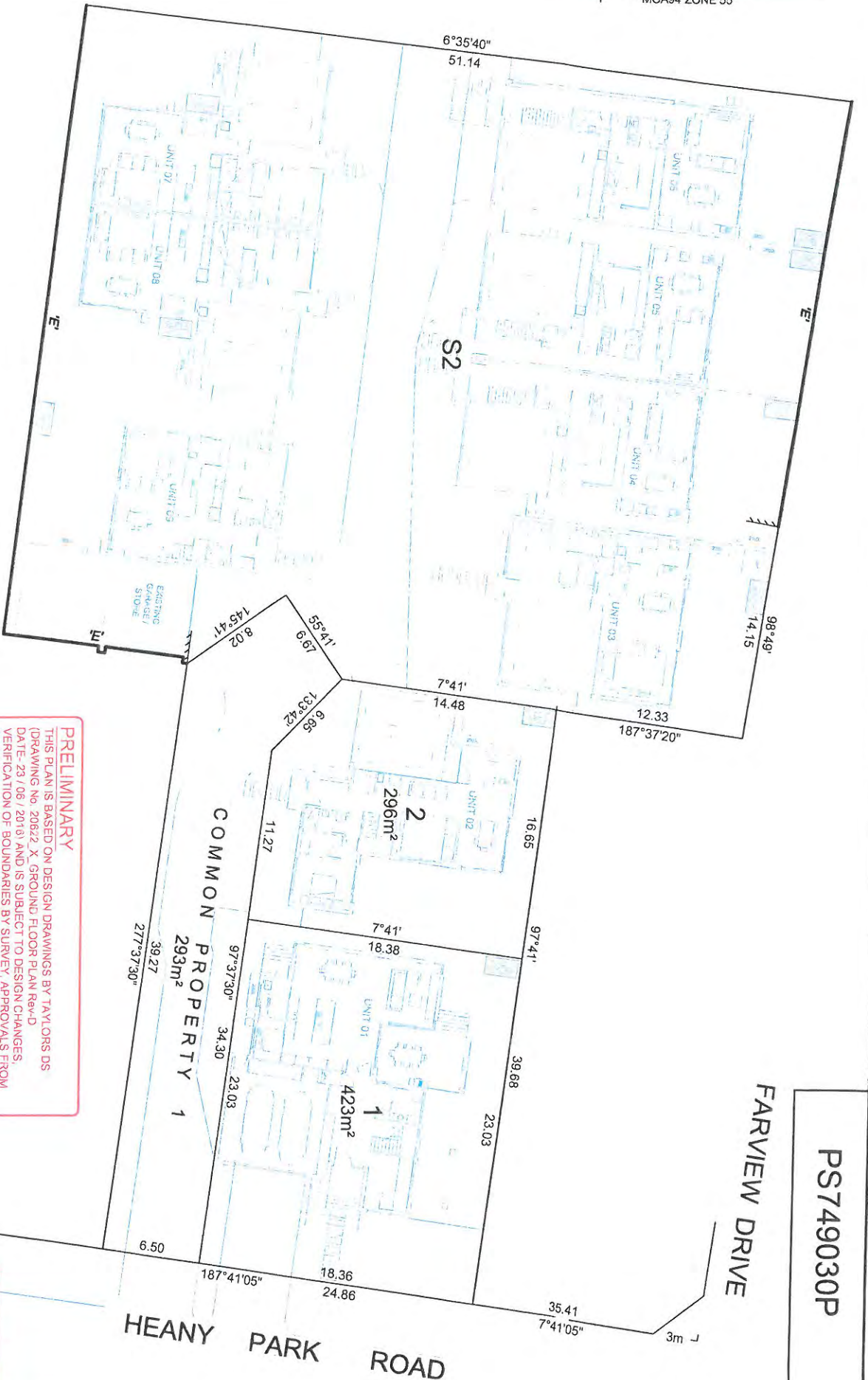
Urban Development | Built Environments | Infrastructure
 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
 Tel: 61 3 9501 2800 | Web: taylorsds.com.au

SCALE 1:250
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 LENGTHS ARE IN METRES

Licensed Surveyor:
 MARK PETER GREY / Version No. 2

ORIGINAL SHEET SIZE: A3 Ref: 20622-S1 Ver: 2 SHEET 2

71 HEANY PARK ROAD ROWVILLE APPENDIX B



PRELIMINARY
 THIS PLAN IS BASED ON DESIGN DRAWINGS BY TAYLORS DS
 (DRAWING No. 20622_X - GROUND FLOOR PLAN REV-D
 DATE: 23 / 08 / 2018) AND IS SUBJECT TO DESIGN CHANGES,
 VERIFICATION OF BOUNDARIES BY SURVEY, APPROVALS FROM
 COUNCIL AND REFERRAL AUTHORITIES, AND ULTIMATE
 REGISTRATION AT LAND REGISTRATION SERVICES.

DRAFT

PS749030P

FARVIEW DRIVE

HEANY PARK ROAD

COMMON PROPERTY 1
 293m²

2
 296m²

1
 423m²

TAYLORS

Urban Development | Built Environments | Infrastructure
 8 / 270 Fernree Gully Road, Notting Hill, Victoria, 3768
 Tel: 61 3 9501 2800 | Web: taylorsds.com.au

SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 Ref. 20622-S1
 Ver. 2

SHEET 2

Licensed Surveyor:
 MARK PETER GREY / Version No 2

TIRHATUAN WARD

6.3 APPLICATION FOR THE CONSTRUCTION OF TWENTYSIX (26) TWO STOREY DWELLINGS AT 5 – 15 LIDGATE AVENUE, ROWVILLE (Application No. P/2016/6446)

1. SUMMARY:

Land:	5 – 15 Lidgate Avenue, Rowville
Applicant:	Bayland Property Group
Proposed Development:	The construction of twenty-six (2) two storey dwellings
Existing Land Use:	Single dwelling on each allotment
Area/Density:	4543.79sqm, 1:175sqm
Zoning:	General Residential Zone - Schedule 3
Overlays:	No overlays
Local Policy:	Municipal Strategic Statement (MSS) Housing Policy Development in Residential Areas and Neighbourhood Character Policy Rowville Activity Centre Policy
Application Received:	29 June 2016
Number of Objections:	Nineteen (19)
PCC Meeting:	19 September 2016

Assessment:

Subject to conditions the development can provide an appropriate balance between the need for additional housing within an established residential area, the amenity of occupants and adjoining residents, and planting of new canopy vegetation.

The proposal can comply with the Housing Policy, the Development in Residential Areas and Neighbourhood Character Policy, and ResCode subject to conditions.

The proposal complies with the General Residential Zone – Schedule 3.

On balance it is considered that the proposal responds reasonably to State and Local Planning Policies. It is recommended that Council issue a Notice of Decision to Grant a Planning Permit, subject to conditions.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

2. BACKGROUND

2.1 Subject Site and Surrounds

The location of the subject site is shown in Appendix A.

- The subject site is located on the southern side of Lidgate Avenue, Rowville. The site is made up by six (6) parcels of land, each of which accommodates a single storey dwelling and associated outbuildings. A scattering of vegetation exists throughout these properties, generally within front and rear setbacks.
- The southern (rear) boundary of the land is affected by a 1.83m wide sewerage and drainage easement as is the eastern boundary of the land, and no Covenants apply to the land.
- The subject site is located within an established residential area; containing a mixture of single and two storey dwellings. There are some examples of multi dwelling developments within the immediate area.

2.2 The Proposal

(Refer to attached plans at Appendix B)

It is proposed to remove the existing dwellings from the site and construct twenty – six (26) double storey dwellings. Details are as follows:

- A mix of dwelling types and sizes are proposed, including six (6) two-bedroom dwellings and twenty (20) three-bedroom dwellings. Dwelling 14 will be provided with a living area and kitchen constructed at ground level. All other dwellings adopt a reverse living design, with a living room, kitchen and balcony to be provided at the first level.
- The development proposes three crossovers to Lidgate Avenue, two of which will service a common driveway and the third being a double crossover servicing the driveway and garage of Dwellings 6 and 7.
- The two common driveways are proposed to service the twenty-four (24) dwellings not provided with direct access to Lidgate Avenue. The driveways are split into two sections servicing each end of the development.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

- Each two bedroom dwelling has been proposed with one (1) car parking space and each three bedroom dwelling has been proposed with two (2) car parking spaces. Five (5) visitor car parking spaces have been proposed.
- Each dwelling is proposed with a minimum 8 square metre balcony, with a minimum dimension of 1.6 metres. Dwelling 14 has been proposed with an area of 40 square metres, with one part of the private open space to consist of secluded private open space at with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room.
- Dwellings will reach a maximum height of 7.14 metres and will be constructed of a mixture of render, lightweight cladding, timber feature columns and colourbond roofing. Colours include light and dark greys. A 1.2 metre high render wall is proposed to the frontage of the site.
- All vegetation is proposed to be removed from the site.

3. CONSULTATION

3.1 Advertising

The application was advertised byway of a sign on each site frontage and notices were sent to adjoining property owners and occupiers. Council received nineteen (19) objections to the application that can be summarised as follows:

Increased traffic / congestion / safety

- *Council's Traffic Engineers have reviewed the planning application and have no objection to the amount of traffic generated from the development or resultant traffic congestion.*

Neighbourhood Character / Overdevelopment

- *The proposed design response / density is considered reasonable; this will be discussed further in Section 4.2.2.*
- *The preferred dwelling typology for the Local Living area includes detached dwellings, dual occupancies, villa unit developments and townhouses. The proposal is consistent with this.*

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

Overshadowing / impact on north facing windows

- *The proposal complies with Clause 55.04-4 (North facing windows) and Clause 55.04-5 (Overshadowing) of the Knox Planning Scheme. Refer to Section 4.4 of report for assessment.*

Pressure on infrastructure and on street parking

- *The application has been referred to Council's Drainage Engineers who have no objection to the proposal subject to conditions of permit, including provision of drainage plans.*
- *The application has been referred to Council's Traffic Engineers who have not raised concern with traffic generation or pressure on on-street car parking.*

Overlooking – fence heights and windows

- *The proposal complies with Clause 55.04-6 (Overlooking) of the Knox Planning Scheme. Refer to Section 4.4 of report for assessment.*

Development should be further setback from side boundaries

- *The proposal complies with Clause 55.04-1 (side and rear setbacks) of the Knox Planning Scheme; with the exception of the setback of Dwellings 13 and 26 from the western property boundary. A condition of any permit issued will require the upper storey of these dwellings to be setback in accordance with Clause 55.04-1 (side and rear setbacks) of the Knox Planning Scheme.*
- *A condition of any permit issued will also require Bedroom 3 of Dwelling 17 and Bedroom 2 of Dwellings 15 – 16 to be setback a minimum of 1 metre from ground floor level; to help reduce the impact of the built form when viewed from adjoining land to the south and provide for a more varied setbacks to this elevation.*

Noise

- *The development would not be expected to emit noise beyond that of normal residential background noise.*

Lack of access to public transport

- *Residents will be able to access the smart bus and other bus routes along Stud Road.*

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

3.2 Planning Consultation Committee (PCC)

- *A PCC meeting was held on 19 September 2016, six (6) people were in attendance and the issues listed above were discussed. No resolutions were made at the meeting.*
- *A question was raised with regards to the ability for the applicant to provide for indented car parking to the frontage of the site, as part of the current planning application.*
 - *Council's Traffic Engineers have advised that pursuant to Council's 'Retrofitting of additional on-street parking infrastructure on narrow residential streets policy', Council do not give consideration to indented car parking spaces for roads that are greater than 7.2m in width; which is the case for this matter as Lidgate Avenue measures at 7.6 metres in width. Therefore it is not necessary or appropriate for indented car parking bays to form part of the current planning application.*

3.3 Referrals

The application has been referred to internal departments for comment. No objection has been raised; the following is a summary of relevant advice:

Traffic Engineer

- *The proposed western crossover is over an existing drainage pit. The pit must be modified with a heavy duty graded pit to Knox Standards or relocated as directed by Council.*
- *Visitor parking spaces must be accessible to the public at all times and identified by signage, linemarking or alternative paving and in a location generally visible from the public street to encourage off-street parking rather than on-street parking.*
- *Installation of no stopping signs on both sides of each crossing, 3 metres from the splay.*

Officer Comment: The majority of these matters can be addressed through a condition of any permit issued.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

Drainage Engineer

- *Standard conditions to be included on any permit issued.*
- *Structures shown over the easement on the plan will not be supported in their current state as indicated on the plan as part of a Building Over Easement application.*

Officer Comment: These matters can be addressed through conditions of any permit issued.

Assets

- *All crossings to be constructed to Council standards and match width of proposed driveways.*
- *All redundant crossings to be removed and kerb and naturestrip reinstated to Council standards.*

Officer Comment: These matters will be addressed through conditions of any permit issued.

Arborist

- *Generally agrees with conclusions of submitted Arborist Report.*
- *7 Lidgate - Tree no.17, Cedrus atlantica, glauca has high amenity value and it makes an important contribution to the streetscape. It has been pruned to maintain LV power line clearance but this does not downgrade its value to any great extent. The primary reason to remove the tree is due to the proposed driveway to be constructed where the tree grows. A redesign would allow its retention within the front setback.*
- *11 Lidgate - Lophostemon confertus (tree no. 41) and the Eucalyptus saligna (tree no. 42). Both of these trees are healthy. It is noted the Lophostemon confertus occurs within the footprint of a building whereas the Eucalyptus saligna occurs in a 1.83m wide garden bed with a 60cm high retaining wall. A site cut occurs within the Lophostemon confertus and Eucalyptus saligna's Tree Protection Zone and Structural Root Zone radii. A significant redesign is required if these two trees remain.*

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

Officer Comment: The subject site is not affected by any vegetation protection controls and retention of these trees would result in a significant redesign of the proposal, including potentially relocating the proposed access. In the submitted Arborist report, these trees have a low to moderate retention value. The proposed vegetation removal is considered reasonable and the applicant is proposing the provision of twenty-eight (28) new canopy trees which is in excess of the number of canopy trees required by the Schedule to the General Residential Zone – Schedule 3. It is considered that the proposed landscaping outcomes for development is appropriate and will help integrate the development into the area as well as maintain the landscape character of the area.

Landscape Officer

- *Standard conditions of permit including provision of rain gardens within common areas.*
- *A retaining wall has been proposed over the eastern boundary.*
- *At least 50% of the vegetation species located in the rain garden should comprise of some or all of the following; Carex sp, Juncus sp, Melaleuca and Goodenia but not limited to just one species. This ensures adequate removal of Nitrogen and Phosphorus. The rest of the plant species should comprise a minimum of 80% indigenous species. from Appendix 4 from the 'Landscape Guidelines for Town Planning Permits'.*

Officer Comment: These matters will be addressed through conditions of any permit issued.

Building

- *There is an easement that runs the entire length though the rear of the development (south) which is shown on the plans.*
- *There is another easement that runs along the eastern boundary of No.5 Lidgate which is not shown on the drawings. The easement is approximately 1.8 metres wide.*
- *Water tanks within abovementioned easement will require build over easement consent.*

Officer Comment: These matters will be addressed through conditions of any permit issued.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

Sustainability

- *Amended Sustainable Design Assessment required reflecting proposed Water Sensitive Urban Design solutions.*

Officer Comment: These matters will be addressed through conditions of any permit issued.

Waste Management

- *Individual Council bins could be provided for this development and serviced within the site.*

Officer Comment: These matters can be addressed via conditions of any permit issued.

Parks

- *Trees 1 & 5 are within the area of proposed cross-overs and cannot remain within this design.*
- *The trees can be removed at cost to the applicant of a combined total of \$557.50.*
- *Trees 2, 3, 4 are to be retained with relevant Tree Protection Fencing be installed a minimum 2m from the trunk and be bordered by the footpath and the road.*
- *Standard Tree Protection conditions required.*

Officer Comment: These matters will be addressed through conditions of any permit issued.

4. DISCUSSION

4.1 Zoning and Overlays

4.1.1 Zone

The site is located within the General Residential Zone – Schedule 3. Within the General Residential Zone – Schedule 3, a Planning Permit is required to construct more than one dwelling on a lot.

- *The proposal is considered consistent with the purpose of the General Residential Zone by providing for diversity in housing types that respects the neighbourhood character of the area.*

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

Schedule 3 to the General Residential Zone varies the ResCode requirements for Standard B6 (Minimum Street Setback) which requires that if there is a building on the abutting allotment facing the front street, walls of building are to be setback the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.

And walls of buildings are to be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 4 metres, whichever is the lesser.

- *The proposal exceeds the minimum setback required by this Standard by proposing a setback of 6.5 – 6.65 metres.*

Schedule 3 to the General Residential Zone varies the ResCode requirements for Standard B13 (Landscaping) which requires the provision of a minimum of one canopy tree per 200 square metres of the site area including a minimum of one canopy tree within the front setback per 5 metres of width of the site. Each tree will be required to be surrounded by 20 square metres of permeable surface with a minimum radius of 3 metres. Up to 50 per cent of the permeable surface may be shared with another tree.

