



# **KNOX CITY COUNCIL**

# **MINUTES**

Ordinary Meeting of Council

Held at the

Civic Centre

511 Burwood Highway

Wantirna South

On

**Tuesday 18 October 2016**

*The recommended decisions on all reports contained in these Minutes 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****MINUTES FOR THE ORDINARY MEETING OF COUNCIL HELD AT THE  
CIVIC CENTRE, 511 BURWOOD HIGHWAY, WANTIRNA SOUTH****ON  
TUESDAY 18 OCTOBER 2016 AT 7.00PM****PRESENT:**

<i>Cr T Holland (Mayor &amp; Chairperson)</i>	<i>Friberg Ward</i>
<i>Cr P Lockwood</i>	<i>Baird Ward</i>
<i>Cr J Mortimore</i>	<i>Chandler Ward</i>
<i>Cr J Cossari</i>	<i>Collier Ward</i>
<i>Cr A Gill</i>	<i>Dinsdale Ward</i>
<i>Cr K Orpen (arrived at 7.02pm)</i>	<i>Dobson Ward</i>
<i>Cr L Cooper</i>	<i>Scott Ward</i>
<i>Cr D Pearce</i>	<i>Taylor Ward</i>
<i>Cr N Seymour</i>	<i>Tirhatuan Ward</i>
<i>Mr T Doyle</i>	<i>Chief Executive Officer</i>
<i>Dr I Bell</i>	<i>Director – Engineering &amp; Infrastructure</i>
<i>Mr A Kourambas</i>	<i>Director - City Development</i>
<i>Ms J Truman</i>	<i>Director – Corporate Development</i>
<i>Ms K Stubbings</i>	<i>Director – Community Services</i>
<i>Ms F Cousins (arrived at 7.02pm)</i>	<i>Manager - Governance &amp; Innovation</i>

**THE MEETING OPENED WITH A PRAYER, STATEMENT OF ACKNOWLEDGEMENT  
AND A STATEMENT OF COMMITMENT**

***“Knox City Council acknowledges we are on the  
traditional land of the Wurundjeri and Bunurong people  
and pay our respects to elders both past and present.”***

**BUSINESS:****Page Nos.****1. APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE**

Nil.

**2. DECLARATIONS OF CONFLICT OF INTEREST**

Nil.

**3. CONFIRMATION OF MINUTES**

MOVED: CR. PEARCE  
SECONDED: CR. COSSARI

3.1 *Confirmation of Minutes of Ordinary Meeting of Council  
held on Tuesday 20 September 2016*

CARRIED

MOVED: CR. PEARCE  
SECONDED: CR. COSSARI

3.2 *Confirmation of Minutes of Strategic Planning Committee  
Meeting held on Tuesday 13 September 2016*

CARRIED**4. PETITIONS AND MEMORIALS**

Nil.

**5. REPORTS BY COUNCILLORS**

- |     |                                   |           |
|-----|-----------------------------------|-----------|
| 5.1 | <i>Committees &amp; Delegates</i> | <b>1.</b> |
| 5.2 | <i>Ward Issues</i>                | <b>2.</b> |

**6. CONSIDERING AND ORDERING UPON OFFICERS' REPORTS WITHIN THE CITY DEVELOPMENT GROUP**

	<b>All Wards</b>	
6.1	Report Of Planning Applications Decided Under Delegation (160/1/06)	<b>4.</b>
	<b>Taylor Ward</b>	
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)	<b>10.</b>
	<b>Tirhatuan Ward</b>	
6.3	Application For The Construction Of Twenty six (26) Two Storey Dwellings At 5 – 15 Lidgate Avenue, Rowville (Application No. P/2016/6446)	<b>57.</b>

**7. PUBLIC QUESTION TIME**

(Following the completion of business relating to Item 6, City Development, the business before the Council Meeting will be deferred to consider questions submitted by the public). **106.**

**8. CONSIDERING AND ORDERING UPON OFFICERS' REPORTS WITHIN THE CORPORATE DEVELOPMENT GROUP**

	<b>All Wards</b>	
8.1	2015-16 Annual Report	<b>107.</b>

**9. ITEMS FOR INFORMATION**

	<b>All Wards</b>	
9.1	Works Report (as at 29 September 2016)	<b>112.</b>
	<b>All Wards</b>	
9.2	Assemblies of Councillors	<b>126.</b>

**10. MOTIONS FOR WHICH NOTICE HAS PREVIOUSLY BEEN GIVEN** **135.**

**11. SUPPLEMENTARY ITEMS** **135.**

<b><u>12.</u></b>	<b><i>URGENT BUSINESS</i></b>	<b><i>135.</i></b>
12.1	<i>Urgent Business</i>	<b><i>135.</i></b>
12.2	<i>Call Up Items</i>	<b><i>135.</i></b>
12.2.1	<i>Healesville Corridor Land Availability</i>	<b><i>135.</i></b>
12.2.2	<i>Renaming Of Knox Central Precinct</i>	<b><i>135.</i></b>
<b><u>13.</u></b>	<b><i>QUESTIONS WITHOUT NOTICE</i></b>	<b><i>135.</i></b>

TONY DOYLE  
CHIEF EXECUTIVE OFFICER

## **5. REPORTS BY COUNCILLORS**

### **5.1 Committees & Delegates**

#### **5.1.1 COUNCILLOR NICOLE SEYMOUR**

Councillor Seymour attended the following Meetings

- Knox District Scouts – Annual Report and Presentation Night

#### **5.1.2 COUNCILLOR KARIN ORPEN**

Councillor Orpen attended the following Meetings

- Knox District Scout Association Annual Reports and Presentations
- Knox Environment Society
- Knox & District Woodworkers Club Inc Annual General Meeting
- Knox Seniors Week – Ferntree Gully Cemetery Tour

#### **5.1.3 COUNCILLOR JOHN MORTIMORE**

Councillor Mortimore attended the following Meetings

- Tour of Chandler Ward with Tony Doyle, Chief Executive Officer
- Metropolitan Waste Management Group Forum
- The Hut Exhibition

#### **5.1.4 COUNCILLOR PETER LOCKWOOD**

Councillor Lockwood attended the following Meetings

- Chief Executive Officer's Performance Evaluation Committee
- U3A Knox Art Exhibition – Official Opening
- Boronia West Primary School Resilience Day

#### **5.1.5 COUNCILLOR JOE COSSARI**

Councillor Cossari attended the following Meetings

- Chief Executive Officer's Performance Evaluation Committee
- Wantirna Community Bank Branch 10<sup>th</sup> Birthday Celebration
- Official Opening of the Upgraded Healthcare Imaging Knox

## **5.1 Committees & Delegates (cont'd)**

### **5.1.6 COUNCILLOR TONY HOLLAND (MAYOR)**

Councillor Holland attended the following Meetings

- Chief Executive Officer's Performance Evaluation Committee
- Knox Little Athletics 2016/2017 Season Opening Ceremony
- Official Opening of the Upgraded Healthcare Imaging Knox
- Citizenship Ceremony
- Official Opening of Knox Seniors Festival
- Knox Chinese Elderly Citizens Club Mid-Autumn Festival Celebration Luncheon
- U3A Knox Art Exhibition –Official Opening and Selection of Mayor's Prize
- Mountain Gate Cricket Club – Welcome Back to H.V. Jones Reserve Celebration
- Rowville Senior Citizens Bowling Carnival

## **5.2 Ward Issues**

### **5.2.1 COUNCILLOR PEARCE (TAYLOR WARD)**

- Councillor Pearce advised that he had attended the Presentation Night for the Rowville Football Club.