- *It is considered that the proposed development can accommodate the required canopy tree planting; subject to a condition of any permit issued.*

4.1.2 Overlays

No overlays apply to the land.

4.2 Policy Consideration

4.2.1 State Planning Policy Framework

State policy requires Council to integrate the range of policies relevant to the issues to be determined, and balance conflicting objectives in favour of net community benefit and sustainable development.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

Key Policies:

Clause 15 Built Environment and Heritage – Encourages high quality architecture and urban design outcomes that reflect the particular characteristics, aspirations and cultural identity of the community; enhances liveability, diversity, amenity and safety of the public realm; and promotes attractiveness of towns and cities within broader strategic contexts.

- *While it is acknowledged the proposed design is contemporary in design, it is not expected to detract from the character of the area. The design of the development generally reflects the built form, scale and modern finishes found in the area.*
- *Subject to modifications, the proposal provides for an increased density, with minimal adverse amenity impacts and is within reasonable distance of shops, services, and public transport.*

Clause 15.02 Sustainable Development – Encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

- *The proposal contributes to the consolidation of urban development through the provision of increased density with access to urban services and transport. Dwellings are orientated to the north to provide for passive solar access.*
- *An amended Sustainable Design Assessment (SDA) will be required via a condition of any permit issued, this will need to be updated to reflect appropriate Water Sensitive Urban Design Treatments. A condition of any permit issued will also require the development to be constructed in accordance with the approved SDA.*

Clause 16 Housing – Encourage the development of well-designed medium-density housing that respects the neighbourhood character; improves housing choice; makes better use of existing infrastructure; and, improves energy efficiency of housing.

- *Neighbourhood character - This is discussed at Section 4.2.2 of the report.*
- *Housing choice – The development provides for dwellings with smaller open space areas.*

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

- Integration with infrastructure – *The site is located in a fully serviced area. Drainage plans will be required as a condition of any permit issued.*
- Energy efficiency – *This has been discussed at Clause 15.02 (Sustainable Development).*
- Location – *The site is located within the Rowville Activity Centre and has access to a number of urban services. Subject to modifications, the subject site is capable of accommodating the proposed dwellings whilst making a positive contribution to the character of the area and complying with the private open space requirements of the General Residential Zone – Schedule 3. Refer to the assessment against Council's Residential Development and Neighbourhood Character Policy at Section 4.2.2 below.*

Clause 18 Transport – To create a safe and sustainable transport system by integrating land use and transport.

- *The site is located within the Rowville Activity Centre and adjacent to Stud Park Shopping Centre, where bus services are available.*
- *Bus Route 681 from Knox City via Wantirna, Scoresby and Rowville operates between 6:10am and 10:15pm Monday to Friday, between 8:14am and 7:05pm on Saturdays and between 9:14am and 6:01pm on Sundays, at various intervals.*
- *Bus Route 682 from Knox City via Lysterfield, Wantirna, Scoresby and Rowville operates between 6:14am and 10:15pm Monday to Friday, between 8:10am and 7:45pm on Saturdays and between 8:10am and 7:45pm on Sundays, at various intervals.*
- *Bus route 691 from Waverley Garden Shopping Centre and Boronia Railway Station via Ferntree Gully and Stud Park Shopping Centre operates between 5.22am and 9.59pm Monday to Friday, between 7.29am and 7.57pm on Saturdays, and between 7.38am and 7.44pm on Sundays, at various intervals.*
- *Bus route 754 from Rowville to Glen Waverley via Caulfield Grammar and Wheelers Hill operates between 5.52am and 9.30pm Monday to Friday, between 7.48am and 9.35pm on Saturdays, and between 8.51am and 9.45pm on Sundays, at various intervals.*

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

- *Smart Bus route 900 from Rowville to Caulfield via Monash University and Chadstone operates between 5.04am and 12.35am Monday to Friday, between 5.49am and 11.13pm on Saturdays and between 7.22am and 10.04pm on Sundays, at various intervals.*
- *Smart Bus route 901 from Melbourne Airport to Frankston operates from Rowville between 4.46am and 12.50am Monday to Friday, between 4.46am and 1.15am on Saturdays and between 6.20am and 9.45pm on Sundays, at various intervals.*

4.2.2 Local Planning Policy Framework

Clause 21.01 Municipal Strategic Statement (MSS).- encourages planning and development occurring with the necessary consideration to such matters as managing population growth, encouraging sustainable development and influencing the urban form so that Knox itself becomes more sustainable.

All development therefore is encouraged within this clause to incorporate Ecologically Sustainable Design (ESD) and Water Sensitive Urban Design (WSUD) principles to ensure that a sustainable urban environment is ultimately achieved with a strong use of existing infrastructure, and to reduce dependence on private vehicle travel.

- *The site is located in an established Activity Centre close to urban services and open space areas. The development provides additional housing on an existing residential allotment where existing infrastructure will be utilised.*
- *Subject to modifications, Council is satisfied with the submitted Sustainable Design Assessment and a condition of any permit issued will require the development to be constructed in accordance with this Clause.*

21.04 Urban Design - Municipal Strategic Statement (MSS) – To ensure that all development responds positively to the existing patterns of urban form and character, the landscape, qualities, historic and cultural elements and social aspirations of the Knox community.

- *The subject site is located within an Activity Centre and is considered to respect the preferred neighbourhood character of the area, and is consistent with the requirements of the MSS.*

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

- *An assessment against Council's Development in Residential Areas and Neighbourhood Character Policy (Clause 22.07) is below. The development complies with the landscaping requirements of the General Residential Zone – Schedule 3 and provides opportunities for meaningful landscaping.*

Clause 21.05 – Housing – This clause implements the *Knox Housing Strategy 2015*. In managing Knox's current and future housing needs, Council supports a scaled approach to residential development. This scaled approach recognises that some parts of the City will need to accommodate change, due to population growth and the community's changing household

needs. Development in residential areas will need to respond positively to the desired future character of the local area and take account of the particular built form and natural environmental elements that make up the neighbourhood character of Knox. The strong landscape character is the unifying element of the neighbourhood character of Knox.

The subject site is located within a "Local Living Area", which are located around a few of Knox's larger local villages. These areas are within walking distance of local shops and have access to several transport options. Medium scale residential development that contributes to the green and leafy character of the area is encouraged in these areas.

Objective 1 for Housing Objectives and Strategies is to support residential development in accordance with the Knox Housing Strategy 2013, which identifies a scaled approach to residential development. A Strategy is to direct housing growth toward Local Living and Activity Areas.

- *The site is located in an Activity Centre. The site is large and can comply with the requirements of the Local Living character area in terms of open space and ability to provide canopy planting.*

Objective 2 is to support a diversity of housing choice in appropriate locations. Strategies include encouraging a diversity of housing styles, types, forms and sizes to cater for the changing needs of the community and to encourage developments of three or more dwellings in Activity Areas and Local Living areas to include a mix of dwelling sizes (including 1 and 2 bedroom dwellings), to respond to a shortfall in the number of smaller sized dwellings within the municipality.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

- *The proposed development can contribute to the diversity of housing in Knox within the context of the changing household types described in Council's MSS. The development provides for a mixture of 2 and 3 bedroom dwellings, with smaller open spaces and with a mixture of amenities.*

Objective 3 is to ensure the quality of housing design in Knox is improved to better respond to neighbourhood identity and to create a stronger sense of place. Strategies include ensuring that residential development enhances the City's "green and leafy" image, support development that makes a positive contribution to the preferred future character of the area and that is innovative, environmentally sustainable, accessible and site responsive.

- *It is considered that the proposed development can accommodate the canopy tree planting required by the General Residential Zone – Schedule 3; subject to a condition of any permit issued.*
- *The site provides suitable opportunities to provide for meaningful landscaping to help integrate the development into the area.*

Objective 4 is to protect and enhance the landscape and environmental values of the nature areas of significance within the municipality. Strategies include recognising the environmental and landscape significance of the Dandenong Foothills and directing significant growth in housing stock to locations outside of the Bush Suburban areas.

- *The site is not located in an area of biological significance.*

Objective 5 is to ensure that residential development better responds to the community's current and future needs, and allows people to 'age-in-place' by supporting the provision of a diverse range of housing including smaller scale dwellings.

- *The proposed development can contribute to the diversity of housing in Knox within the context of the changing household types described in the MSS.*

Clause 22.07 – Development in Residential Areas and Neighbourhood Character: Local Living Area – detached dwellings, dual occupancies, villa units and townhouses are encouraged.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

The desired future character of this area is to:

- Contribute to creating quality designed detached houses, dual occupancies, villa units and townhouses.
- Contribute to and enhance the green and leafy identity and character of the area.
- Enhance the 'village feel' of local shopping areas, by providing medium density housing in the form of dual occupancies, villa units and townhouses.

The key design objectives are:

Retain existing canopy trees and understorey planting, wherever possible.

- *As previously discussed, no vegetation is proposed to be retained as part of the application. The proposed vegetation removal is considered reasonable and the applicant is proposing the provision twenty-eight (28) new canopy trees which is in excess of the number of canopy trees required by the Schedule to the General Residential Zone – Schedule 3. It is considered that the proposed landscaping outcomes for development is appropriate and will help integrate the development into the area as well as maintain the landscape character of the area.*
- *A landscape plan will be required as a condition of any permit issued.*

Provide a landscaped front yard, including the planting of canopy trees in accordance with the requirements of the applicable zone schedule.

- *It is considered that the proposed development can accommodate the canopy tree planting required by the General Residential Zone – Schedule 3; subject to a condition of any permit issued.*
- *Proposed front setbacks will allow the planting of a number of canopy trees to the frontage of the site to help integrate the development into the area.*

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

Locate carports and garages behind the line of the dwelling or in the rear yard.

- *Car parking facilities are generally located to the side or rear of each dwelling. Dwellings 3, 4, 10 and 11 have been proposed with garages slightly forward of the dwelling however; these do not face the street and will present as a wall when viewed from Lidgate Avenue. This is considered appropriate.*
- *Car parking facilities are not considered to dominate the streetscape or the internal accessway.*

Provide single crossovers for driveways.

- *Three double width crossovers are proposed for the development, as crossover widths must match the width of driveways and passing bays are required to service more than ten car parking spaces. This is considered reasonable as it reduces the number of crossovers proposed to Lidgate Avenue.*

Minimise the amount of paving in front yards and driveways.

- *As previously mentioned, the number of crossovers proposed to the development has been limited to three (3), which is less than existing conditions.*
- *Dwellings that front Lidgate Avenue have been proposed with footpaths leading to the entrance of dwellings; this is considered reasonable as it allows for appropriate access to dwellings while maintaining sufficient space for the provision of canopy planting to the frontage of the site.*

Significantly setback first floor levels from the ground floor level.

- *While it is acknowledged that not all upper stories are 'significantly' setback from ground floor level, appropriate articulation and mixture of materials have been proposed to break up the built form when viewed from adjoining land. The proposed dwellings reflect the preferred dwelling typology for development within the Local Living area which includes villa units and townhouses.*

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

- *In light of the above, a condition of any permit issued will require will require Bedroom 3 of Dwelling 17 and Bedroom 2 of Dwellings 15 – 16 to be setback a minimum of 1 metre from ground floor level to help reduce the impact of the built form when viewed from adjoining land to the south and provide for a more varied setback to this elevation.*
- *Sufficient landscaping opportunities also exist throughout the development to help integrate the development into the area.*

In developments of three or more dwellings, ensure that the rear dwelling is single storey in height.

- *It is considered that the intent of this design objective is more applicable to developments of three or more dwellings that are constructed in a tandem layout. If this were to apply to the subject proposal, it would result in the need for all rear dwellings to be single storey in height. This is not considered a reasonable outcome.*
- *The proposed development will read as a number of dual occupancies when viewed from the street. Appropriate articulation and a mixture of materials will help break up the built form when viewed from the street and adjoining land and as such, the proposed development is considered reasonable within the site's context.*

Provide no, low or transparent front fencing.

- *A 1.2 metre high rendered brick wall is proposed to the frontage of the site, this is considered reasonable as it will be low in nature, and also reflect the contemporary nature of the built form onsite.*

Applications must also consider:

Accessible Design

- *Dwelling 14 has been proposed with living, kitchen and bathroom area at ground floor level; with all other dwellings proposed with at least one (1) bedroom at ground floor level.*

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

Sustainable Design

- *As previously mentioned, an amended Sustainable Design Assessment will be required as a condition of any permit issued.*

Architectural Design

- *The design and scale of the proposal is considered to be consistent with the housing type(s) encouraged within the area and makes a positive contribution to the built form of the area.*
- *The proposed design response is contemporary in nature and provides for an appropriate level of visual interest and articulation to the street frontage and adjoining sites, as well as facades that are appropriate in scale and proportion to the site's context.*

Clause 22.13 – Rowville Activity Centre

This policy applies to all applications within the Rowville Activity Centre, as defined by the boundary shown in figure 1 to this Clause.

The following objectives apply to development within this area:

- To achieve an urban form where residents can 'live locally' with a wide variety of daily needs within convenient walking and cycling distance of home.
- To provide more viable choices of convenient and attractive public transport, that can help reduce Rowville's dependence on the automobile and slow the growth of congestion.
- To increase the range of housing types and sizes within the Activity Centre to better meet the needs of Rowville's changing population.
- To extend ecological corridors that support a variety of native and indigenous wildlife in Rowville's neighbourhoods and open space.
- To encourage developments that minimise the use of natural resources and impacts on the natural environment.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

- To make best use of existing community assets to support a range of educational, cultural and recreational opportunities.
- To develop new public spaces.

The proposal meets the objectives of this Clause as:

- *The subject site is located within the Rowville Activity Centre, with reasonable access to community services and facilities.*
- *The proposal provides for a range of dwelling sizes and types and will contribute to dwelling diversity within Knox.*
- *The proposal contributes to the consolidation of urban development through the provision of increased density with access to urban services and transport. Dwellings are orientated to the north to provide for passive solar access.*
- *The proposed development provides for meaningful landscaping opportunities throughout the site and can accommodate canopy tree planting in accordance with the General Residential Zone – Schedule 3.*

4.3 Particular Provisions

Clause 52.06 – Car Parking

Prior to a new use commencing or a new building being occupied the car parking spaces required under Clause 52.06-5 must be provided on the land or as approved under Clause 52.06-3 to the satisfaction of the responsible authority.

Clause 52.06-5 outlines the requisite amount of parking to be provided as follows:

To each dwelling at a ratio of one car space to each one or two bedroom dwelling and two spaces for each dwelling with three or more bedrooms (with studies or studios that are separate rooms counted as bedrooms).

- *Each two bedroom dwelling has been proposed with one (1) car parking space and each three bedroom dwelling has been proposed with two (2) car parking spaces. Five (5) visitor car parking spaces have been proposed.*

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

Clause 52.06-8 details the design standards for car parking. The provision of car parking should meet the design requirements of this Clause. An assessment of the design standards, including any areas of non-compliance are considered below:

Design Standard 1: Accessways – *Can Comply. A condition of any permit issued would require that the letter boxes have a maximum height of 900mm and that meter boxes are outside the driveway sightline splay area.*

Design Standard 2: Car Parking Spaces – *Can comply. A condition of any permit issued will require visitor spaces to be linemarked, sign posted and identifiable.*

Design Standard 3: Gradients – *Complies.*

Design Standard 4: Mechanical Parking – *Not applicable.*

Design Standard 5: Urban Design – *Complies.*

Design Standard 6: Safety – *Complies.*

Design Standard 7: Landscaping – *Complies.*

4.4 Clause 55 – Two or More Dwellings on a Lot and Residential Buildings (ResCode)

The proposal generally complies with the provisions of Clause 55 of the Knox Planning Scheme, an assessment of the key criteria; including any areas of non compliance are considered below:

Neighbourhood Character and Infrastructure

Neighbourhood Character – *Complies. Refer to assessment and recommended conditions above at Section 4.2.2.*

Residential Policy – *Complies.*

Dwelling Diversity – *Complies. A mixture of 2 – 3 bedroom dwellings have been proposed as well as at least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.*

Infrastructure – *Complies. A drainage plan will be a condition on any permit issued.*

Integration with the Street – *Complies.*

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)Site Layout and Building Massing

Street Setback – See GRZ3 assessment.

Building Height – *Complies.*

Site Cover/permeability – *Complies.*

Energy Efficiency – *Complies.*

Safety – *Complies.*

Landscaping – *Complies. A condition on any permit issued will require a landscape plan to the satisfaction of the Responsible Authority.*

Access – *Complies.*

Parking Location – *Can comply subject to conditions. A condition of any permit issued will require shared accessways to be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where window sills are at least 1.4 metres above the accessway.*

Amenity Impacts

Side and rear setbacks – *Does not comply. The proposal complies with Clause 55.04-1 (side and rear setbacks) of the Knox Planning Scheme; with the exception of the setback of Dwellings 13 and 26 from the western property boundary. A condition of any permit issued will require the upper storey of these dwellings to be setback in accordance with Clause 55.04-1 (side and rear setbacks) of the Knox Planning Scheme.*

Walls on boundaries – *N/A.*

Daylight to existing windows/north facing windows – *Complies. The proposal complies with Clause 55.04-4 (North facing windows) of the Knox Planning Scheme, with setbacks exceeding the 2.87m setback required by this Standard.*

Overshadowing open space – *Complies. The proposal complies with Clause 55.04-5 (Overshadowing) of the Knox Planning Scheme, as at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, of the secluded private open space will receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.*

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

It is noted the existing fence along the southern boundary of the site reaches a height of 1.6 – 2.0m in height. A new fence is proposed at a height of 1.8m. The existing fencing currently casts a shadow into properties to the south of the site, including habitable room windows at No.7 Luton Court. A small increase in overshadowing will be created by the proposed development however; the proposal remains compliant with the requirements of the Knox Planning Scheme.