### **5.2.2 COUNCILLOR SEYMOUR (TIRHATUAN WARD)**

- Councillor Seymour, on behalf of Tirhatuan Ward residents, extended thanks to Councillors Orpen and Cossari for their support and strategic insight for the benefit of the whole of the municipality upon their retirement.

### **5.2.3 COUNCILLOR ORPEN (DOBSON WARD)**

- Councillor Orpen was pleased to advise of the completion of the sealing of Quarry Road, Upper Ferntree Gully including parking works. Cr Orpen thanked the Director Engineering and Infrastructure and his staff for their efforts.
- Councillor Orpen advised that it was anticipated that works on the Tim Neville Arboretum would be completed by late October 2016.
- Councillor Orpen advised that next month the Upper Ferntree Gully Fire Brigade were celebrating 90 years of service to the community. Councillor Orpen extended thanks to the Chief Executive Officer for granting permission for the use of Council's function rooms for the celebrations.

## **5.2 Ward Issues (cont'd)**

### **5.2.3 COUNCILLOR ORPEN (DOBSON WARD) (cont'd)**

- Councillor Orpen was pleased to advise that on 25 November 2016, the Mountain District Learning Centre together with Ferntree Gully Village were holding a 'History and Mystery' tour of the Ferntree Gully Cemetery as part of their local celebration. Councillor Orpen advised that all funds raised would be donated to the Knox Historical Society. Councillor Orpen further advised that she would be leading the tour and invited all to attend.

### **5.2.4 COUNCILLOR MORTIMORE (CHANDLER WARD)**

- Councillor Mortimore advised that The Basin Youth Stage will be used for the first time next weekend following the completion of refurbishment works. Councillor Mortimore further advised that the official opening of the stage would be held on Saturday, 19 November 2016. Councillor Mortimore invited all to attend the day when a concert will be held as well as other celebratory events.
- Councillor Mortimore thanked Council staff in completing the refurbishment works at The Basin as well as toilet facilities in Alchester Village.

### **5.2.5 COUNCILLOR LOCKWOOD (BAIRD WARD)**

- Councillor Lockwood thanked his colleagues for their support and also thanked Council staff during his term on Council. Councillor Lockwood wished his fellow Councillors well for the upcoming election.
- Councillor Lockwood extended his best wishes to Councillors Cossari and Orpen upon their retirement.

### **5.2.6 COUNCILLOR COSSARI (COLLIER WARD)**

- Councillor Cossari reflected on his terms as a Councillor for Knox City Council explained his reasons for not seeking re-election in Knox. Councillor Cossari highlighted some of the achievements for Collier Ward during his terms and thanked his Councillor colleagues, Council staff and the community for their advice and support over the years.

### **5.2.7 COUNCILLOR HOLLAND (FRIBERG WARD)**

- Councillor Holland acknowledged the presence of Councillor Cossari's wife Rose in the gallery.



**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:

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

**COUNCIL RESOLUTION**

MOVED: CR. PEARCE

SECONDED: CR. LOCKWOOD

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

CARRIED

**Knox City Council**  
**Planning Applications Decided by Responsible Officer**

1 September – 30 September 2016

<b>Ward</b>	<b>No/Type</b>	<b>Address</b>	<b>Description</b>	<b>Decision</b>
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

<b>Ward</b>	<b>No/Type</b>	<b>Address</b>	<b>Description</b>	<b>Decision</b>
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:**

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

**COUNCIL RESOLUTION**

MOVED: CR. PEARCE

SECONDED: CR. MORTIMORE

That Council:

- A) Issue a Notice of Decision to refuse 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 on the following grounds:
1. The development is not consistent with the relevant State and Local Planning policies contained with the Knox Planning Scheme, including but not limited to:
    - a. Clause 11 (Settlement) and Clause 15 (Built Environment and Heritage) of the Knox Planning Scheme;
    - b. Clause 21.05 Housing of the Knox Planning Scheme; and
    - c. Clause 22.07 Neighbourhood Character.
  2. The proposal is considered an overdevelopment of the site and is not considered to be respectful of the preferred green and leafy neighbourhood character of the Knox Neighbourhood Area.
  3. The proposal fails to achieve a reasonable level of compliance with the objectives and standards of Clause 55 of the Knox Planning Scheme (ResCode).
- B) Inform the applicant that the development of the land for up to seven (7) dwellings of similar size to those proposed, is considered more appropriate.

**CARRIED**



**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
  - Flood 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

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.  
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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 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



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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.

# 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

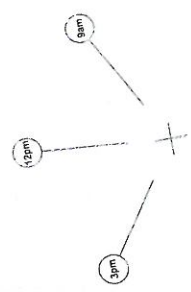
**400 - ELEVATIONS**

TP-401	SHADOW DIAGRAMS
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# 71 HEANY PARK ROAD ROWVILLE APPENDIX B

- SITE ANALYSIS**
- SUBJECT SITE IS LOCATED WITHIN THE SUBURBAN RESIDENTIAL ZONE WITHIN THE CITY OF KNOX.
  - THE SUBJECT SITE IS GENERAL RESIDENTIAL ZONE (R2), WITHOUT OVERLAY, COVERING THE SITE UNDER THE KNOX PLANNING SCHEME.
  - THE SURROUNDING LAND IS LARGELY RESIDENTIAL WITH A MIXTURE OF SINGLE AND DOUBLE STOREY HOMES, OCCUPIED BY A DOUBLE STOREY BRICK AND BRICKDORRELL AND INTERACTION WITH THE SURROUNDING STREETSCAPES.
  - ACCESS TO THE SITE IS GAINED FROM HEANY PARK ROAD TO THE EAST.
  - RESIDENTIAL INTERFACES ON THE NORTH, SOUTH AND WEST BOUNDARIES.
  - THE TOPOGRAPHY OF THE SUBJECT SITE GENERALLY SLOPES FROM THE NORTH TO THE SOUTH AND WEST LOCATED ON NORTH-WEST CORNER OF TITLE BOUNDARY.
  - THE SUBJECT SITE IS RELATIVELY FLAT WITH A SMALL NUMBER OF TREES.
  - EXISTING MASSIVE TREES ALONG THE SITES NORTH AND SOUTH BOUNDARIES.
  - THE SITE IS LOCATED IN AN AREA THAT THE CITY OF KNOX IDENTIFIES AS A HIGH GROWTH POTENTIAL FOR INCREASED HOUSING DENSITY.
  - THE NEIGHBOURHOOD BUILDINGS MOSTLY HAVE TILED ROOF NEARMAPS & DATED IN OCT 2015.

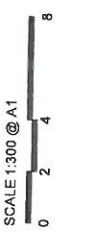


1 SITE ANALYSIS 1:300

- WELLINGTON VILLAGE SHOPPING CENTRE 1.4km
- KNOX CENTRAL PRINCIPAL ACTIVITY CENTRE 8.6 km
- ROWVILLE SECONDARY COLLEGE, EASTERN CAMPUS 3.0 km
- LIBERTY AVENUE RESERVE 1.6 km
- MELBOURNE CBD 30km
- ROWVILLE SECONDARY COLLEGE, WESTERN CAMPUS 2.7 km
- CHURCHILL NATIONAL PARK 800 m
- MONASH FVY 5.4 km
- DANDENONG TRAIN STATION 9.5 km
- HEANY PARK SCOUT AND GUIDE CAMP 700 m
- HEANY PARK PRIMARY SCHOOL 850 m
- WAVERLEY GOLF CLUB 1.3 km
- EASTLINK 4.2 km

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

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



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 Phone: 03 9488 8888 | Email: info@taylorstrategies.com.au | Website: www.taylorstrategies.com.au

# 71 HEANY PARK ROAD ROWVILLE AP PENDIX B

- 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 TO THE SITE 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 USE OF OPENED TOWARDS THE APPROACH FROM STREET.
  5. THE PROPOSED DEVELOPMENT INCORPORATES EXTENSIVE LANDSCAPING INCLUDING PRIVATE OPEN SPACE AREAS ON SITE TO CONTRIBUTE TO THE DESIRED GARDEN CITY CHARACTER.
  6. THE PROPOSED INTERNAL DRIVEWAY HAS BEEN DESIGNED TO ALLOW VEHICLES TO EXIT IN A FORWARD DIRECTION.
  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 3.0m STORAGE MOST OF THEM WITH INTERNAL STORAGE AND A COUPLE OF DWELLINGS WITH EXTERNAL STORAGE SHEDS.
  9. A VOLT OF ORIENT HAS BEEN PROVIDED AS THE PROPOSED INTERNAL ROAD AND THE NORTH-FACING SPOTS OR BALCONIES WHEREVER POSSIBLE.