Overlooking – Can comply subject to conditions. As previously noted, the existing fence along the southern boundary reaches a height of a height of 1.6 – 2.0m in height however; a new fence is proposed at a height of 1.8m. New eastern and western boundary fences are proposed to a height of 2.0 and 2.1 metres respectively. These fence heights limit overlooking into adjoining properties at ground floor level in accordance with Clause 55.04-6 (Overlooking) of the Knox Planning Scheme.

Windows with the ability to overlook adjoining properties have been proposed with obscure glazing to a height of 1.7 metres above finished floor level. A condition of any permit issued will require these 'to be screened with fixed obscure glazing (non-openable) to a height of 1.7 metres above finished floor level. The window may be clear and openable above 1.7 metres. Adhesive film must not be used'.

Other windows with the ability to overlook adjoining land have been proposed with raised sill heights at least 1.7m above finished floor level in accordance with Clause 55.04-6 (Overlooking) of the Knox Planning Scheme.

Balconies with the ability to overlook adjoining land have been proposed with external screens to a height of 1.7 metres in accordance with Clause 55.04-6 (Overlooking) of the Knox Planning Scheme.

Internal views – Complies. Full height screens have been proposed on ends of balconies that have the ability to overlook internal balcony areas.

Noise – Complies.

On-Site Amenity and Facilities

Accessibility – Complies.

Dwelling Entry – Complies.

Daylight to new windows – Complies.

6.3. 5 - 15 Lidgate Avenue, Rowville (cont'd)

Private Open Space – *Complies. Each dwelling is proposed with a minimum 8sqm balcony, with a minimum dimension of 1.6 metres. Dwelling 14 has been proposed with an area of 40 square metres, with one part of the private open space to consist of secluded private open space at with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room.*

Solar access – *Complies.*

Storage – *Does not comply. A condition of any permit issued will require each dwelling to have convenient access to at least 6 cubic metres of externally accessible, secure storage space. Plans currently show storage spaces being less than 6 cubic metres.*

Detailed Design

Detailed Design – *Can comply subject to conditions. A condition of any permit issued will require some upper floor levels to be further setback from ground floor level to ensure there are appropriate upper storey setbacks when viewed from adjoining land and to ensure mass and bulk is minimised.*

Front fence – *Complies.*

Common Property – *Complies.*

Site Services – *Complies.*

4.5 General Decision Guidelines

Clause 65 of the Knox Planning Scheme and Section 60 of the *Planning and Environment Act 1987* set out decision guidelines/matters which the responsible authority must consider when deciding any planning application.

- *The decision guidelines of Clause 65 of the Knox Planning Scheme and Section 60 of the Planning and Environment Act (1987) have been appropriately considered.*

5. CONCLUSION

Clause 10.04 of the Knox Planning Scheme requires Council to balance relative policy objectives when making decisions to ensure resulting development is sustainable and achieves a net community gain. In this context, the development is appropriate given the following:

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)

- *The site is located within the Rowville Activity Centre area where development at a higher level of density is expected in line with Council's Housing Policy.*
- *Subject to modifications, the design of the new dwellings are generally consistent with Council's Development in Residential Areas and Neighbourhood Character Policy (Clause 22.07 of Knox Planning Scheme) in that the dwelling heights reflect those found in the area, will be setback a reasonable distance from side boundaries, and the open space areas will allow for landscaping opportunities. In addition to this, all dwellings are provided with usable areas of private open space and appropriate internal amenity.*
- *The development is consistent with State and Local Planning Policy Framework (including the Municipal Strategic Statement) and Clause 22.10 (Housing) of the Knox Planning Scheme.*
- *The development is generally compliant with ResCode and Clause 52.06 (Car Parking) subject to changes that could be conditioned on any permit issued. The proposal is consistent with the purpose of the General Residential Zone – Schedule 3.*
- *Subject to conditions the development can provide an appropriate balance between the need for additional housing within an established residential area while ensuring the amenity of occupants and adjoining residents is not compromised.*

6. CONFIDENTIALITY

There are no confidentiality issues associated with this report.

RECOMMENDATION

That Council issue a Notice of Decision to Grant a Planning Permit for The construction of twenty-six (26) two storey dwellings at 5 – 15 Lidgate Avenue, Rowville subject to the following conditions:

Amended Plans

- 1. Prior to the commencement of any buildings or works, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit.**

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)**Recommendation (cont'd)**

The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with application but modified to show:

- 1.1 Bedroom 3 of Dwelling 17 and Bedroom 2 of Dwellings 15 – 16 to be setback a minimum of 1 metre from ground floor level.
- 1.2 Upper storey of Dwellings 13 and 26 to be setback to be increased in accordance with Clause 55.04-1 (side and rear setbacks) of the Knox Planning Scheme.
- 1.3 Easement along the eastern boundary to be nominated on plans.
- 1.4 Structures (including retaining walls and water tanks) within easement to be removed (or as approved by a Build Over Easement application).
- 1.5 Windows shown to be screened to include notation 'to be screened with fixed obscure glazing (non-openable) to a height of 1.7 metres above finished floor level. The window may be clear and openable above 1.7 metres. Adhesive film must not be used'.
- 1.6 Shared accessways to be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where window sills are at least 1.4 metres above the accessway in accordance with Clause 55.03-10 (Parking Location) of the Knox Planning Scheme.
- 1.7 Each dwelling to have convenient access to at least 6 cubic metres of externally accessible, secure storage space in accordance with Clause 55.05-6 (Storage) of the Knox Planning Scheme.
- 1.8 Retaining walls, including height and materials to be shown clearer on elevation plans.
- 1.9 Crossovers to be located 1 metre clear from site entry pits or modified with heavy duty graded pit to Knox Standards.
- 1.10 Crossovers to match the width of proposed driveways.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)**Recommendation (cont'd)**

- 1.11 All redundant crossovers to be removed and kerb and naturestrip reinstated to Council's standards.
- 1.12 Installation of no stopping signs on both sides of each crossing, 3 metres from the splay.
- 1.13 Street Tree Protection fencing to be installed a minimum 2 metres from the trunk and be bordered by the footpath and the road.
- 1.14 Visitor car parking spaces to be easily identifiable through the provision of line marking and signs.
- 1.15 Letterboxes and all other structures (including meter boxes) shall be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) in accordance with AS2890.1, Clause 3.2.4 to ensure safe sight distances. Letterboxes shall face towards the street frontage.
- 1.16 Location and details of letterboxes and metre boxes.
- 1.17 Street Tree Protection Fencing for all trees to be retained in accordance with Conditions 15 - 22.
- 1.18 Drainage plans in accordance with Condition 2 of this Permit and any necessary modifications.
- 1.19 Landscape plans in accordance with Condition 3 of this Permit and any necessary modifications.
- 1.20 Amended Sustainable Design Assessment in accordance with Condition 11 and reflecting water quality improvement systems as per condition 2.7.
- 1.21 A Waste Management Plan in accordance with Condition 13.
- 1.22 A Construction Management Plan in accordance with Condition 28.

To the satisfaction of the Responsible Authority.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)**Recommendation (cont'd)****Drainage**

2. Prior to commencement of any buildings or works, three copies of drainage plans and computations must be submitted to and approved by the Responsible Authority. Construction of the drainage is to be in accordance with these plans. The plans must show the following:
 - 2.1 All stormwater drainage discharge from the site connected to a legal point of discharge.
 - 2.2 The internal drains of the dwellings to be independent of each other.
 - 2.3 An on-site detention system designed by a suitably qualified Civil Engineering Consultant to ensure no net increase in stormwater discharge from the proposed development.
 - 2.4 The on-site detention system to be installed in a suitable location for easy access and maintenance.
 - 2.5 A suitable overland flow path for the entire site to the satisfaction of the Responsible Authority. Details of the overland flow path are to be included on the plans.
 - 2.6 All levels to be to AHD (Australian Height Datum).
 - 2.7 The use of water quality improvement systems is required to be provided for this development. The use of rainwater tanks, bioretention systems and vegetated swales to be used and these are to be incorporated in the stormwater drainage design plans.

To the satisfaction of the Responsible Authority.

Landscaping

3. Prior to the commencement of any buildings or works, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must show:

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)**Recommendation (cont'd)**

- 3.1 A survey (including botanical names, height and width) of all existing vegetation to be retained and / or removed.**
- 3.2 The identification and removal of all vegetation identified as an environmental weed in Knox (as outlined in Appendix 2 of Council's Landscape Guidelines for Planning Permits).**
- 3.3 Buildings and trees (including botanical names, height and width) on neighbouring properties within three metres of the boundary.**
- 3.4 Details of the surface finishes of pathways and driveways.**
- 3.5 Details and location of all existing and proposed services including above and below ground lines, cables and pipes.**
- 3.6 A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.**
- 3.7 Landscaping and planting within all open areas of the site (including additional planting within open space areas of the existing dwelling/s).**
- 3.8 All vegetation to be removed.**
- 3.9 A suggested planting of this site comprises 40% of the vegetation species to be indigenous (across all plant forms) from Appendix 4 of the landscape Guidelines and 40% additional native species (across all plant forms) from Appendix 4 or 5 of the

Landscape guideline. Remaining plant species (20%) can be indigenous, native or exotic (across all plant forms) provided they are not listed as weeds.**
- 3.10 One small/medium canopy tree to be located in the Private Open Space of each dwelling.**

To the satisfaction of the Responsible Authority.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)**Recommendation (cont'd)**

4. Before the occupation of each dwelling, the landscaping works shown on the endorsed plans for that particular dwelling must be carried out and completed to the satisfaction of the Responsible Authority.
5. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority. Any dead, diseased or damaged plants are to be replaced.

General

6. All development must be in accordance with the endorsed plans.
7. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
8. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
9. Prior to the occupation of each dwelling, the works associated with that particular dwelling are to be completed in accordance with the endorsed plan/s to the satisfaction of the Responsible Authority.
10. All walls on the boundaries of adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.

Sustainable Design Assessment

11. Prior to the commencement of any buildings or works, a Sustainable Design Assessment detailing Sustainable Design initiatives to be incorporated into the development must be submitted to and approved by the Responsible Authority. The Sustainable Design Assessment must outline the proposed sustainable design initiatives to be incorporated throughout the development such as (but not limited to) energy efficiency, water conservation, stormwater quality, waste management and material selection, to the satisfaction of the Responsible Authority.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)**Recommendation (cont'd)**

12. Prior to the occupation of the development, the development must be constructed in accordance with the Sustainable Design Assessment.

Waste Management Plan

13. Before the development commences, a waste collection and management plan must be submitted to and approved by the Responsible Authority, demonstrating how waste collection will be undertaken on site, including the operation of the garbage and recyclables storage area. Garbage and recyclables storage and collection must be undertaken in accordance with the approved plan/documentation, and must be undertaken by a private contractor, to the satisfaction of the Responsible Authority. Council will not collect waste from the proposed development.

Street Tree Removal

14. Prior to the commencement of any buildings and works approved under this permit, all costs associated with the removal of the street tree/s (amenity value, tree and stump removal and planting and maintaining a new tree) must be paid to Council by the owner/developer. The removal and replacement of the street tree/s must be undertaken by Council.

Street Tree and Tree Protection

15. All works, including excavation, within the critical root zone areas of the tree/s to be retained and other critical root zones on the land and adjoining nature strip must be undertaken under the supervision of a qualified Arborist to ensure that there is no unreasonable damage to the root system of trees to be retained and/or protected, to the satisfaction of the Responsible Authority.
16. Before the development starts, the owner must submit to the Responsible Authority details of the name of the Arborist who will supervise the works and the tasks to be undertaken by the Arborist, to the satisfaction of the Responsible Authority.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)**Recommendation (cont'd)**

17. Prior to any works commencing on the site and adjoining nature strip, all trees and vegetation to be retained including other critical root zones must be fenced off to create a protection zone. The protection zone must extend around the trees canopy drip-line unless an alternative tree protection zone has been approved by the responsible authority.
18. The fence is to be chain link or wire mesh, comprise either wooden or steel posts set into the ground or on concrete pads, and be a minimum height of 1.4 metres. Signage is to be affixed to the fence advising that the area is a tree protection zone and a no-go development area.
19. The fence and signage is to be maintained throughout the construction period and the signage removed at the completion of all works.
20. No temporary removal of the fence, or encroachment into the protection zone is permitted without the written consent of the responsible authority.
21. The following activities are prohibited from the tree protection area, without the written consent of the responsible authority:
 - 21.1 Construction activities.
 - 21.2 Dumping and/or storage of materials, goods and/or soil.
 - 21.3 Trenching or excavation.
 - 21.4 Lopping branches, nailing or affixing signs, service lines, lights etc to the trees.
22. Prior to any works commencing on site, the Responsible Authority must be contacted to inspect the Tree Protection fencing.

Car Parking & Accessways

23. Before the dwellings are occupied, driveways and car parking areas must be:

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)**Recommendation (cont'd)**

- 23.1 Fully constructed to the minimum standard of 100mm reinforced concrete and available for use in accordance with the plans submitted to and approved by the Responsible Authority; and
- 23.2 Formed to such levels and drained so that they can be used in accordance with the approved plan; and
- 23.3 Treated with an all-weather seal or some other durable surface; and
- 23.4 Line-marked or provided with some other adequate means of showing the car parking spaces.

To the satisfaction of the Responsible Authority.

- 24. Parking areas and driveways must be kept available and maintained for these purposes at all times to the satisfaction of the Responsible Authority.
- 25. Visitor spaces are to be accessible to visitors at all times and are to be linemarked/paved and signed.

Fencing

- 26. All costs associated with the provision of the fencing are to be borne by the owner/developer under this permit.
- 27. Prior to the occupancy of the development all fencing shall be in a good condition to the satisfaction of the Responsible Authority.

Construction Management Plan

- 28. Prior to the development commencing a Construction Management Plan covering matters such as hours of construction, traffic control, parking of vehicles associated with the development, control of noise, dust and airborne matter, damage to public assets, control of run-off, contact numbers for complaints, etc. must be prepared to the satisfaction of the Responsible Authority.
- 29. Construction activity at the site is to accord with this approved Construction Management Plan.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)**Recommendation (cont'd)****Amenity During Construction**

30. Upon commencement and until conclusion of the development, the developer shall ensure that the development does not adversely affect the amenity of the area in any way, including:

30.1 The appearance of building, works or materials on the land.

30.2 Parking of motor vehicles.

30.3 Transporting of materials or goods to or from the site.

30.4 Hours of operation.

30.5 Stockpiling of top soil or fill materials.

30.6 Air borne dust emanating from the site.

30.7 Noise.

30.8 Rubbish and litter.

30.9 Sediment runoff.

30.10 Vibration.

Should the development cause undue detriment to the amenity of the area then immediate remedial measures must be undertaken to address the issue as directed by, and to the satisfaction of, the Responsible Authority.

Stormwater

31. Stormwater runoff from all buildings and hard standing surfaces shall be properly collected and discharged in a complete and effective system of drains within the property and shall not cause or create a nuisance to abutting properties.

Permit Expiry

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

32.1 The development is not started within two years of the date of this permit.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)**Recommendation (cont'd)**

32.2 The development is not completed within four years of the date of this permit.

Pursuant to Section 69 of the Planning & Environment Act 1987, the Responsible Authority may extend:

- The commencement date referred to if a request is made in writing before the permit expires or within six (6) months afterwards.
- The completion date referred to if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.

NOTES

Drainage Notes (to be read in conjunction with the above drainage conditions):

- Applicant shall engage a certified Engineering Consultant to analyse the site's existing drainage to determine type and size of the Onsite Detention (OSD) system. This shall be designed in accordance with the Knox City Council (Responsible Authority) Stormwater Drainage Guidelines, (copy available on request), and approved drainage design methods specified in the current edition of Australian Rainfall and Runoff. It should be located preferably in a common area to the dwellings, and be easily accessible for maintenance.
- Applicant is to direct all stormwater discharge from property is to be directed to either the 225mm diameter Council Stormwater pit near the north-west corner or the 225mm diameter Council Stormwater pipe near the south-west of the property as this represents the Legal Point of Discharge (LPD) for the property. Applicant is to verify this on site. Connect all stormwater discharge from the site to the LPD via an Onsite Detention (OSD) system. The internal drains for the dwellings are to be independent of each other.
- The total Permissible Site Discharge for the property including all dwellings is 24.5 L/s to the existing Council drainage system for a 5 year ARI event.
- The Applicant is required to use Australian Height Datum (AHD) to present levels in all future plans. Applicant must ensure that levels on the plan are accurate.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)**Recommendation (cont'd)**

- Drainage works in the Road reserve or in the Council easement will require a road opening permit.
- Drainage system designed so as to avoid impact on any vegetation shown on the endorsed plans as being retained.
- Water Sensitive Urban Design (WSUD) should be addressed as part of this development, e.g. water storage tanks, swale drains, etc.