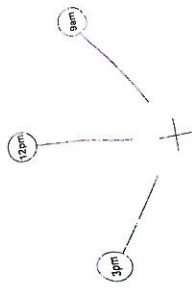


1 GROUND FLOOR PLAN 1:500

DEVELOPMENT SUMMARY	
<b>SITE SUMMARY</b>	
SITE AREA	3111.9m <sup>2</sup>
PAVED AREA	1387.8m <sup>2</sup>
PERMEABLE AREA	1724.1m <sup>2</sup>
PERMEABLE AREA	54.9%
PRIVATE OPEN SPACE SUMMARY	
TYPE	AREA (m <sup>2</sup> )
COL	18.0m <sup>2</sup>
CO2	18.0m <sup>2</sup>
CO3	18.0m <sup>2</sup>
CO4	18.0m <sup>2</sup>
CO5	18.0m <sup>2</sup>
CO6	18.0m <sup>2</sup>
CO7	18.0m <sup>2</sup>
CO8	18.0m <sup>2</sup>
CO9	18.0m <sup>2</sup>
CO0	18.0m <sup>2</sup>
TOTAL	187.0m <sup>2</sup>
PERCENTAGE	6.0%

DWELLING TYPE	BEDROOMS	BATHROOMS	GARAGE	PORCH AREA	GARAGE AREA	GROUND FLOOR AREA	FIRST FLOOR AREA	BALCONY AREA	TOTAL FLOOR AREA	SITE COVER AREA	LOT SIZE
DWELLING 01 - TYPE G	4	4	2 CARS	63.9m <sup>2</sup>	37.1m <sup>2</sup>	101.0m <sup>2</sup>	101.0m <sup>2</sup>	0.0m <sup>2</sup>	202.0m <sup>2</sup>	101.0m <sup>2</sup>	217.1m <sup>2</sup>
DWELLING 02 - TYPE F	3	4	2 CARS	77.9m <sup>2</sup>	38.2m <sup>2</sup>	116.1m <sup>2</sup>	116.1m <sup>2</sup>	0.0m <sup>2</sup>	232.2m <sup>2</sup>	116.1m <sup>2</sup>	232.2m <sup>2</sup>
DWELLING 03 - TYPE C	3	4	2 CARS	77.9m <sup>2</sup>	38.2m <sup>2</sup>	116.1m <sup>2</sup>	116.1m <sup>2</sup>	0.0m <sup>2</sup>	232.2m <sup>2</sup>	116.1m <sup>2</sup>	232.2m <sup>2</sup>
DWELLING 04 - TYPE A	3	4	2 CARS	77.9m <sup>2</sup>	38.2m <sup>2</sup>	116.1m <sup>2</sup>	116.1m <sup>2</sup>	0.0m <sup>2</sup>	232.2m <sup>2</sup>	116.1m <sup>2</sup>	232.2m <sup>2</sup>
DWELLING 05 - TYPE A	3	4	2 CARS	77.9m <sup>2</sup>	38.2m <sup>2</sup>	116.1m <sup>2</sup>	116.1m <sup>2</sup>	0.0m <sup>2</sup>	232.2m <sup>2</sup>	116.1m <sup>2</sup>	232.2m <sup>2</sup>
DWELLING 06 - TYPE D	3	4	2 CARS	77.9m <sup>2</sup>	38.2m <sup>2</sup>	116.1m <sup>2</sup>	116.1m <sup>2</sup>	0.0m <sup>2</sup>	232.2m <sup>2</sup>	116.1m <sup>2</sup>	232.2m <sup>2</sup>
DWELLING 07 - TYPE D	3	4	2 CARS	77.9m <sup>2</sup>	38.2m <sup>2</sup>	116.1m <sup>2</sup>	116.1m <sup>2</sup>	0.0m <sup>2</sup>	232.2m <sup>2</sup>	116.1m <sup>2</sup>	232.2m <sup>2</sup>
DWELLING 08 - TYPE D	3	4	2 CARS	77.9m <sup>2</sup>	38.2m <sup>2</sup>	116.1m <sup>2</sup>	116.1m <sup>2</sup>	0.0m <sup>2</sup>	232.2m <sup>2</sup>	116.1m <sup>2</sup>	232.2m <sup>2</sup>
DWELLING 09 - TYPE E	3	4	2 CARS	77.9m <sup>2</sup>	38.2m <sup>2</sup>	116.1m <sup>2</sup>	116.1m <sup>2</sup>	0.0m <sup>2</sup>	232.2m <sup>2</sup>	116.1m <sup>2</sup>	232.2m <sup>2</sup>
DWELLING 10 - TYPE A	3	4	2 CARS	77.9m <sup>2</sup>	38.2m <sup>2</sup>	116.1m <sup>2</sup>	116.1m <sup>2</sup>	0.0m <sup>2</sup>	232.2m <sup>2</sup>	116.1m <sup>2</sup>	232.2m <sup>2</sup>



**TAYLORS**  
 Urban Development | Built Environment | Information Systems  
 Taylor Development Strategies - AHS 81 134 444 222

Do not scale from this drawing.

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

71 HEANY PARK ROAD PROPOSED MED. DENSITY DEVELOPMENT TP-002  
 ROWVILLE, 3178 DESIGN RESPONSE

REVISION: COUNCIL REF: C-23.06.16  
 DRAWN & UNITS: REVISION

# 71 HEANY PARK ROAD ROWVILLE APPENDIX B

EXTERNAL FEATURES LEGEND	
[Symbol]	TOURWAY
[Symbol]	TOURWAY SURFACE COAT
[Symbol]	SKALL
[Symbol]	CORNER BED
[Symbol]	SWALE / POOR CONCRETE
[Symbol]	PAVING

AMENITIES LEGEND	
[Symbol]	TOURWAY
[Symbol]	TOURWAY SURFACE COAT
[Symbol]	SKALL
[Symbol]	CORNER BED
[Symbol]	SWALE / POOR CONCRETE
[Symbol]	PAVING

LANDSCAPE LEGEND	
[Symbol]	PLANTING TREE
[Symbol]	PLANTING TREE FOR PLANTING
[Symbol]	PROPAGATED TREE
[Symbol]	PROPAGATED SHRUB