Waste Management Notes:

- Individual Council bins could be provided for this development and serviced within the site.
- Council's waste service vehicles may be able to access the bins via the development's internal roadways/driveways if they were able to accommodate 9.6m long and 23 tonne GVM collection vehicles – both structurally and physically (ie industrial strength pavements and show turning template on Plan Drawings).
- Bins would be emptied at dedicated, easily accessible and appropriate collection points as already stipulated on the Plan Drawings.
- Once they have been approved and construction commenced, they must also be marked on the actual site via appropriate line-marking of the roadway/driveway/bin pads (if used).
- Service vehicles would turn around using the two driveway intersection areas and then exit the development in a forwards direction (show turning template on Plan Drawings).
- A Council-provided indemnity must be signed by the property owner and/or future Body Corporate to facilitate the above.
- Bundled prunings & residents' own container green waste collections will be permitted to be placed on the naturestrip of Lidgate Avenue for removal.
- Group 'at call' hard waste bookings may be permitted for this site provided that an appropriately sized and situated hard waste collection point be provided within the site, as hard waste will not be permitted on the naturestrip of Lidgate Avenue at any time.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)**Recommendation (cont'd)****Other Notes:**

- Road Opening Permit shall be required for any works within or affecting the road reserve.
- Council encourages the consideration of water storage tanks for all existing and proposed residential developments.
- A building permit must be obtained before development is commenced.
- Buildings are not allowed to be built over Council easements.
- The dwelling/s must achieve a minimum 6-Star Energy Rating.
- In accordance with Council policy, an 8.5% public open space contribution may apply in the event of the subdivision of the land.
- The street trees can be removed upon receipt of \$557.50. Total cost for street tree removal includes; amenity value (using the City of Melbourne- Amenity Value Formula), cost of tree & stump removal and planting and maintaining a new tree for 2 years, in accordance with Council's Green Streets Policy. For details regarding the cost and/or the timing of the removal and replacement of the street tree/s, please contact Council's Active Open Space Team on (03) 9298 8425.
- Dwelling numbers as shown on the endorsed plans do not necessarily indicate any future street numbers. Property (street) numbering shall be in accordance with Council's Property (Street) Numbering Policy. Information regarding this can be obtained from Council's Property and Revenue Services Department on 9298 8215.
- All letterboxes shall face towards the street frontage and if located adjacent to the driveway the letterboxes and any associated structures shall not be greater than 900mm in height.
- Internal public lighting shall be provided to the satisfaction of the relevant authority and in accordance with AS1158. This would generally be low height or bollard type lighting to avoid spill-over into adjacent properties. It may be sensor activated, to avoid all night running costs.

6.3 5 - 15 Lidgate Avenue, Rowville (cont'd)**Recommendation (cont'd)**

- Raised concrete slabs on the existing footpath fronting the site should be grounded.
- All litter and rubbish associated with the construction must be contained on site at all times.

Report Prepared By: Principal Planner - (Michelle Willis)

***Report Authorised By: Acting Director – City Development
(Paul Dickie)***



Knox City Council REPORT APPENDIX A

Address 5-15 Lidgate Avenue,
ROWVILLE

Application Number P/2016/6446

Description Construction of
twenty-six (26) two
storey dwellings

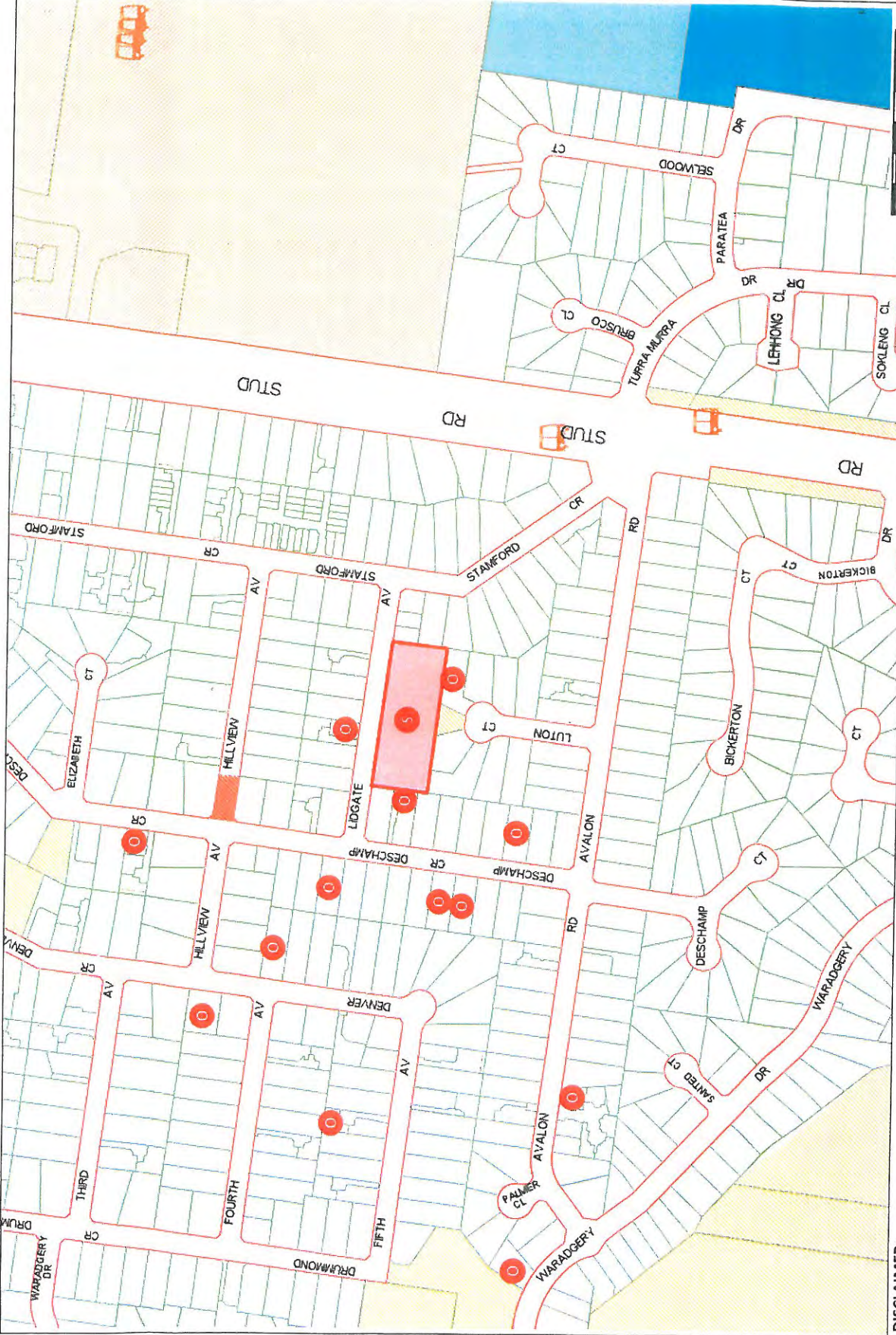
Ward Tirhatuan

LEGEND:

- Title Boundary
- Road Boundaries
- City Boundary
- Bus Route
- Reserves
- Commercial Areas
- Tertiary Schools
- Primary Schools
- Secondary Schools
- F-12 School
- Bus Stops
- Objector
- Urban Development
- Subject Property
- Petition



Scale: 1:3000



DISCLAIMER:

Roads and Title Boundaries - State of Victoria, Knox City Council
 Planning Scheme Information - DPCD, Knox City Council
 Aerial Photography - AAM (Flown January 2013 - unless otherwise stated)
 Melbourne Water Drainage Information - Melbourne Water

1. Whilst every endeavor has been made to ensure that the mapping information is current and accurate, no responsibility or liability is taken by Knox City Council or any of the above organizations in respect to inaccuracy, errors, omissions or for actions based on this information.
2. Planning information should be used only as a means of preliminary investigation. For accurate overlay information please obtain a Planning Certificate from the Department of Infrastructure.
3. This print contains information from Vicmap Property (Copyright State of Victoria). The State of Victoria does not warrant the accuracy or completeness of information in this product. Any person using or relying on this information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.
4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.



Knox City Council REPORT APPENDIX A

Address
5-15 Lidgate Avenue,
ROWVILLE

Application Number
P/2016/6446

Description
Construction of
twenty-six (26) two
storey dwellings

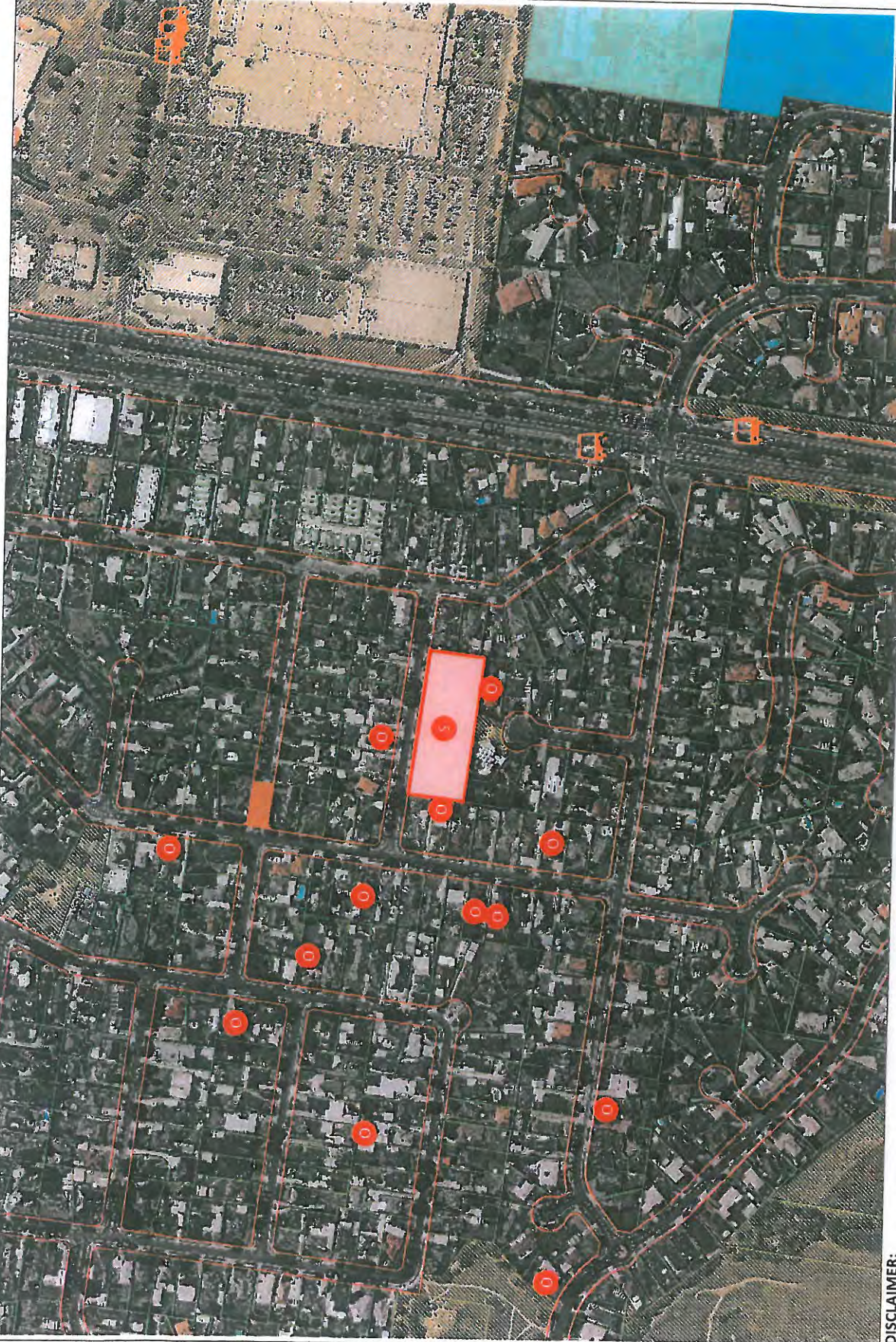
Ward
Tirhatuan

LEGEND:

- Title Boundary
- Road Boundaries
- City Boundary
- Bus Route
- Reserves
- Commercial Areas
- Tertiary Schools
- Primary Schools
- Secondary Schools
- F-12 School
- Bus Stops
- Objector
- Undeveloped
- Subject Property
- Petition



Scale: 1:3000

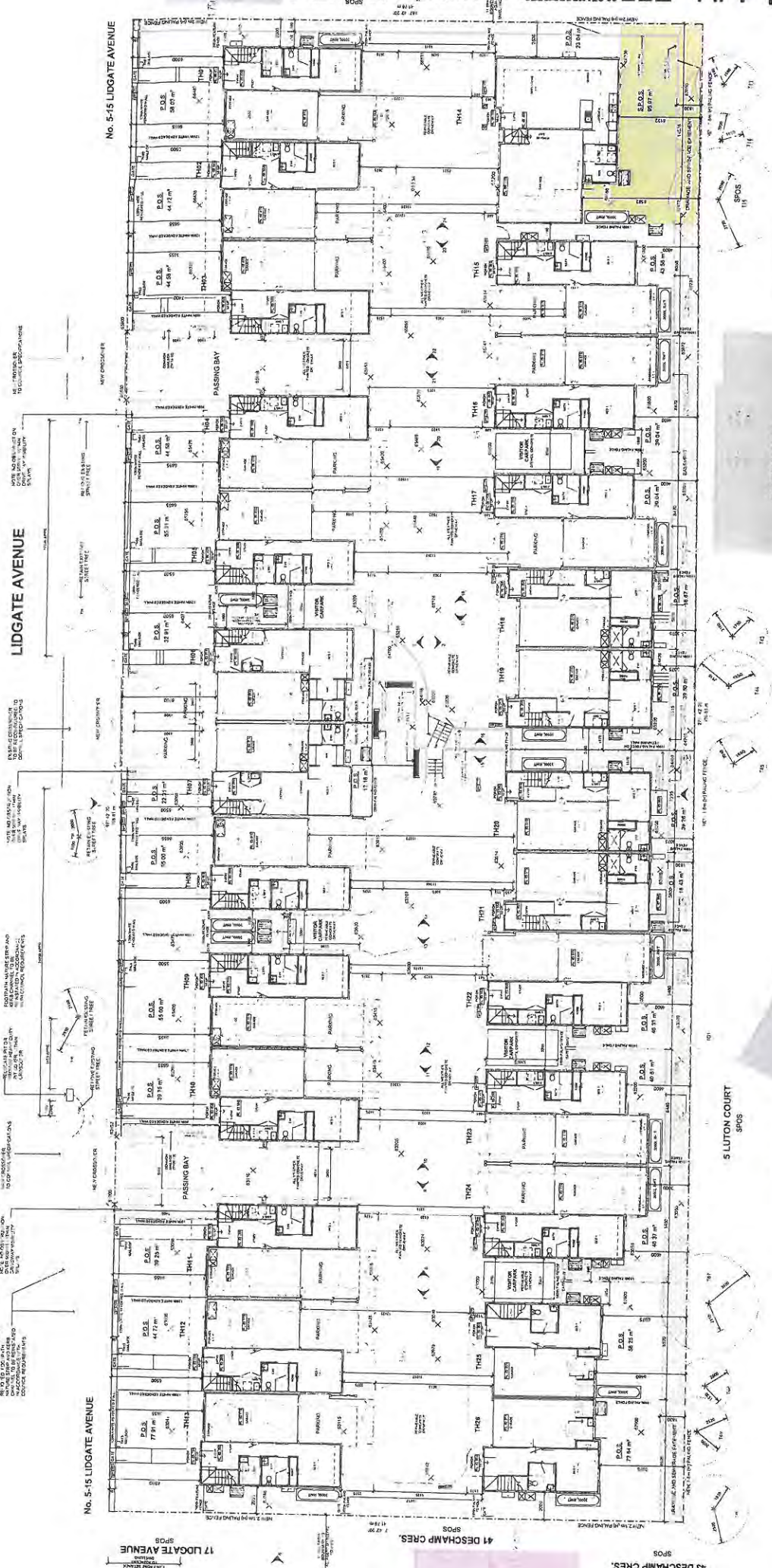


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5-15 LIDGATE AVE ROWVILLE APPENDIX B



WASTE MANAGEMENT:
WASTE COLLECTION CONTRACTOR TO PICK UP RUBBISH VIA
INTERNAL DRIVEWAY COLLECTION POINTS TO BE ADJACENT TO
GARAGE/SURFACES EXCEPT TOWNHOUSE 6 & 7

7 LUTON COURT

5 LUTON COURT
SPOTS

RESERVE

SITE AREA ANALYSIS

TYPE OF AREA	AREA (SQ M)	PERCENTAGE
TOTAL SITE	10,000	100%
IMPERVIOUS SURFACES	1,000	10%
PERVIOUS SURFACES	9,000	90%

BUILDING AREA ANALYSIS

TOWNHOUSE NO.	GROUND FL.	FIRST FLOOR	GARAGE	COURT/YD.	BALCONY	TOTAL POS.
TH01	100	100	100	100	100	500
TH02	100	100	100	100	100	500
TH03	100	100	100	100	100	500
TH04	100	100	100	100	100	500
TH05	100	100	100	100	100	500
TH06	100	100	100	100	100	500
TH07	100	100	100	100	100	500
TH08	100	100	100	100	100	500
TH09	100	100	100	100	100	500
TH10	100	100	100	100	100	500
TH11	100	100	100	100	100	500
TH12	100	100	100	100	100	500
TH13	100	100	100	100	100	500
TH14	100	100	100	100	100	500
TH15	100	100	100	100	100	500
TH16	100	100	100	100	100	500
TH17	100	100	100	100	100	500
TOTAL	1,700	1,700	1,700	1,700	1,700	10,000

MATERIALS & FINISHES SCHEDULE

- CONCRETE DRIVEWAY
- PAVING (SEE LAYOUT)
- GRASS AND PLANTING
- LANDSCAPING

- CONCRETE DRIVEWAY
- PAVING (SEE LAYOUT)
- GRASS AND PLANTING
- LANDSCAPING

- CONCRETE DRIVEWAY
- PAVING (SEE LAYOUT)
- GRASS AND PLANTING
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- GRASS AND PLANTING
- LANDSCAPING

5 - 15 LIDGATE AVE ROWVILLE APPENDIX B

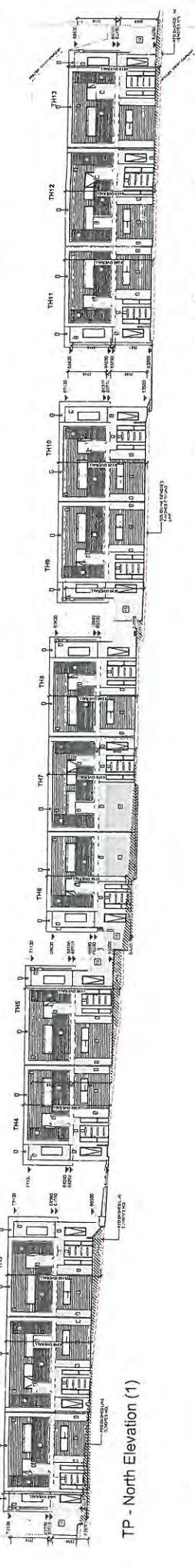
TP 06.1
REV A

ELEVATIONS

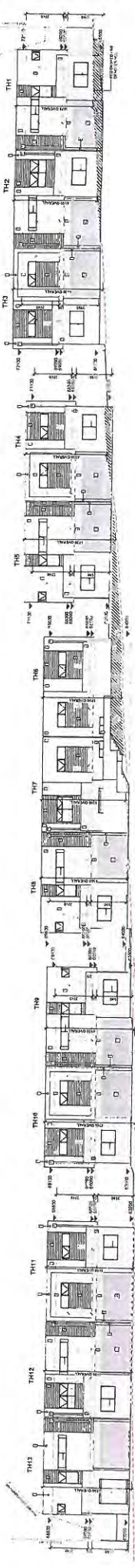
TP - Front Fence



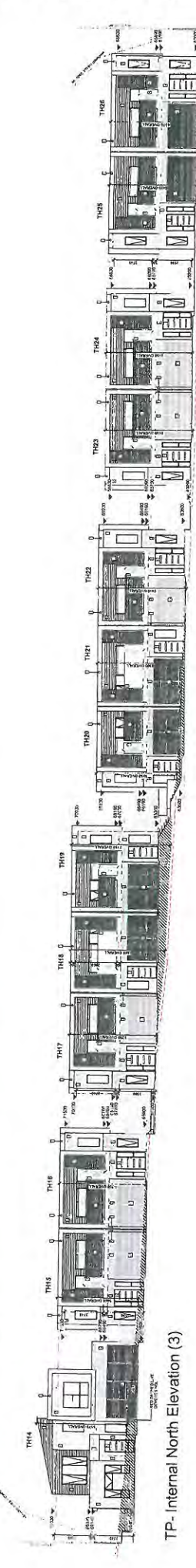
TP - North Elevation (1)



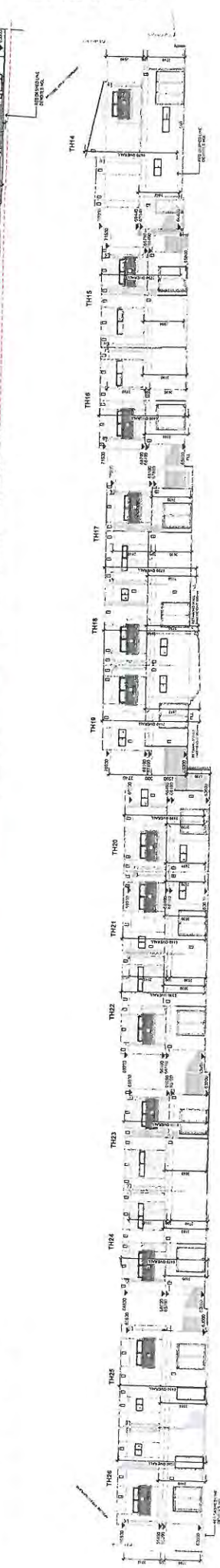
TP - Internal South Elevation (2)



TP - Internal North Elevation (3)



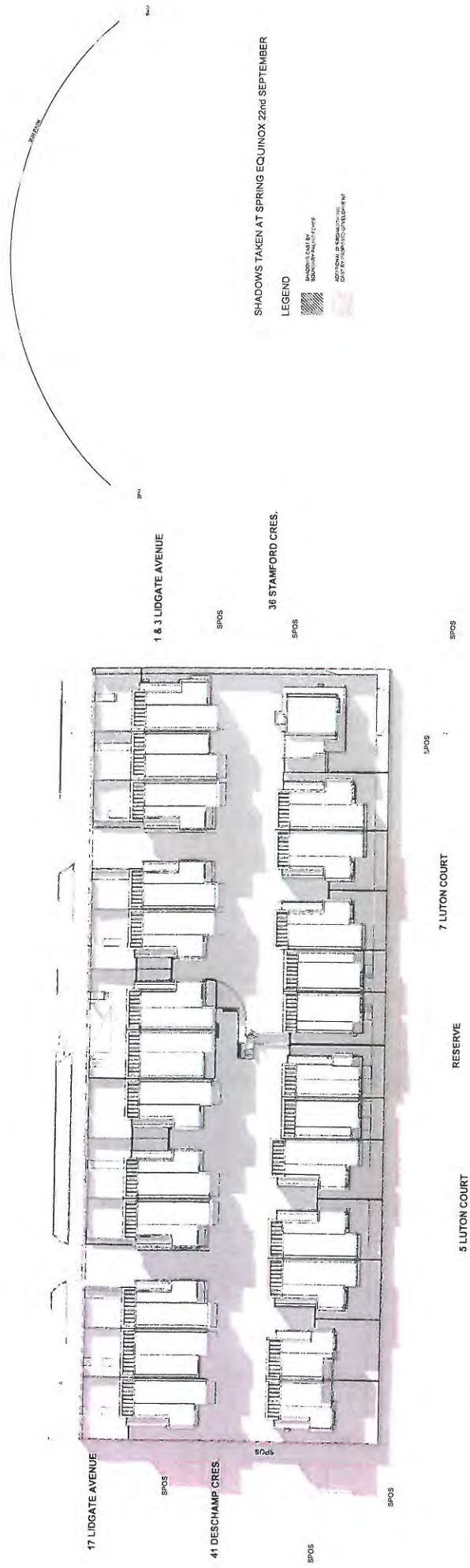
TP - South Elevation (4)



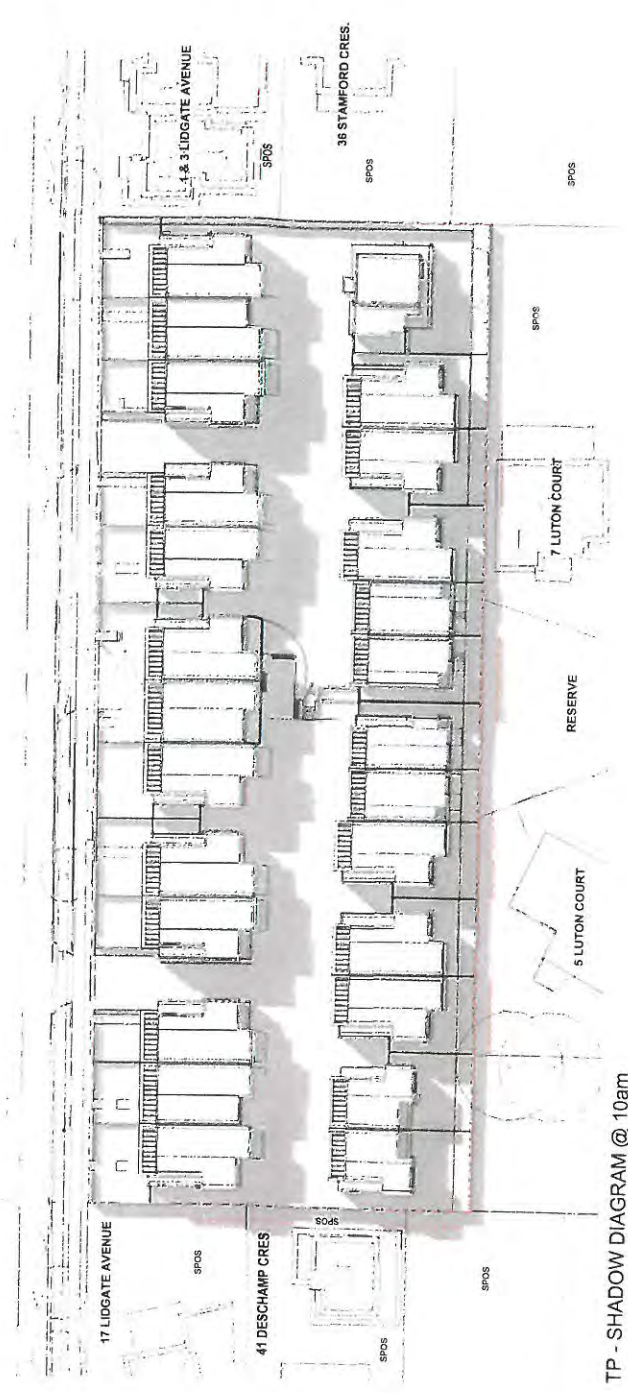
MATERIALS & FINISHES SCHEDULE

- 1. INTERIOR WALLS: Plasterboard, Painted
- 2. LOCKER ROOM CLADDING: 1200x2400mm Plyboard, Painted
- 3. LOCKER ROOM FLOOR: 1200x2400mm Plyboard, Painted
- 4. INTERIOR CEILING: 600x600mm Acoustic Tiles, Painted
- 5. INTERIOR DOORS: 2100x900mm Solid Core, Painted
- 6. INTERIOR WINDOW FRAMES: 60mm Aluminium, Painted
- 7. INTERIOR WINDOW GLASS: 6mm Clear Glass
- 8. EXTERIOR WALLS: 120mm Brickwork, Rendered & Painted
- 9. EXTERIOR WINDOW FRAMES: 60mm Aluminium, Painted
- 10. EXTERIOR WINDOW GLASS: 6mm Clear Glass
- 11. EXTERIOR FLOORING: 1200x2400mm Concrete Slabs, Painted
- 12. EXTERIOR ROOFING: 1200x2400mm Concrete Slabs, Painted
- 13. EXTERIOR CLADDING: 1200x2400mm Plyboard, Painted
- 14. EXTERIOR CLADDING: 1200x2400mm Plyboard, Painted
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- 49. EXTERIOR CLADDING: 1200x2400mm Plyboard, Painted
- 50. EXTERIOR CLADDING: 1200x2400mm Plyboard, Painted

5 - 15 LIDGATE AVE ROWVILLE APPENDIX B



TP - SHADOW DIAGRAM @ 9am

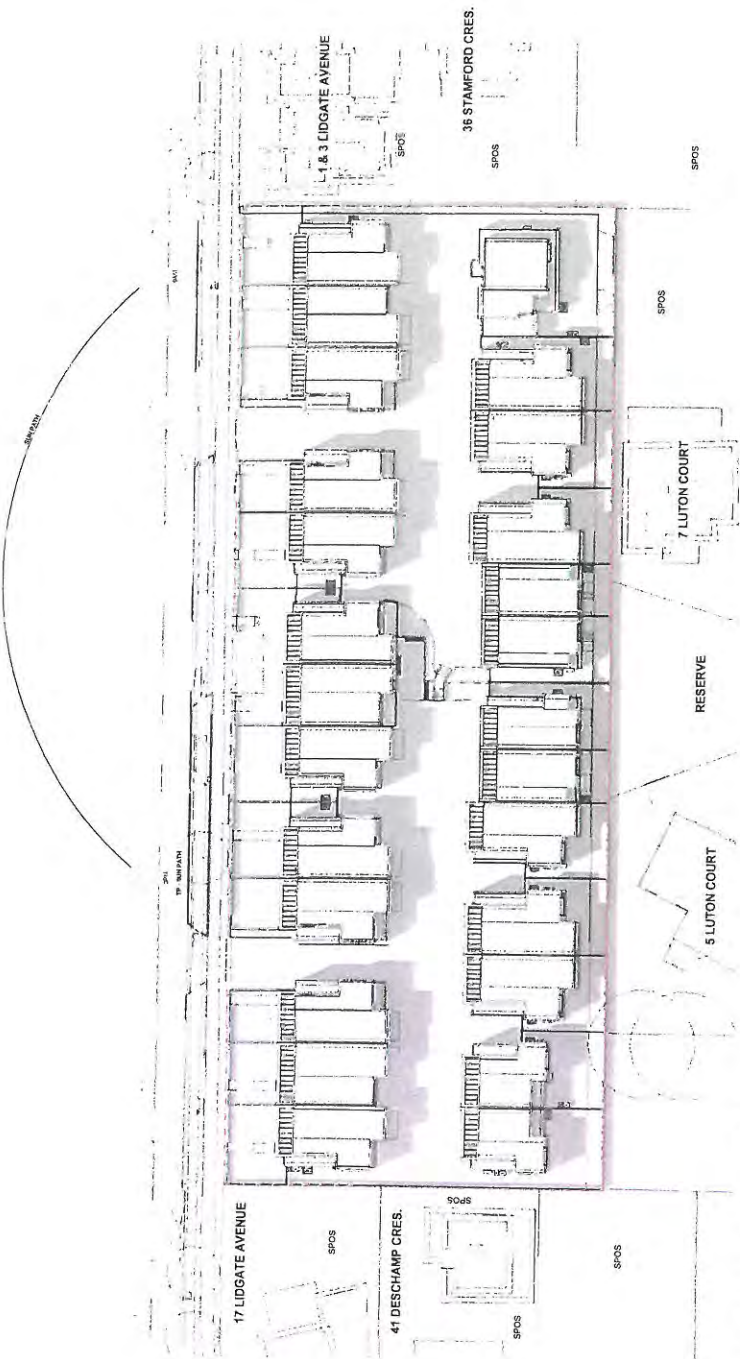
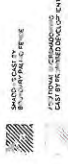