REVISION: D-23.06.16 REVISION  
COUNCIL BRIT  
DWAY A UNITS

**71 HEANY PARK ROAD PROPOSED MED. DENSITY DEVELOPMENT TP-101**  
**GROUND FLOOR PLAN**

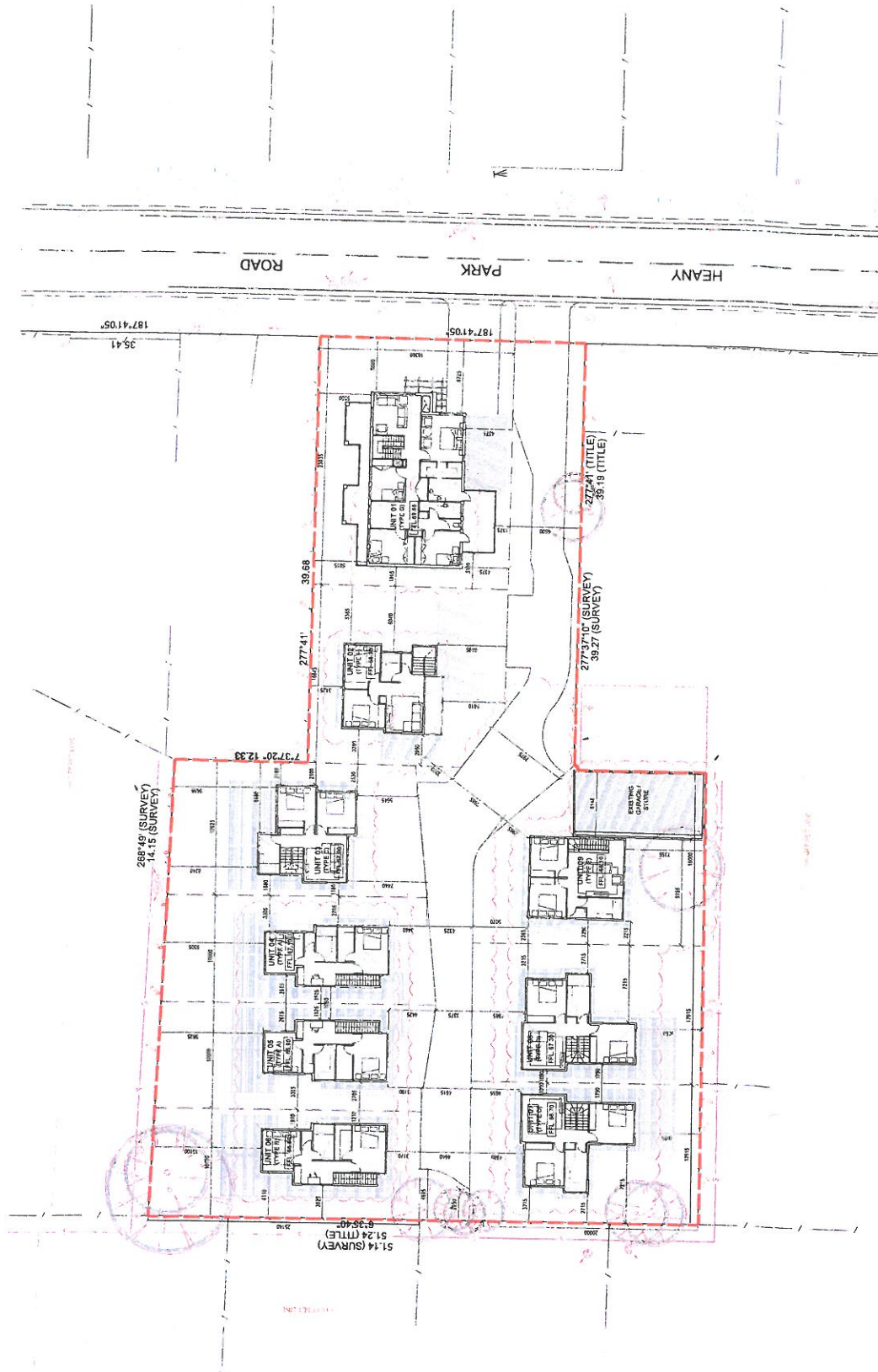
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DATE: 20/04/16

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

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WWW.TAYLORSDEVELOPMENTSTRATEGISTS.COM.AU

# 71 HEANY PARK ROAD ROWVILLE AP PENDING B



1  
FIRST FLOOR PLAN  
1:200

REVISION: COUNCIL 8/11  
D-23.06.16 REDBURN

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

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



SCALE 1:200 @ A1  
0 2 4 8

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Email: info@taylors.com.au  
Website: www.taylors.com.au