TP - SHADOW DIAGRAM @ 10am

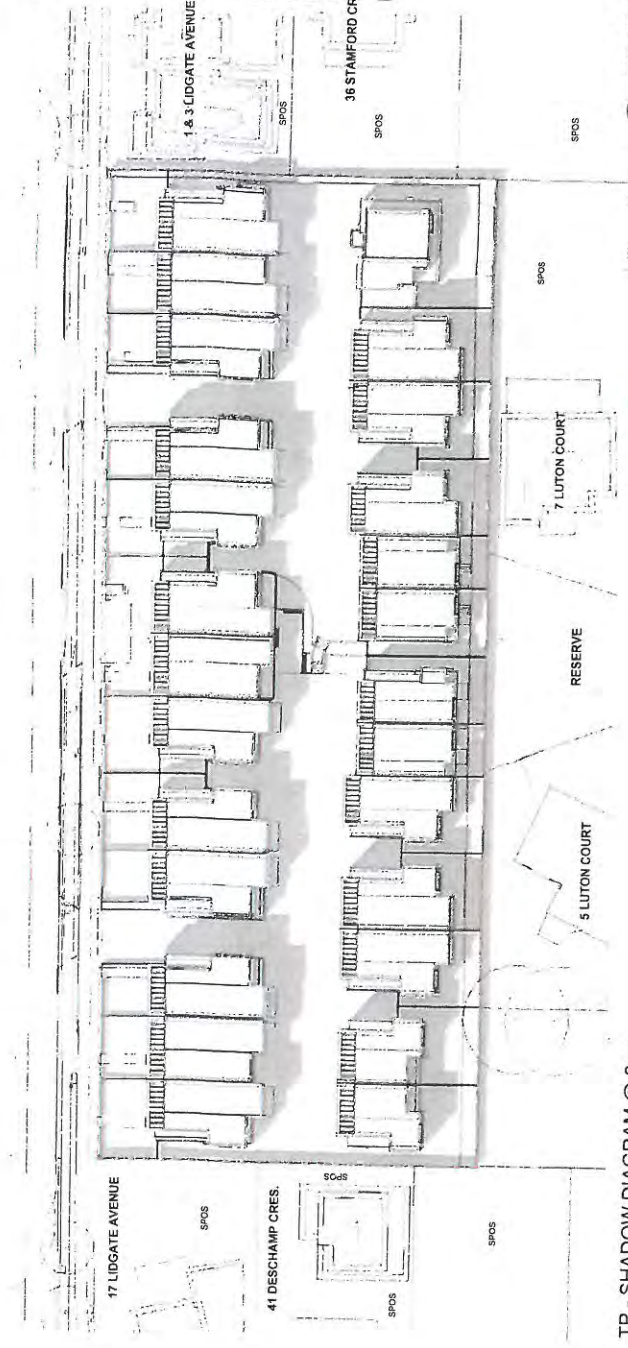
5 - 15 LIDGATE AVE ROWVILLE APPENDIX B

SHADOWS TAKEN AT SPRING EQUINOX 22nd SEPTEMBER

LEGEND



TP - SHADOW DIAGRAM @ 1pm



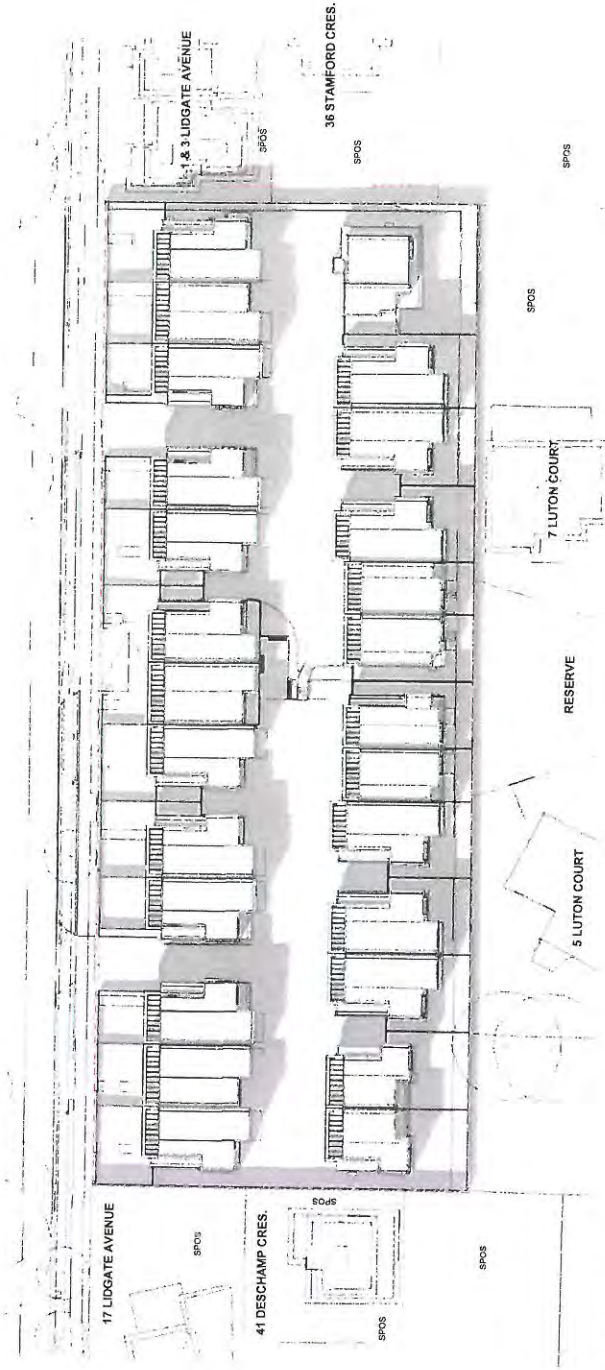
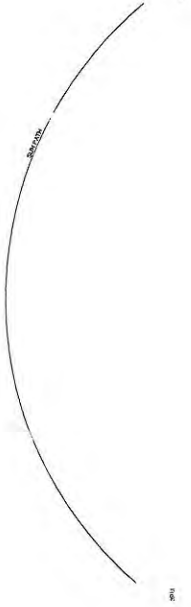
TP - SHADOW DIAGRAM @ 2pm

5 - 15 LIDGATE AVE ROWVILLE APPENDIX B

SHADOWS TAKEN AT SPRING EQUINOX 22nd SEPTEMBER

LEGEND

-  SHADOWS CAST BY BOUNDARY FENCE
-  SHADOWS CAST BY 1.5m TALL FENCE
-  SHADOWS CAST BY 1.5m TALL FENCE



TP - SHADOW DIAGRAM @ 3pm

5 - 15 LIDGATE AVE ROWVILLE APPENDIX B



TP - North Elevation



TP - Internal South Elevation



TP - Internal North Elevation



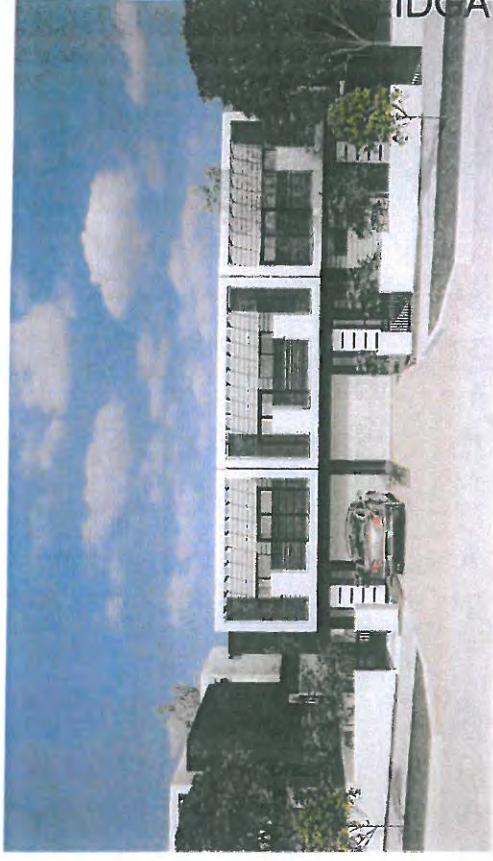
TP - South Elevation



TP - East Elevation



TP - West Elevation



MATERIALS & FINISHES SCHEDULE

1 RENDERED WALL SILKA Natural Finish	4 SECTIONAL GARAGE DOOR 150x150 Coloured Night Sky	6 TIMBER FEATURE COLLINGS 150x150 Coloured Night Sky	9 PAINTED (S) DOWNPIPES Colours to match (supplied walls) (Applies to all instances)	12 FEATURE FRONT GABLE Coloured Night Sky	F - FIXED GLAZING
2 LIGHTWEIGHT CLADDING 150mm Horizontal Profile Coloured Night Sky	4b SECTIONAL GARAGE DOOR Nubler profile Coloured Tone	7 WICKER/FIBRE Coloured Monument (Applies to all instances)	10 BALUSTRADE Vertical Timber Slats - Black, perforated	13 FEATURE FENCE Vertical Timber Slats Coloured Night Sky	O.G - OBSCURED GLAZING GB - GLASS BALUSTRADE
3 LIGHTWEIGHT CLADDING 150mm Horizontal Profile Coloured Tone	5 FEATURE ENTRY DOOR Medison 104 Coloured Summit	8 SHEET ROOFING/GUTTERS Coloured Summit	11 PAINTED PRIORITY SCREEN Coloured Summit (with a maximum transparency of 25%)		

REVISION

DATE	AMENDMENTS	BY	REV
21.09.2024	Finalisation	A	IV

1:100 A1
1:200 A3
DATE 29/06/16

TP 09
REV A



7. PUBLIC QUESTION TIME

Following the completion of business relating to Item 6, City Development, the business before the Council Meeting will now be deferred to consider questions submitted by the public.

ALL WARDS**8.1 2015-16 ANNUAL REPORT**

SUMMARY: *Manager – Governance and Innovation (Fleur Cousins)
and Manager – Finance and Property Services
(Dale Monk)*

Council's Annual Report for the 2015-16 financial year has been presented to the Minister for Local Government in accordance with the Local Government Act 1989. The Annual Report is now presented to Council in accordance with the Act as per Appendix A.

RECOMMENDATION

1. That Council consider and receive the 2015-16 Annual Report as presented to this meeting in accordance with Sections 131 and 134 of the *Local Government Act 1989*; and
2. That the 2015-16 Annual Report be made available via Council's website, customer service centre and libraries.

1. INTRODUCTION

Section 131 of the *Local Government Act 1989* requires Council to prepare and approve an Annual Report containing:

- a) a report of its operations during the financial year
- b) audited financial statements for the financial year
- c) a copy of the audited performance statement prepared under section 132
- d) a copy of the report on the performance statement prepared under section 133
- e) any other matter required by the regulations

Council, at its meeting on 23 August 2016, received the final status report of actions to achieve the Annual Plan of 2015-16. This report forms the basis of the Annual Report for presentation to the Minister for Local Government. At this meeting, Council also approved in principle the year-end financial statements and the performance statement in advance of the Auditor-General's consideration.

Final audit reports on the financial statements and performance statement were received from the Auditor-General on 30 August 2016 and the Annual Report was submitted to the Minister for Local Government on 27 September 2016, in accordance with the requirements of the Act.

Once submitted to the Minister for Local Government, section 134 of the Act requires Council to consider the Annual Report at a meeting of Council as soon as practicable. The Annual Report is now presented to this Ordinary meeting of Council for consideration.

8.1 2015-16 Annual Report (cont'd)

Council has given public notice that the Annual Report has been prepared and can be inspected, and that it is to be considered at the ordinary meeting of Council scheduled for 18 October 2016.

2. DISCUSSION

In addition to fulfilling statutory obligations, the report of Council's performance for 2015-16 provides an opportunity to report to the Knox community about Council services and initiatives during the year. The Annual Report continues to be produced in a primarily electronic format available through the Knox City Council website, with hard copies provided by request. The report is structured in several sections:

- Introduction: includes highlights and challenges of 2015-16, CEO's message, Council's vision, values, and information about Council, Councillors and the organisation.
- Performance section: describes Knox's planning framework, and outlines the services, achievement of the Annual Plan 2015-16 and Council Plan 2013-2017 by Themes. The service performance indicators of the Local Government Performance Reporting Framework (LGPRF) are also included in this section. The Financial Performance and Sustainability Indicators are included in the Performance Statement. The LGPRF Governance and Management Checklist is included in the governance and statutory information section of the report.
- Governance and statutory information: captures annual statutory reporting requirements including reporting against various acts and regulations, Councillor meeting attendance, documents available for inspection, audit operations and the governance and management checklist.
- Performance statement: this is the statement prepared under sections 132 and 133 of the Act and reports on the Local Government Performance Reporting Framework. The regulations require explanation of any material variations for all relevant indicators. Materiality thresholds have been set at +/- 10%, however commentary was given to all indicators to provide further context to the results. The performance statement has received an unqualified report from the Auditor-General's office.
- Financial statements: contains the financial statements as well as a guide to assist readers to understand their nature and content. These statements have received an unqualified report from the Auditor-General's office.

8.1 2015-16 Annual Report (cont'd)

3. CONSULTATION

Under sections 131 and 134 of the *Local Government Act 1989*, Council is required to advertise that the 2015-16 Annual Report will be considered at an open meeting of Council after the report has been submitted to the minister. This was publicised in the Knox Leader on Tuesday, 4 October 2016. The Annual Report is also available from Council's customer service centre, libraries and website.

4. ENVIRONMENTAL/AMENITY ISSUES

Information about Council's achievements and aspirations for the environment are contained in the 2015-16 Annual Report.

Producing the report in a primarily electronic format also saves significant paper resources and printing costs.

5. FINANCIAL & ECONOMIC IMPLICATIONS

An overview of Council's financial performance is presented in the 2015-16 Annual Report. In the Annual Report, there is a guide for the reader on how to understand the detailed financial report which includes audited financial and standard statements.

The financial position of Council is a healthy one and the audit has been passed without qualification by the Victorian Auditor-General's office.

6. SOCIAL IMPLICATIONS

Information about Council's achievements and aspirations for the community and social impacts are contained in the Annual Report 2015-16. This includes a summary of Council's ongoing engagement with the community, and initiatives highlighted within the objectives of the Council Plan 2013-17.

7. RELEVANCE TO CITY PLAN 2013-17 (INCORPORATING THE COUNCIL PLAN)

Publication of the Annual Report is a key mechanism for ensuring Council's transparency and good governance, and supports achievement of objectives under Theme Five of the City Plan: Democratic and Engaged Communities.

The 2015-16 Annual Report sets out Council's performance against the Annual Budget 2015-16 and provides a progress report for the Council Plan 2013-17.

8.1 2015-16 Annual Report (cont'd)**8. CONCLUSION**

The 2015-16 Annual Report is a key mechanism enabling Council to provide performance information to the Knox community, as well as meeting statutory requirements. It provides information about Council's achievements and progress, as well as detailed information about the financial performance of Council.

9. CONFIDENTIALITY

There are no issues of confidentiality associated with this report.

Report Prepared By: *Manager – Governance and Innovation (Fleur Cousins)*
Manager – Finance and Property Services (Dale Monk)

Report Authorised By: *Director – Corporate Development (Joanne Truman)*

8.1 2015-16 Annual Report (cont'd)

Appendix A - Annual Report 2015-16 is circulated under separate cover and is available on Knox City Council's website

<http://www.knox.vic.gov.au/files/Plans/Knox-City-Council-Annual-Report-2015-16.pdf>

ALL WARDS**9.1 WORKS REPORT AS AT 29 SEPTEMBER 2016**

SUMMARY: *Coordinator – Capital Works (Gene Chiron)*

The Works Report shows projects on Council's Capital Works Program and indicates the status of each project as at 29 September 2016.

RECOMMENDATION

That the works report, as at 29 September 2016, be received and noted.

1. INTRODUCTION

This report summarises Council's Capital Works Program for the 2016/2017 financial year. The aim of this report is to provide a regular and succinct status summary of each project over the last month. The Capital Works Report, as of 29 September, is attached as Appendix A.

Report Prepared By: *Coordinator – Capital Works (Gene Chiron)*

Report Authorised By: *Director – Engineering & Infrastructure
(Ian Bell)*

Project No.	Project Name	Total Approved Budget
1	Bridges Renewal Program Contractor has been awarded the contract to design the renewal works needed at the Forest Road Pedestrian Bridge. Once design has been completed, tenders will be called for construction in November / December.	\$350,000
4	High Risk Road Failures Programming of major patching and overlay works in Forest Road between Myrtle Crescent and Olivebank Road planned for November.	\$500,000
7	Road Surface Renewal Program Program is progressing well considering the wet weather. 20 streets have been completed and concrete preparation works on the remaining program are ongoing.	\$3,640,000
8	Drainage Pit and Pipe Renewal Program Works currently in progress in Aisbett Avenue, Pleasant Road and Norton's Lane. Program progressing well considering the bad weather.	\$1,560,000
9	Footpath Renewal Program Program progressing on schedule. Works are being programmed alongside Road Resurfacing concrete works.	\$1,500,000
10	Bicycle / Shared Path Renewal Program Works have just commenced along Scoresby Road, outside Fairhills Secondary School. Works are scheduled to be completed before the end of the September school holidays.	\$500,000
16	Building Renewal Program Program 10% committed/expended. Works nearing completion/expected to commence in October include Carrington Leisure Centre - structural rectification works, Civic Centre - boiler replacement, Bena Angliss Preschool - internal painting, Billoo Park MCHC - internal painting, Alchester Village Preschool - internal painting and Alchester Village Playgroup - internal painting.	\$4,300,000
17	Playground Renewal Program Streeton, Ashbrook playgrounds to be completed in coming weeks. Row, Arcadia, Ronald/Paisley, Icarus and Kings Park playgrounds nearing completion. Pinehill playground construction to start shortly. Design brief sent out for Raphael, Pickett, Eildon, Windermere, Park Ridge, Balmoral and Harrow design. Design works to commence in October. Dobson Street and Alchester playgrounds to be renewed in conjunction with complementary works at these locations. Alchester construction works to commence early October.	\$1,412,146
22	Fire Hydrant Replacement Program First payment due in December.	\$123,000
24	Carpark Renewal Works on the Mariemont Preschool carpark were completed over the September school holidays.	\$640,931
25	Plant & Machinery Replacement Program Renewal Program underway with 12% of funds committed.	\$2,787,000
26	Street Tree Replacement Program Audit works for 2016/17 works underway. Removal works to be undertaken in February 2017.	\$485,454

Project No.	Project Name	Total Approved Budget
31	Stamford Park Redevelopment Stage 1 of the homestead stabilisation works will commence in early October. Works are underway to prepare for the relocation of the Men's Shed and to scope the remainder of the homestead restoration and services work. Concept design for the parklands is currently out for tender and will be undertaken over the coming months.	\$4,440,820
43	Shade Sails & Play Structure Maintenance Tracking as expected at this time of year.	\$38,500
104	Roadside Furniture Renewal Program Renewal works at the Army Road retaining wall to commence in October 2016.	\$60,000
147	Energy & Greenhouse Program for Council Facilities Scoping for 2016/17 projects currently underway.	\$60,000
229	Building Code Australia Compliance Program 5% committed/expended. Full program of works will be created once audit data has been provided by Essential Safety Measures Contractor and Building Services.	\$100,000
289	CSR Quarry Reserve - Implementation Stage 4 Contract has been packaged with the sealing of Quarry Road. Contract works within the reserve is progressing satisfactorily. Pathway formation completed with concreting delayed due to poor site conditions. Viewing platforms and boardwalk structure nearing completion. Works overall approximately 60% complete. Survey for eastern part of reserve (next to 24 Quarry Road) planned for early 2017.	\$500,937
345	Asbestos Removal Planning for current financial year projects is in progress and full program is expected to be created by December.	\$100,000
347	Miscellaneous Industrial Roads - Pavement Rehabilitation Works have recently been completed in Jaydee Court, Rowville. Works are programmed over November / December.	\$250,000
409	Parks Furniture Renewal Furniture purchased, arrival time is November. Installation to occur between December 2016 and April 2017.	\$67,000
410	Parks Signage Renewal Signage renewal audits for passive reserve requirements are complete, with first stage of renewals to commence in November.	\$20,000
412	Water Sensitive Urban Design Renewal Colchester Wetlands: Detail design nearing completion with plans to be finalised following receipt of feedback. Tender documents to then be prepared.	\$332,613
441	Tim Neville Arboretum Renewal Project packaged with project 412 - WSUD renewal and 751 - Tim Neville Arboretum lake structure upgrade. Contract works approximately 95% complete. Adverse weather conditions have significantly impacted progress of works. Majority of site reinstatement works completed. Delivery of specialised mesh decking is now expected early October with surrounding paving to follow once the decking installation is completed. Anticipate completion of works by mid/late October.	\$534,108

Project No.	Project Name	Approved Budget
443	Reserves Paths Renewal Works program has been prepared. Works are scheduled over October/November/December.	\$50,000
455	Parks Crescent, Cypress Avenue, Boronia - Drainage Upgrade Detailed design is progressing with completion scheduled for late November. Construction of the project on hold pending resolution of Boronia Park drainage plan.	\$189,738
459	Dobson Street Reserve Retarding Basin Contractor appointed but commencement of works on site delayed due to permit approval process.	\$621,628
492	Food Act Compliance - Kitchen Retrofitting Scope of works to be confirmed in October for March/April 2017 works.	\$25,000
494	Cathies Lane - Landfill Rehabilitation Works Tonkin & Taylor undertaking landfill gas monitoring. Landfill Rehabilitation Plan, Aftercare Management Plan and Hydrogeological Assessment submitted to EPA on 1 October 2015 to address PAN requirements. Capping rehabilitation works completed in April. Drainage improvement works underway. Recommendation from consultant's investigations is that there is no current requirement to lower leachate at the site. Investigations being undertaken to improve efficiency of existing gas extraction system through clean out of selected wells. EPA have issued a draft Post Closure Pollution Abatement Notice which will govern the management of the site.	\$0
495	Fencing Replacement in Early Years Facilities - Scope and Implementation Works program will be finalised in late September with works to be completed in January school Holidays.	\$24,000
497	Coonara Stone Cottage - Structural Failure Rectification Project completed.	\$31,788
516	Rumann and Benedikt Reserves - Open Space Upgrade Detail design for Picnic Shelter and Hardcourt area being undertaken to enable construction in First half of 2017.	\$200,000
529	Dobson Park - Water Harvesting System Construction 98% complete. Commissioning of pumps and power completed. Feedback provided back to contractor. Awaiting final practical completion date by early October.	\$51,678
532	Sheffield and Basin Olinda Roads, The Basin - Water Sensitive Urban Design Project completed.	
536	Parkland Asset Renewal Works for Sasses Avenue LATM Renewal, Knox Dog Park & Passive Reserve Planting Renewals all complete. Boronia Road Garden Renewals, Knox Netball Centre and Ferntree Gully Community Centre works to commence between November 2016 and June 2017.	\$60,000
537	Bush Boulevard Renewal Scoping for further Kelletts Road works currently underway. Works to commence between November 2016 and March 2017.	\$30,000

Project No.	Project Name	Total Approved Budget
543	Llewellyn Park - Landfill Rehabilitation Works Tonkin & Taylor undertaking landfill gas monitoring. Completed Landfill Rehabilitation Plan, Aftercare Management Plan and Hydrogeological Assessment submitted to EPA on 31 August 2015 to meet PAN requirements. Capping rehabilitation works commenced May and are continuing, being hampered by wet weather. Anticipate completion by March 2017. It has been determined that a landfill gas extraction system is required. A detailed design will be prepared and implemented over the next twelve to eighteen months. Information bulletin was distributed to surrounding residents in May. Post Closure Pollution Abatement Notice issued in June.	\$0
566	Artwork Renewal Ongoing renewal program of Placemaker legacy artworks.	\$20,000
576	Early Years Facility Emergency Warning System Planned sites being scoped and costed for planned January and March holiday implementation.	\$50,000
584	Tormore Reserve - Masterplan Development Detail design for next stage of works to commence in October.	\$200,000
587	Upper Ferntree Gully Neighbourhood Activity Centre - Design Anticipated project stages & timing beyond June 2017: Design Development & Construction Documentation - 1 May to 30 September 2017; Tender - 1 October to 30 December 2017; Construction incl. Public Art - April to October 2018.	\$473,153
589	Knox Early Years (KEYs) Online Post implementation complete.	\$27,411
593	Marie Wallace Park - Masterplan Development Following completion of works, temporary fence to be taken down end of September. Some minor works to be carried out to finalise Stage One.	\$914,102
607	Ashton Road, FTG - Reconstruction Have packaged contract with Kingston Street & Mountain Gate Drive projects. Contractor appointed, Possession of Site provided and works now well underway. Site prepared for Kerb & Channel works with around 30% of length poured.	\$452,285
608	Kingston Street, FTG - Reconstruction Have packaged contract with Ashton Road & Mountain Gate Drive projects. Contractor appointed, Possession of Site provided and works now well underway. Site prepared for Kerb & Channel works with around 50% of length poured.	\$393,301
609	Mountain Gate Drive, FTG - Reconstruction Have packaged contract with Kingston Street & Ashton Road projects. Contractor appointed. Possession of Site provided and works in Mountain Gate Drive not expected to commence until the majority of works within Ashton Road & Kingston Street are complete.	\$526,116
610	Elm Street, Bayswater - Reconstruction Construction contract packaged with Maple Street and Orange Grove. Contract works are essentially completed with Practical Completion inspection on hold until works in Orange Grove are completed.	\$447,079
611	Orange Grove, Bayswater - Reconstruction Construction contract packaged with Maple Street and Elm Street. Contract works are close to completion with kerb & channel works almost complete with driveway infills and asphalt to follow.	\$397,031

Project No.	Project Name	Total Approved Budget
612	Maple Street, Bayswater - Reconstruction Construction contract packaged with Elm Street and Orange Grove. Contract works in Maple Street are essentially complete with Practical Completion inspection to follow on completion of works in Orange Grove.	\$263,583
618	Rubber Rock Removal in Child Care Centres Scope of works will be finalised by early October for works to be undertaken in December/January school holidays.	\$60,000
622	Walker Reserve - Stage 2, Wantirna South Netball Club consulted regarding plans. Contract has been advertised with tenders closed on 27 September. Expect contractor to be appointed by mid October.	\$320,000
628	Boronia Library - Scope and Concept Project on hold, subject to wider precinct deliberations.	\$71,782
630	Early Years Hubs - Bayswater Design development, including Landscape Design will be completed by early October.	\$650,000
638	Karoo Road, Rowville - Design Detailed Design for bus stop at southern end of Karoo Road (near Valleyview Drive) completed. Detailed Design for remainder of Karoo Road nearing completion with internal consultation underway with Traffic & Transport, Stormwater and Biodiversity. Awaiting outcome on discussion so design detail may be finalised.	\$644,791
648	Row Reserve, Rowville - Development Plan Detailed Design for hardcourt area and picnic shelter being undertaken for construction in first half 2017.	\$100,000
649	Scoresby (Exner) Reserve - Masterplan Design Development progressing and to be finalised mid October 2016.	\$250,000
655	Entry Signage - Scope and Concept Signage installed. Project complete.	\$3,500
660	Mountain Highway (No. 598), Bayswater Drainage - Design Geotechnical Report of the site has been finalised. Consultant has submitted the draft Detailed Design. Council in process of reviewing the design.	\$23,967
664	Storm Water Harvesting - Concept Designs Sportsturf Consultants have provided their final report which has reviewed the stormwater harvesting and warm season grasses upgrade program. Stakeholder departments are currently reviewing.	\$62,961
667	Dobson Creek Catchment - Streetscape Water Sensitive Urban Design Melbourne Water, University of Melbourne and Council are working together to analyse the overall impact of the completed WSUD works within the Dobsons Creek catchment to find optional water quality treatment sites for the construction for additional WSUD project and improvement works.	\$203,402
668	Knox Active Aging Management System (KAAMS) System went live July. Phase 2 underway.	\$212,595
675	Public Art Projects The Draft Public Art Strategy is being finalised and will be presented to the Council for consideration in early 2017. This will then inform plans for specific public art projects in the future from 2017-18. A specific public art piece will not be delivered during 2016-17.	\$119,658

Project No.	Project Name	Total Approved Budget
689	Lewis Park Oval 1 Renewal Detailed design completed. Construction deferred to 2017/18. User groups consulted.	\$20,000
699	Miller Road/Dorrigo Drive Traffic Treatment Project has been completed.	\$4,964
704	Mountain Highway footpath connection 4 Preliminary discussions have been held with the developers of 1268 Mountain Highway about the proposed footpath. To avoid foreseeable damage to the footpath, works will not be undertaken until construction works at the front of the property have been completed. No firm details are available as to when development will occur.	\$80,000
707	Practice wickets /sports reserve assets / tennis courts / netball courts Tormore cricket nets in concept design stage. Work at Chandler netball courts is scheduled to commence in March 2017.	\$225,000
708	Cricket run ups and goal squares Seebeck Reserve identified for minor works around cricket pitch. Quotes being obtained.	\$20,000
710	Colchester Reserve Rugby Pitches Contract works approximately 55% complete. Project has been significantly delayed due to adverse weather. Basic earthworks are complete with topsoiling to follow. Following this, sprinkler and AG drain works will follow.	\$457,230
712	Tennis Court Renewals Rita Mathews TC: Contract works are well underway with works approximately 60% complete however delayed due to adverse weather. Fencing has been erected, retaining wall constructed, drainage, sprinklers, cabling and lights installed and sub-base graded. Waiting for sustained good weather to allow works to continue.	\$235,065
713	Sports Facility Lighting Renewal H V Jones lighting is complete. Knox Park BMX scheduled to be completed in October.	\$36,500
714	Family and Children Services Softfall Program List of facilities will be finalised in September for works to be undertaken in December/January School holidays.	\$25,000
716	Early Years Hubs - Wantirna South Detail Design progressing as per scheduled timeframe.	\$6,578,222
717	Knox Central Package Negotiations to acquire the Westfield parcels future road corridor and delivery of Knox Central Masterplan are recommencing in October 2016. The Operations Centre land has settled with residual funding to remain allocated to the project in the event that a second overflow parcel is required.	\$11,585,000
718	Bulk Replacement of Street Lights with LED Implementation underway. Over 3,000 lights have already been installed.	\$6,071,446
721	Eildon Park Reserve (Pavilion upgrade), Rowville - Design Due to room in the budget capacity after initial tender evaluation, an increased scope of works is underway, with all tenderers being invited to provide pricing on extra works. This process is due for completion by early October.	\$658,969
724	Knox (Interim) Library Detailed design on hold pending further discussions with Westfield.	\$678,520

Project No.	Project Name	Total Approved Budget
725	Placemakers Site - Design Design to be finalised for works to replace the fire damaged premise to progress to building works in mid to late 2017.	\$222,263
727	Knox Community Arts Centre - Outdoor Furniture Investigating the opportunity to further improve the outdoor space at KCAC. Works to be carried out late October.	\$12,000
733	Preschool Office/Storage - Minor Works List of facilities finalised for works to be undertaken in December/January school holidays.	\$70,000
735	Family & Children Services Buildings Door Jamb Protectors Final list of facilities to be confirmed in September for works to be undertaken in December/January and March/April school holiday period.	\$25,000
738	The Basin Progress Hall - Stage 4 of 4 Works will be completed by early October. Inclement weather has had a significant impact on works.	\$72,501
743	Quarry Road, Upper Ferntree Gully Contract has been packaged with the CSR Quarry Master-plan project. Contract works for Quarry Rd are approximately 80% complete with first layer of asphalt installed and 60% of shared pathway constructed along with mass planting of nature-strip. Indented parking bays are prepared ready for concreting. After temporary closure, road has been re-opened and remaining works will be managed through normal Traffic Management processes.	\$456,263
746	Revegetation Plan Scoping and planning project. Plant list being prepared. Site preparation commencing in December.	\$100,000
747	Chandler Park, Boronia - Masterplan Implementation Multi purpose activity area and play space tenders being assessed.	\$368,169
749	Fairpark Reserve, FTG - Masterplan Implementation Tender assessment in progress, project to be awarded to contractor early October.	\$240,609
750	Basin Triangle Reserve, The Basin - Masterplan Implementation Section of the works to be completed by Mid October by Knox Construction Department.	\$95,450
751	Tim Neville Arboretum - Lake Structure Upgrade Project packaged with Project 441 - Tim Neville Arboretum Masterplan Implementation, Project 751 - TNA Lakes Upgrade & Wetland system and Project 529 - Dobson Park Stormwater Harvesting. Contract works approximately 95% complete. Adverse weather conditions has significantly impacted progress of works. Majority of extensive site reinstatement completed. Delivery of specialised mesh decking is now expected by early October with surrounding paving to follow once the decking installation is completed. Anticipate completion of works by mid October.	\$150,000
752	Mountain Gate Shopping Centre Reserve - Design At Design Development stage with design to be put out to community consultation late October.	\$19,425
755	Talaskia Reserve, Upper Ferntree Gully - Design Masterplan endorsed by Council on 13 September.	\$100,000
756	Heany Park, Rowville Construction works completed awaiting for a custom seat to be installed for Practical Completion certificate to be issued.	\$73,741

Project No.	Project Name	Total Approved Budget
757	Carrington Park, Knoxfield - Masterplan Next Stage of path works to be undertaken in October.	\$150,000
758	Jenola Parade Masterplan Implementation New shelter/drainage on site is being further developed. Construction of shelter to commence late October.	\$41,332
759	Alchester Village - Masterplan Implementation Construction works to commence in October.	\$89,600
760	Alchester Village Park Masterplan Construction works to commence in October.	\$60,000
761	Dandenong Creek Gateways - Revegetation of Strategic Road Corridors Project to commence December.	\$49,620
762	Dobsons-Clyde Street Flood Retarding System - Design Refer to Project No. 459.	\$0
763	Boronia Road Overland Flowpath - Design Project is being delivered in conjunction with Project No. 455 (Park Crescent, Cypress Avenue - Drainage Upgrade). Refer to No. 455 for comments on progress.	\$550,000
765	Alchester Village Shopping Centre - new toilet block Construction is well progressed and expecting early October completion.	\$135,200
768	Wantirna Mall Toilets Structural works completed, fitout commenced. Works have been impacted by inclement weather, but completion expected by early October.	\$116,530
769	Mint Street, Wantirna – Dandenong Creek Wetland Construction Awaiting final review of plans. Project to be packaged with Cash Fues Place Wetland System and planned to be tendered by end of October.	\$400,000
771	Colchester Road, Boronia – Wetland and Raingarden Refer to Project No. 412.	\$40,000
773	Suffern Avenue (Waldheim Street) Wetland Draft Detailed Design completed and in process of review.	\$373,979
775	Alchester Village Lighting Project Park lighting works are complete and awaiting power connection by Ausnet. Street lighting upgrade works are being undertaken by Ausnet and are due for completion by November.	\$91,775
785	Printer Upgrade Working with Procurement Australia for quotation and evaluation process.	\$78,107
786	Micro Soft Office Upgrade Microsoft Office 2016 has been deployed to the Pilot Group on Monday 19th September, 2016. It is expected that the upgrade will happen late November / early December for the rest of the organisation.	\$150,000
787	Website Development Project on hold awaiting resources.	\$36,000