# 71 HEANY PARK ROAD ROWVILLE APPENDIX B

## ADVERTISING PLAN/MATERIAL

**ADVERTISING LEGEND**

**YARDHOUSE**

C-1-1 100% WATER TIGHT

C-1-2 100% WATER TIGHT

C-1-3 100% WATER TIGHT

C-1-4 100% WATER TIGHT

C-1-5 100% WATER TIGHT

C-1-6 100% WATER TIGHT

C-1-7 100% WATER TIGHT

C-1-8 100% WATER TIGHT

C-1-9 100% WATER TIGHT

C-1-10 100% WATER TIGHT

C-1-11 100% WATER TIGHT

C-1-12 100% WATER TIGHT

C-1-13 100% WATER TIGHT

C-1-14 100% WATER TIGHT

C-1-15 100% WATER TIGHT

C-1-16 100% WATER TIGHT

C-1-17 100% WATER TIGHT

C-1-18 100% WATER TIGHT

C-1-19 100% WATER TIGHT

C-1-20 100% WATER TIGHT

**MATERIALS LEGEND**

**EXTERNAL CLADDING**

1. BRICK

2. SANDOR SIMILAR

3. BRICK

4. SANDOR SIMILAR

5. BRICK

6. SANDOR SIMILAR

7. BRICK

8. SANDOR SIMILAR

9. BRICK

10. SANDOR SIMILAR

11. BRICK

12. SANDOR SIMILAR

13. BRICK

14. SANDOR SIMILAR

15. BRICK

16. SANDOR SIMILAR

17. BRICK

18. SANDOR SIMILAR

19. BRICK

20. SANDOR SIMILAR

21. BRICK

22. SANDOR SIMILAR

23. BRICK

24. SANDOR SIMILAR

25. BRICK

26. SANDOR SIMILAR

27. BRICK

28. SANDOR SIMILAR

29. BRICK

30. SANDOR SIMILAR

31. BRICK

32. SANDOR SIMILAR

33. BRICK

34. SANDOR SIMILAR

35. BRICK

36. SANDOR SIMILAR

37. BRICK

38. SANDOR SIMILAR

39. BRICK

40. SANDOR SIMILAR

41. BRICK

42. SANDOR SIMILAR

43. BRICK

44. SANDOR SIMILAR

45. BRICK

46. SANDOR SIMILAR

47. BRICK

48. SANDOR SIMILAR

49. BRICK

50. SANDOR SIMILAR

51. BRICK

52. SANDOR SIMILAR

53. BRICK

54. SANDOR SIMILAR

55. BRICK

56. SANDOR SIMILAR

57. BRICK

58. SANDOR SIMILAR

59. BRICK

60. SANDOR SIMILAR

61. BRICK

62. SANDOR SIMILAR

63. BRICK

64. SANDOR SIMILAR

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66. SANDOR SIMILAR

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71. BRICK

72. SANDOR SIMILAR

73. BRICK

74. SANDOR SIMILAR

75. BRICK

76. SANDOR SIMILAR

77. BRICK

78. SANDOR SIMILAR

79. BRICK

80. SANDOR SIMILAR

81. BRICK

82. SANDOR SIMILAR

83. BRICK

84. SANDOR SIMILAR

85. BRICK

86. SANDOR SIMILAR

87. BRICK

88. SANDOR SIMILAR

89. BRICK

90. SANDOR SIMILAR

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93. BRICK

94. SANDOR SIMILAR

95. BRICK

96. SANDOR SIMILAR

97. BRICK

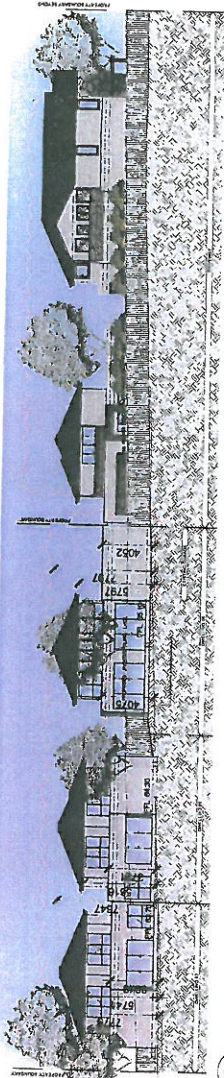
98. SANDOR SIMILAR

99. BRICK

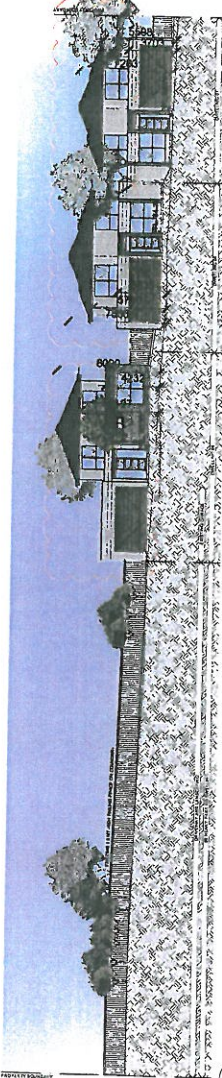
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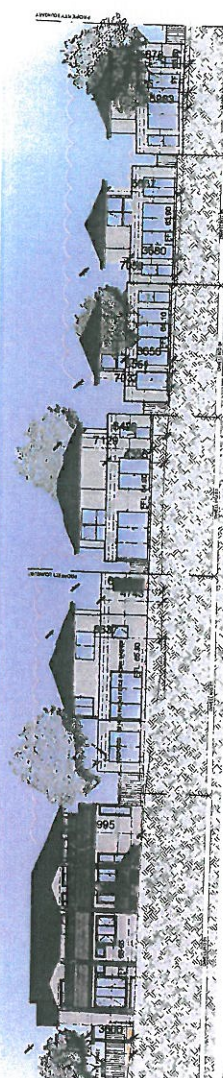
1 SOUTH INTERNAL ELEVATION  
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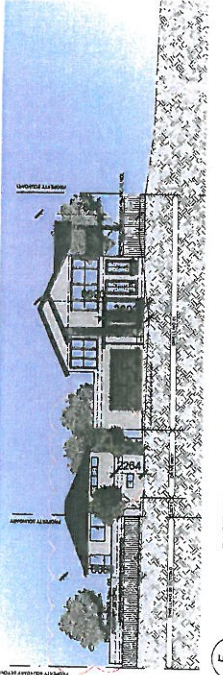
2 SOUTH ELEVATION  
1:200



3 NORTH INTERNAL ELEVATION  
1:200



4 NORTH ELEVATION  
1:200



5 EAST ELEVATION  
1:200



6 WEST ELEVATION  
1:200

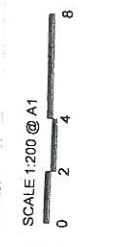
29 JUN 2016  
PLANNING DEPARTMENT

71 HEANY PARK ROAD PROPOSED MED. DENSITY DEVELOPMENT TP-201  
ROWVILLE, 3178 STREETSCAPE

REVISION: COUNCIL REF: 15/0000000  
C-23.06.16 16/0000000

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

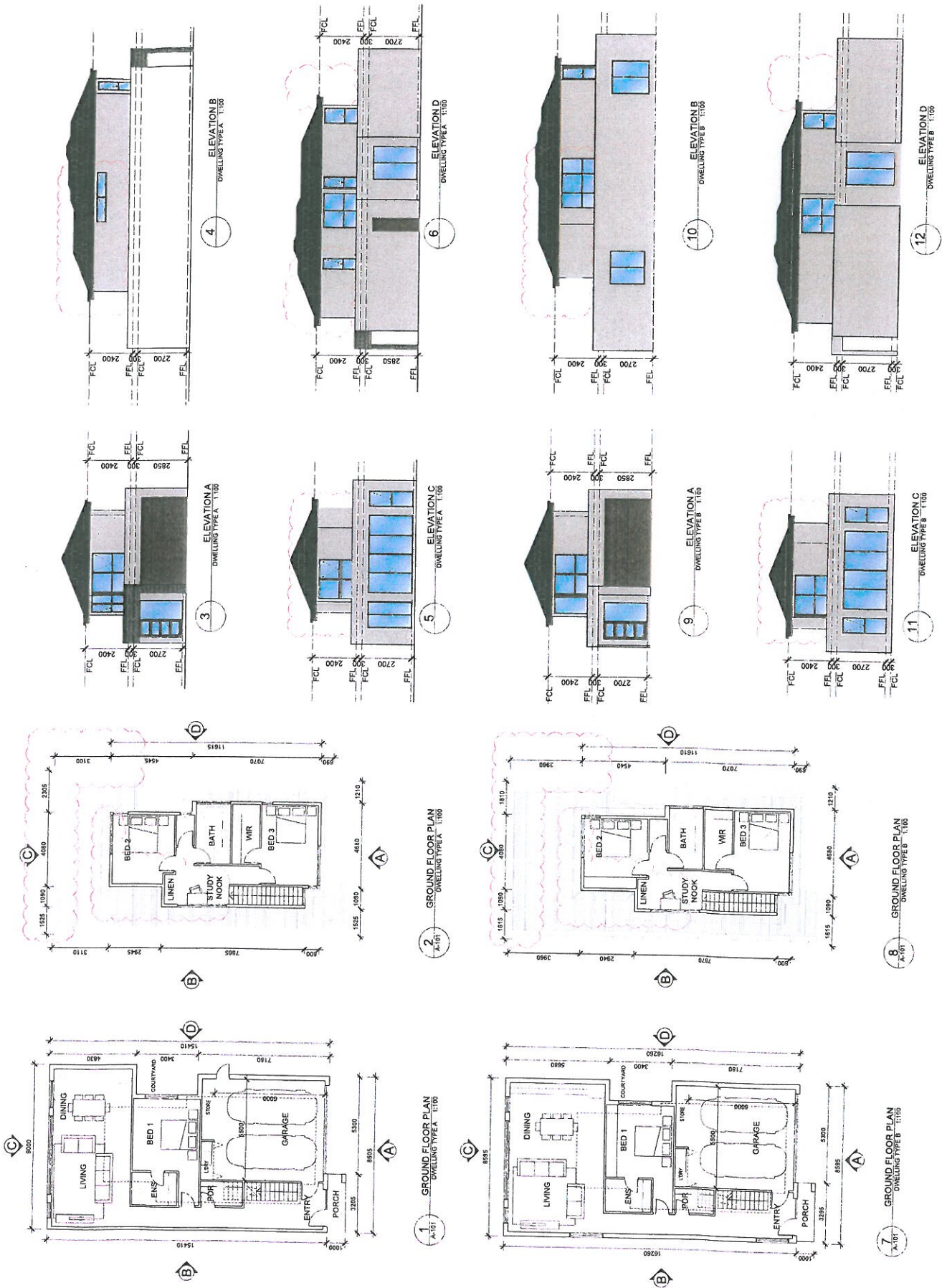
DRAWN: LHE/MMA  
CHECKED: TAR



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# 71 HEANY PARK ROAD ROWVILLE APPENDIX B

MATERIALS LEGEND	
	TILED ROOF
	RENDER
	SAND OR SIMILAR
	DARK BROWN OR SIMILAR
	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

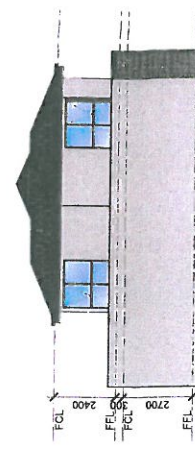
JOB NO: 20822/D  
 DATE: 20/04/16  
 DRAWN: LHE / MMA  
 CHECKED: TAR

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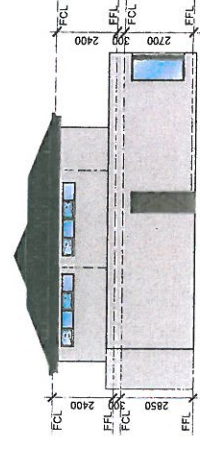
**TAYLORS**  
 Urban Development | Building Services | Project Management  
 1111 High Street, Rowville, VIC 3178  
 Phone: (03) 9593 1000 | Fax: (03) 9593 1001 | Email: info@taylors.com.au | Website: www.taylors.com.au  
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# 71 HEANY PARK ROAD ROWVILLE APPENDIX B

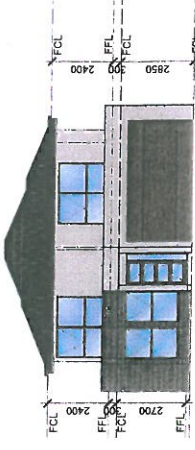
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[Symbol]	RENDER
[Symbol]	SAND OR SIMILAR
[Symbol]	PAVING
[Symbol]	DARK BRICK OR SIMILAR
[Symbol]	STONE FEATURE
WINDOWS & DOORS	
[Symbol]	TIMBER BATTENS
[Symbol]	TIMBER DOOR AND WINDOW FRAMES
[Symbol]	FACE BRICK
[Symbol]	FRONT DOOR
[Symbol]	SLIDING DOOR
[Symbol]	JAWING WINDOW
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[Symbol]	CASERMENT WINDOW
[Symbol]	PANEL LIFT GARAGE DOOR



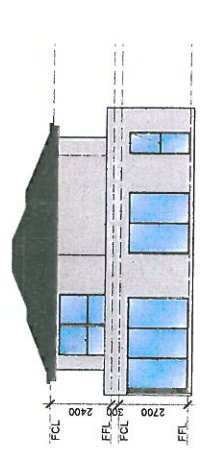
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DWELLING TYPE C 1:100



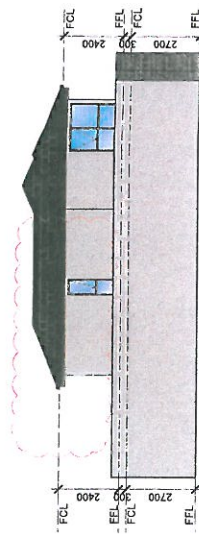
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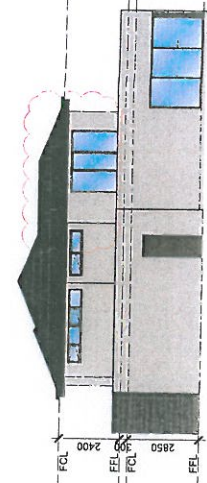
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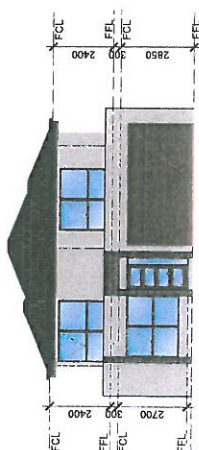
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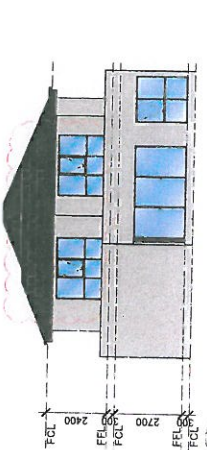
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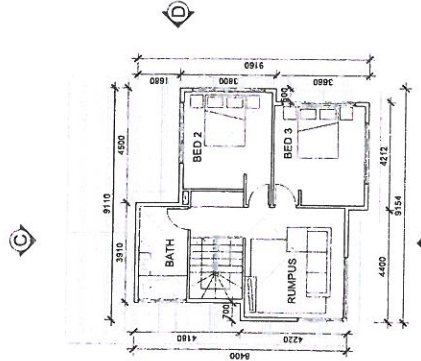
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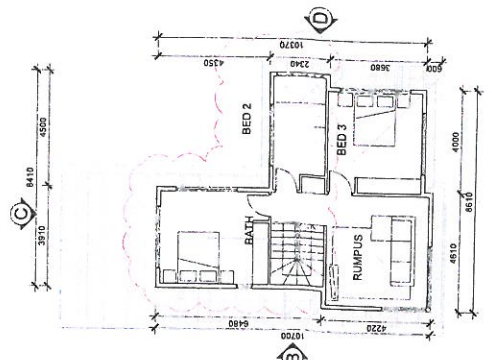
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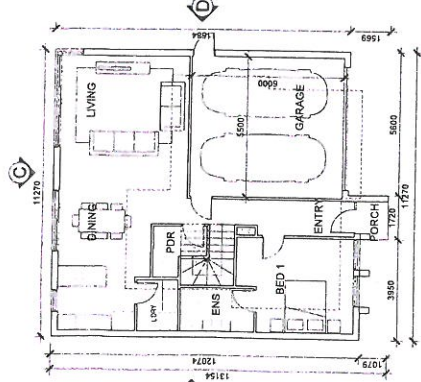
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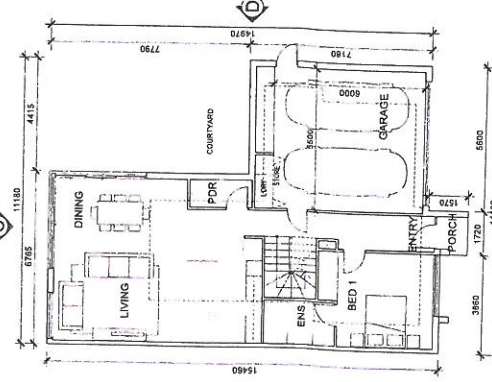
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DWELLING TYPE C 1:100



8 GROUND FLOOR PLAN  
DWELLING TYPE D 1:100



1 GROUND FLOOR PLAN  
DWELLING TYPE C 1:100



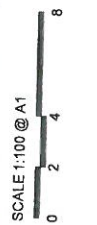
7 GROUND FLOOR PLAN  
DWELLING TYPE D 1:100