Project No.	Project Name	Total Approved Budget
788	Electronic Record System Upgrade (Project Phoenix) Servers have been built. The vendor is onsite working with the project team to install the Software. Workshops have been held to configure the system in preparation for user acceptance testing.	\$743,038
789	Facilities Booking Review/Upgrade Implementation kick off October.	\$35,800
791	Server Infrastructure Due for implementation October.	\$198,500
792	PC Rollout Roll out complete.	\$80,000
793	Non Leased Software and Hardware Awaiting resources to continue this project.	\$100,000
794	Switch Replacement Program (Leased) Part of the WAN upgrade, project commenced project plan being developed.	\$38,000
796	Park Crescent, Boronia - Reconstruction Project packaged with Erica Avenue and Woodvale Road and contract advertised from 17 September with tenders closing on 11 October. Expect to be presented to November Council meeting.	\$240,000
797	McMahons Road, Ferntree Gully - Reconstruction Project deferred due to potential development of Norvel Quarry site likely to adversely affect road.	\$240,000
798	Woodvale Road, Boronia - Reconstruction Project packaged with Erica Avenue and Park Crescent and contract advertised from 17 September with tenders closing on 11 October. Expect to be presented to November Council meeting.	\$210,000
799	Windermere Drive, Ferntree Gully - Reconstruction Detailed Design 95% complete with design review to follow.	\$350,000
800	Smithfield Square, Wantirna - Reconstruction Detailed design and design review completed.	\$210,000
801	Sasses Avenue, Bayswater - Reconstruction Detailed Design 95% complete with design review to follow.	\$240,000
802	Erica Avenue, Boronia - Reconstruction Project packaged with Park Crescent and Woodvale Road and contract advertised from 17 September with tenders closing on 11 October. Likely to be presented to November Council meeting.	\$240,000
803	Macquarie Place, Boronia - Reconstruction Detailed Design and design review completed. Assessing responses to questionnaire survey with businesses to assist in structuring construction methodology.	\$210,000
804	Dorset Road (169), Boronia - Flood Mitigation Site surveyed. Scheduled to assess required scope with internal stakeholders in early October.	\$77,000

Project No.	Project Name	Total Approved Budget
806	Cash Fues Place, Wantirna – Dandenong Creek Wetland Design Awaiting final review of plans. Project to be packaged with Mint Street wetland system and expect to be tendered towards end October.	\$65,000
809	Bayswater Activity Centre Streetscape Improvements Design works for Mountain Hwy streetscape is at 95% complete stage and in preparation for issue for construction. Initial cost estimate for works has been prepared with cost of undergrounding power works still to be finalised. A Deed of Agreement between LXRA and Council is being drafted for sign off by CEO as per Council resolution.	\$1,700,000
812	Asset Management System Implementation Project planning commenced.	\$20,000
813	Information architecture design and planning Digital ICT strategy underway for delivery in October/November.	\$75,200
814	Standard Operating Environment Upgrade Pilot program underway.	\$70,000
815	Pathway Smartclient implementation Project planning underway, infrastructure in place ready for implementation, due to be upgraded in November.	\$87,300
816	ePathway Payment enhancements/extension Upgrade scheduled for Late October.	\$70,000
817	WAN Upgrade Project planning underway. Project team working with the vendor to schedule work.	\$100,000
818	DRP Update and full test Implementation of offsite DR site to be commenced with Manningham in early 2017.	\$100,000
819	IT Security Audit (policies & procedures) Scheduled for March 2017.	\$40,000
820	Mobile phone refresh (iPhone) To be commenced in November.	\$20,000
821	Nimble Scheduled for December 2016.	\$90,000
822	Security, Email Filtering and Firewall Project underway as part of the WAN upgrade, to be completed March 2017.	\$120,000
823	DCI - Air Conditioner Design and strategy project planning underway.	\$100,000
824	VESDA Fresh Air Unit Strategy plan underway in conjunction with DCI air conditioner project.	\$2,000
825	Microsoft Licensing (True Up) Scheduled for March/April 2017.	\$150,000
826	Microsoft SQL Licence This will be undertaken in March/April 2017.	\$220,000
827	Microsoft SharePoint Upgrade Design and strategy plan to commence in March 2017.	\$100,000

Project No.	Project Name	Total Approved Budget
828	New Licences - HelpMaster Pro This will be undertaken in March/April 2017.	\$2,500
829	Knox Community Art Centre, Bayswater Quotations for furniture replacement being obtained.	\$30,000
830	Park Ridge Reserve, Rowville - Oval Renewal Contract has been awarded.	\$440,000
831	Templeton Reserve, Wantirna - Oval Renewal Contract has been awarded.	\$260,000
832	Knox Gardens Reserve, Wantirna South - Oval 2 Renewal Tender evaluation meetings are underway. Additional information was requested and received by all tenderers. A contractor will be appointed by early October.	\$250,000
833	Knox Gardens Reserve, Wantirna South - Tennis Court Renewal Design scheduled to commence early in New Year with funding consideration to follow once estimate is finalised.	\$44,000
834	Oversowing of Sports Fields Batterham Reserve and Knox Park identified for oversowing again in 2017.	\$20,000
837	Westfield Library - Design Awaiting outcomes of discussions with Westfield.	\$200,000
838	Bayswater Community Hub - Scoping Project Plan developed with further discussion with Council at 13 September Issues Briefing. Advocacy material being prepared for presentation to State MPs.	\$120,000
839	Preschool Bathroom Upgrades, Scoping and Design Scoping works stage. Quotes will be organised in September for works to be undertaken in December/January school holidays.	\$60,000
840	Knoxfield Preschool - Bathroom Upgrade Quotations will be available by early October for project to be undertaken in December/January school holidays.	\$54,000
841	Knox Skate & BMX Park, New Floodlighting Quotes organised in September for commencement of works at Knox Park BMX in November.	\$70,000
842	Knox Athletics Track, Hammer Throw Cage Upgrade Survey underway and detailed design to commence in October.	\$60,000
843	Gilbert Park Reserve, Pavilion Upgrade Design due to commence second half of 2016/17. Awaiting scope confirmation from Baseball Victoria and Softball Victoria.	\$65,000
844	Score Boards - Design and Installation Applications received. Program will be finalised by early October.	\$350,000
845	Carrington Park Leisure Centre - Basketball Rings Works programmed to be complete by April 2017 (as part of Structural rectification project).	\$35,000
846	Knox Gardens Reserve - Lower Oval Shelters Scope of works to be finalised in October with works to be undertaken early 2017.	\$40,500

Project No.	Project Name	Approved Budget
847	Boronia Basketball Stadium - Safety Padding Confirmation of scope of works in October, project scheduled to be completed by February 2017.	\$65,000
848	Mariemont Preschool, Wantirna - Upgrade of Foyer and Office Space Works program being reassessed.	\$158,000
849	Repurposing Scoping of Facilities from Hub Projects. Scoping the future use of Family and Children's Services Child Care Centres is tracking on schedule. Once scoping is complete, information will go to Council for further advice.	\$50,000
850	Murrindal Playgroup, Rowville - Outdoor Blind Installation (Community Submission) Shade sail to be installed over the September/October school holidays.	\$3,450
851	Senior Citizens Centres - Facilities Development Plan Active Communities have engaged an external consultant - K2 Planning, to support a project to develop an asset development plan. Five existing Council Senior Citizens Centres are under review and the role includes incorporating recommendations for the redevelopment of one site into a multipurpose community facility to support greater community access and utilisation including intergenerational use.	\$85,000
852	Community Facilities Climate Control - Options Analysis Project scoping to commence October.	\$15,000
853	Aimee Seebeck Hall, Amenities Design Scoping works scheduled to commence in November.	\$10,000
854	Knox Community Gardens/Vineyard Pergola Upgrade Awaiting direction from Council before commencement.	\$10,000
855	Boronia Road, Wantirna - Footpath Works scheduled for November.	\$25,000
856	Boronia Road, Boronia - Footpath Feasibility Study Study due to commence survey in October in Boronia Road, Boronia between Edinburgh Road and Scoresby Road.	\$10,000
857	Rollings Road, Upper FTG - Footpath Works were originally scheduled for October but due to a petition being tabled with Council, it is now more likely that the project will be delivered in the second half of the financial year.	\$65,100
858	Ferntree Gully Road, Ferntree Gully - Footpath Works scheduled for December.	\$31,500
859	Mountain Highway, Wantirna - Footpath 3 Construction of this pedestrian connection was a condition of the Planning Permit issued for the Wantirna Rise development. The developer will be constructing this path at their cost. Consideration is being given to bringing forward a suitable high priority footpath project.	\$57,750
860	Bergins Road, Rowville - Footpath 3 Construction works scheduled for February 2017. Design to be revised to incorporate shared use width.	\$125,000
861	Beresford Drive/Colchester Road, Boronia - Channelised Right Turn Design completed and under review by Traffic & Transport through a Road Safety Audit. Awaiting on outcome before finalising plans.	\$70,000

Project No.	Project Name	Total Approved Budget
862	Burwood Highway, Wantirna - Shared Path 2 - Design Due to commence survey in December.	\$10,000
863	Fitzgerald Street, FTG - Streetlights A quotation is being sought from AusNet to undertake these works.	\$45,000
864	Lakeside Boulevard, Rowville - Pedestrian Refuge Works scheduled for October.	\$15,000
865	Mountain Highway, Boronia - Footpath Connection 2 Works scheduled for December.	\$20,000
866	Ferntree Gully Village Square - Masterplan Implementation Consultant engaged, at Design Development Stage.	\$100,000
867	Knox Regional Netball Centre, Ferntree Gully - Masterplan Project to commence late October.	\$55,000
868	H V Jones, Ferntree Gully Masterplan Implementation Project to commence in October.	\$45,000
869	Gilbert Park, Knoxfield - Masterplan Implementation Project brief being written to engage consultant in October.	\$30,000
870	Ferntree Gully Stormwater Masterplan The masterplan is progressing and in the collection phase.	\$20,000
871	Energy Performance Audit for Community Buildings Council has joined Yarra Ranges, Maroondah and Boroondara Councils on a joint procurement project to facilitate an Energy Performance Contract. An expression of interest for this project was advertised on the 17th of September.	\$120,000
874	Fulham Road, Rowville Reconstruction - Design Geotech investigation nearing completion. Due to commence survey in October.	\$30,000
875	Parkhurst Drive, Knoxfield Reconstruction - Design Geotech investigation nearing completion and due to commence survey in October.	\$45,000
876	Eastgate Court, Wantirna South Reconstruction - Design Geotech investigation nearing completion, survey completed and design underway.	\$25,000
877	Rosehill Street, Scoresby Reconstruction - Design Geotech investigation nearing completion with survey completed.	\$25,000
878	Alma Avenue, Ferntree Gully Reconstruction - Design Geotech investigation nearing completion and due to commence survey in October.	\$25,000
879	Winwood Drive, Ferntree Gully Reconstruction - Design Geotech investigation nearing completion and due to commence survey in October.	\$25,000
880	Helene Court, Boronia Reconstruction - Design Geotech investigation nearing completion and survey completed with Detail Design underway.	\$25,000
Total:		\$73,400,176

ALL WARDS**9.2 ASSEMBLIES OF COUNCILLORS**

SUMMARY: *Manager – Governance and Innovation (Fleur Cousins)*

This report provides details of Assembly of Councillors established under section 80A of the Local Government Act as required under section 80A(2) of the Act.

RECOMMENDATION

That Council

1. **Note the written record of Assemblies of Councillors as attached to this report.**
2. **Incorporate the records of the Assemblies into the minutes of the meeting.**

1. INTRODUCTION

Under section 80A(2) of the Local Government Act, the Chief Executive Officer must present a written record of an Assembly of Councillors to an ordinary meeting of Council as soon as practicable after an Assembly occurs. This written record is required to be incorporated into the minutes of the meeting.

Details of Assemblies of Councillors that have occurred between Monday 5 September 2016 and Sunday 2 October 2016 are attached to this report.

Report Prepared By: *Manager – Governance and Innovation
(Fleur Cousins)*

Report Authorised By: *Director – Corporate Development
(Joanne Truman)*

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 6/9/2016	
Name of Committee or Group (if applicable):	
Issues Briefing	
Time Meeting Commenced: 6:30pm	
Councillors in Attendance:	
Cr Tony Holland, Mayor	Cr Karin Orpen
Cr Peter Lockwood	Cr Lisa Cooper
Cr John Mortimore	Cr Darren Pearce
Cr Joe Cossari	Cr Nicole Seymour
Council Staff in Attendance:	
Tony Doyle	Peter Gore (Item 1 and 2)
Ian Bell	David Yeouart (Item 1 and 2)
Angelo Kourambas	Kathy Parton (Item 2 and 3)
Kerry Stubbings	
Joanne Truman	
Fleur Cousins	
Matters Considered:	
1. Alternative Building Structures - Community and Sporting Facilities	
2. Boronia Park, Boronia Library and Boronia Basketball Stadium	
3. State of Knox and Municipal Survey	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 8/9/2016	
Name of Committee or Group (if applicable): Knox Community Safety Advisory Committee	
Time Meeting Commenced: 9:30am	
Councillors in Attendance:	
Cr John Mortimore	
Cr Adam Gill	
Council Staff in Attendance:	
Lisette Pine	
Elizabeth Lim	
Jane Kuchins	
Sam Spooner	
Tony Justice	
Matters Considered:	
1. Discussion on the Upcoming Ice Forum	
2. Launch of Knox Mental Health Help Card	
3. Update on the Knox City Plan	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 13/9/2016	
Name of Committee or Group (if applicable):	
Special Issues Briefing	
Time Meeting Commenced: 7:35pm	
Councillors in Attendance:	
Cr Tony Holland, Mayor	Cr Joe Cossari
Cr Peter Lockwood	Cr Adam Gill
Cr John Mortimore	Cr Lisa Cooper
Council Staff in Attendance:	
Tony Doyle	Fleur Cousins
Ian Bell	Kathy Parton (Item 1 and 2)
Angelo Kourambas	Lisette Pine (Item 1)
Kerry Stubbings	Annette Dodson (Item 2)
Joanne Truman	
Matters Considered:	
1. Closed Circuit Television (CCTV) Evaluation	
2. Bayswater Community Facility Project	
3. Kingston Links Golf Course Rezoning and Redevelopment Application Update – Proposed Amendment C142	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 14/9/2016	
Name of Committee or Group (if applicable):	
Knox Active Ageing Advisory Committee	
Time Meeting Commenced: 5:30pm	
Councillors in Attendance:	
Cr John Mortimore	
Cr Nicole Seymour	
Council Staff in Attendance:	
Diana Carroll	
Teresa Donegan	
Amanda Wiggs	
Matters Considered:	
1. End of Life Conversations	
2. Transitioning to Retirement with Choice and Control	
3. Knox's Senior Citizens Centres Asset Planning	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 14/9/2016	
Name of Committee or Group (if applicable):	
Recreation and Leisure Liaison Group	
Time Meeting Commenced: 6:30pm	
Councillors in Attendance:	
Cr Tony Holland, Mayor	
Council Staff in Attendance:	
Marco D'Amico	
Daniel Clark	
Robert Morton	
Katie Scott	
Matters Considered:	
1. Youth Resilience Survey Results	
2. Leisure Minor Capital Works Grant Scheme Policy Review	
3. Sporting Reserve Facility Usage Policy Review	
4. Capital Works and Sport and Recreation Victoria Grant Application Updates	
5. Leisure Minor Capital Works Grant Scheme Projects	
6. Renewal of the Group	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 19/9/2016	
Name of Committee or Group (if applicable):	
Planning Consultation Committee	
Time Meeting Commenced: 6:00pm	
Councillors in Attendance:	
Cr John Mortimore	
Cr Nicole Seymour	
Council Staff in Attendance:	
Ollie Grovac	
Cliff Bostock	
Matters Considered:	
5-15 Lidgate Avenue, Rowville - Construction of twenty-six (26) two storey dwellings	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 19/9/2016	
Name of Committee or Group (if applicable):	
Stamford Park Community Reference Group	
Time Meeting Commenced: 7:00pm	
Councillors in Attendance:	
Cr Karin Orpen	
Cr Nicole Seymour	
Council Staff in Attendance:	
Paul Dickie	
Peter Kavan	
Matters Considered:	
1. Update on Stockland's Development Plan for the Stamford Park Residential Precinct	
2. Update on the Next Phase of Planning and Design for the Park Precinct	
3. Update on the Proposed Capital Works to be undertaken in 2016-17 in the Heritage Precinct at the Stamford Park Homestead including the Building Underpinning Project	
4. Update on the Activities of the Stamford Park Men's Shed	
5. Update on the Proposed Adjoining Kingston Links Residential Development and a Potential Road Link from that Development to Stamford Park	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

Date of Assembly: 20/9/2016	
Name of Committee or Group (if applicable):	
CEO's Performance Evaluation Committee	
Time Meeting Commenced: 5:00pm	
Councillors in Attendance:	
Cr Tony Holland, Mayor	
Cr Peter Lockwood	
Cr Joe Cossari	
Council Staff in Attendance:	
Tony Doyle	
Matters Considered:	
Draft Key Result Areas 2016-17	

Conflict of Interest Disclosures: Nil		
Councillor's Name	Type of Interest	Councillor Left Assembly While Matter Being Considered

10. MOTIONS FOR WHICH NOTICE HAS PREVIOUSLY BEEN GIVEN**11. SUPPLEMENTARY ITEMS****12. URGENT BUSINESS****12.1 URGENT BUSINESS****12.2 CALL UP ITEMS****13. QUESTIONS WITHOUT NOTICE**