REVISION: B-23.06.115  
REVISION: COUNCIL RE: REAR SETBACK REVISION

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

DRAWN: LHE / MMA  
CHECKED: TAR

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

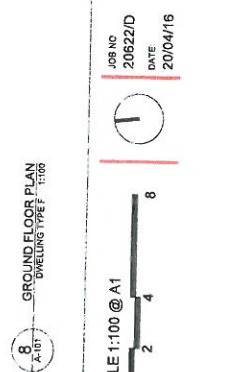
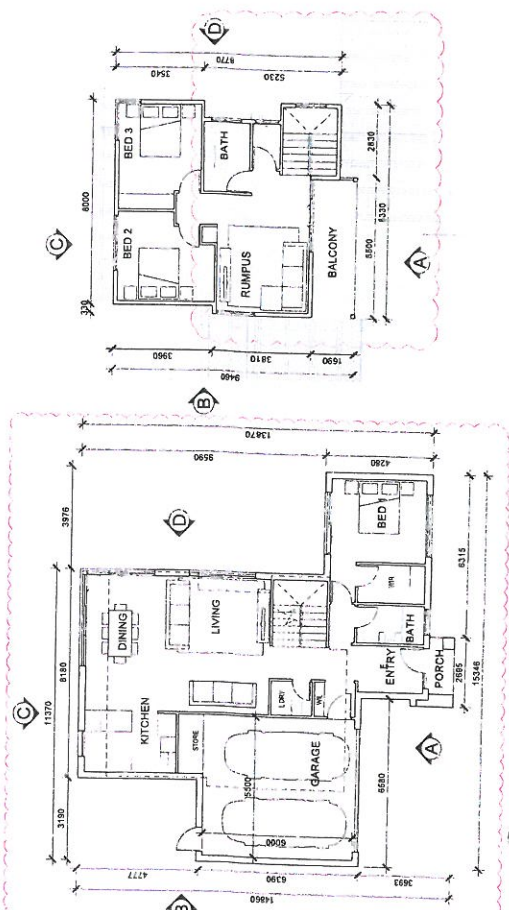
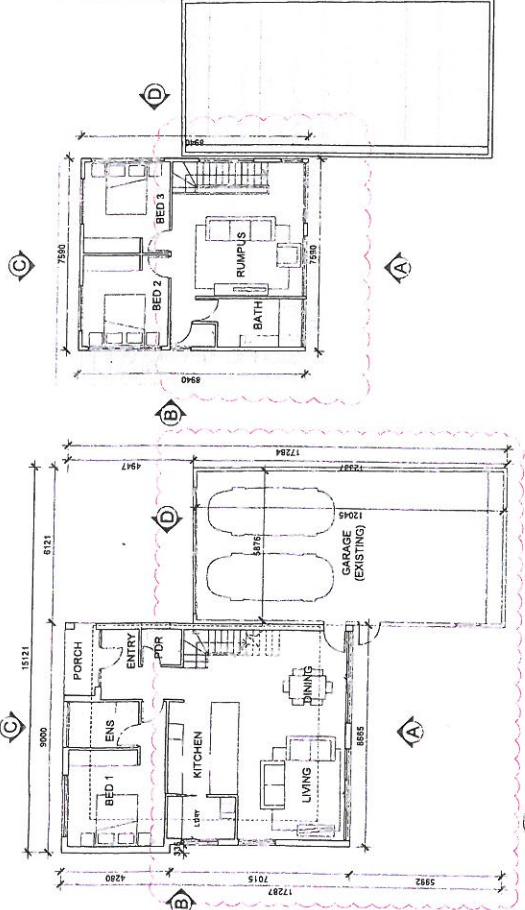
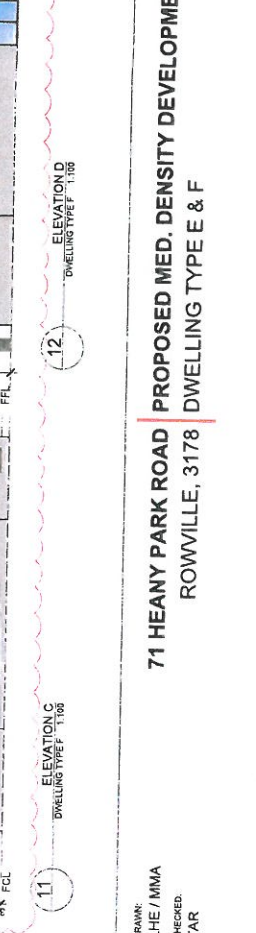
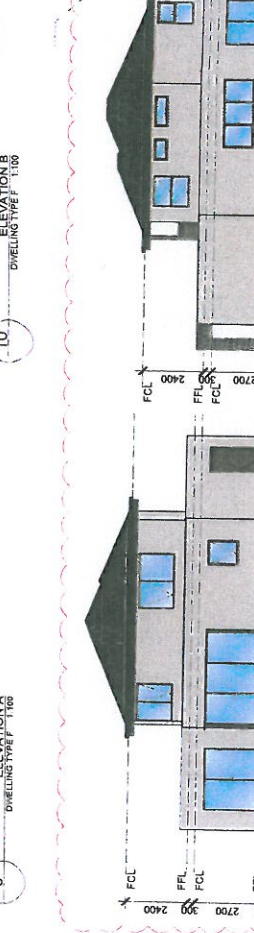
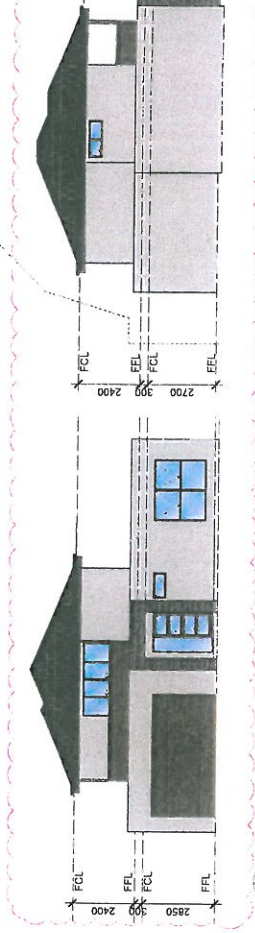
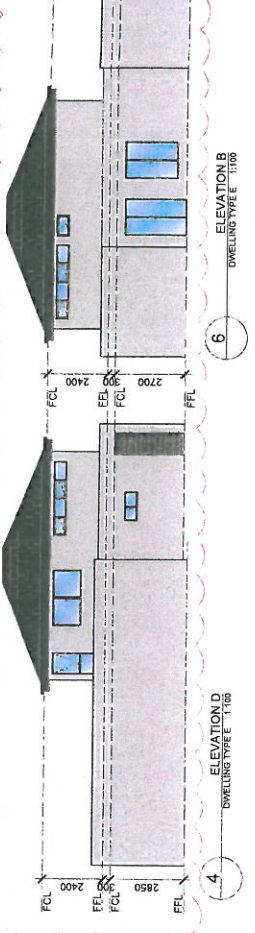
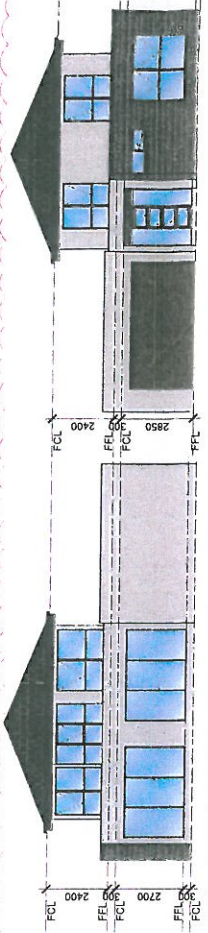


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**TAYLORS**  
Taylor & Francis Group  
Taylor Development Strategies - AN 19 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

# 71 HEANY PARK ROAD ROWVILLE APPENDIX B

MATERIALS LEGEND	
EXTERNAL CLADDING	
[Symbol]	FIELD ROOF
[Symbol]	RENDER
[Symbol]	SAND OR SIMILAR
[Symbol]	DARK BROWN OR BUIALAR
[Symbol]	STONE FEATURE
[Symbol]	TIMBER BATTENS
[Symbol]	WINDOWS
[Symbol]	DOOR AND WINDOW FRAMES
[Symbol]	FACE BRICK
WINDOWS & DOORS	
[Symbol]	FRONT DOOR
[Symbol]	SLIDING DOOR
[Symbol]	TANNING WINDOW
[Symbol]	OBSCURE GLAZING
[Symbol]	PIKED GLAZING
[Symbol]	CASHERT WINDOW
[Symbol]	PANELIFT GARAGE DOOR



**TAYLORS**  
1480 Heany Park Road, Rowville VIC 3178  
Tel: 03 9499 2800 | Email: info@taylors.com.au  
Town Development Strategy JAN 18 154-163

DRINK: LHE / MMA  
CHECKED: TAR  
JOB NO: 20622/D  
DATE: 20/04/16

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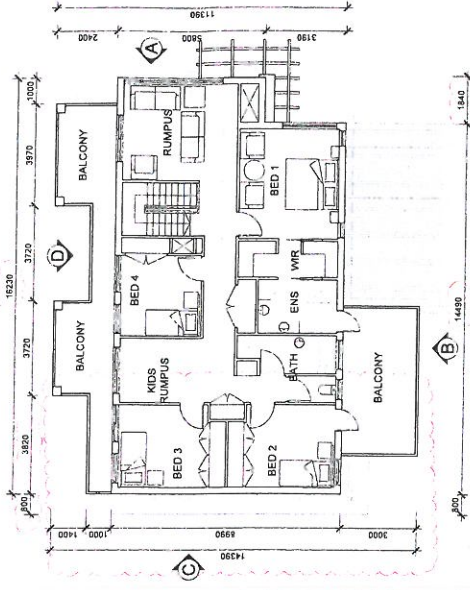
71 HEANY PARK ROAD PROPOSED MED. DENSITY DEVELOPMENT  
ROWVILLE, 3178 DWELLING TYPE E & F

**TP-212**  
REVISION: COUNCIL RPT  
DATE: 15/05/16  
C-23.06.19 REDSIGN

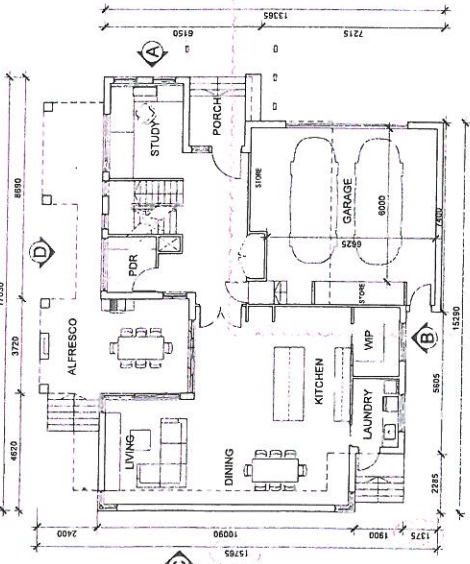


# 71 HEANY PARK ROAD ROWVILLE APPENDIX B

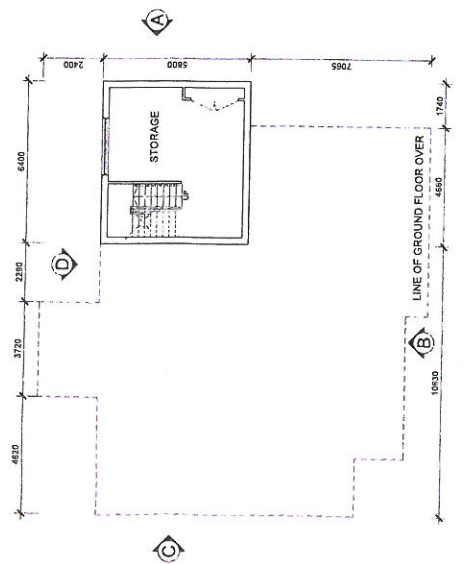
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	TILED ROOF
	RENDER
	SAND OR SIMILAR
	DARK BROWN OR SIMILAR
	STONE FEATURE
	TIMBER BATTENS
	TIMBER AND WINDOW FRAMES
	FACE BRICK
	WINDOWS & DOORS
	FRONT DOOR
	SLIDING DOOR
	MARKING WINDOW
	OPAQUE GLAZING
	FIXED GLAZING
	CASEMENT WINDOW
	PANEL LIFT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



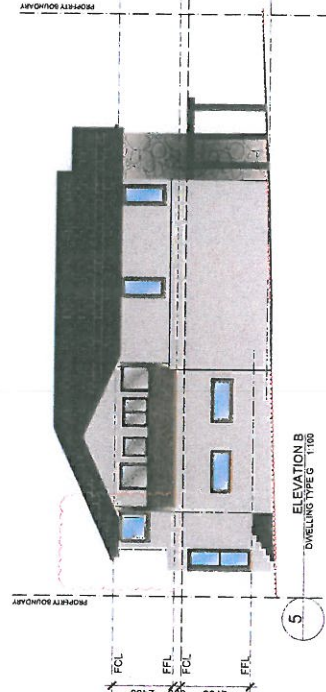
3 FIRST FLOOR PLAN  
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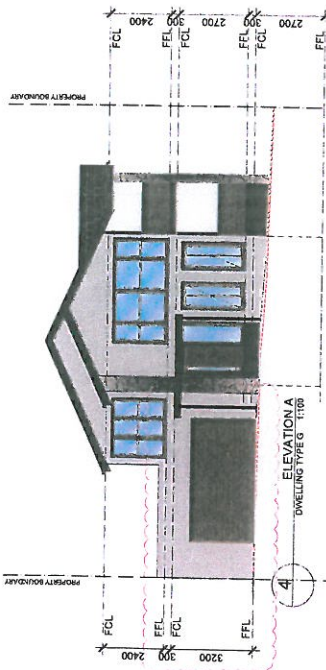
2 GROUND FLOOR PLAN  
DWELLING TYPE G 1:100



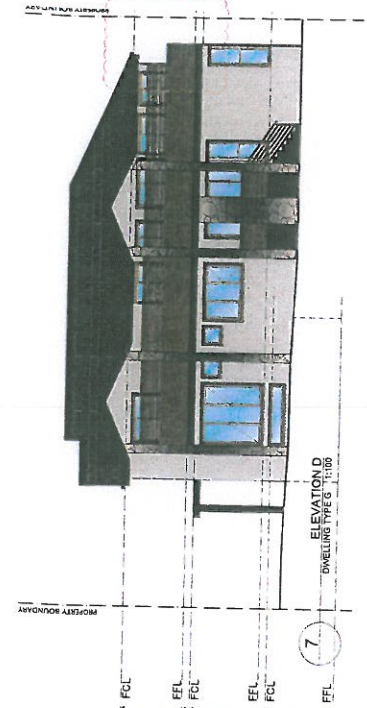
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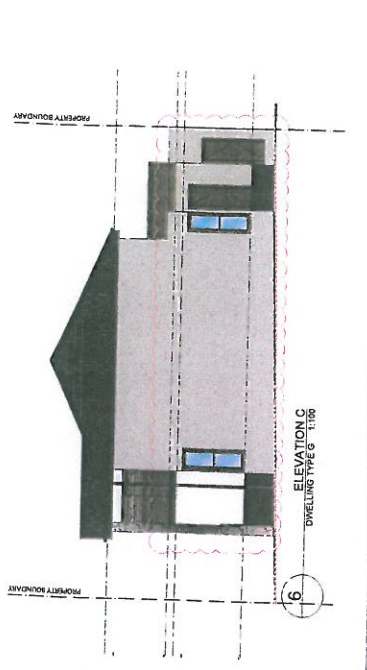
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DWELLING TYPE G 1:100



4 ELEVATION A  
DWELLING TYPE G 1:100



7 ELEVATION D  
DWELLING TYPE G 1:100

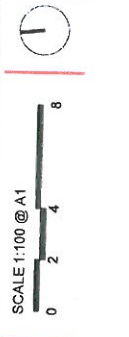


6 ELEVATION C  
DWELLING TYPE G 1:100

TP-213  
REVISION: COUNCIL NPT  
REAR SETBACK  
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



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Taylor Developments Pty Ltd | 111 Springvale Road | Springvale VIC 3173

# 71 HEANY PARK ROAD ROWVILLE APPENDIX B

1:000 & 1:500 Scale drawings of the site, including the proposed development, are provided for the Council's information only. They are not to be used for any other purpose without the written permission of the Council.

**TP-401**  
 REVISION: B-23.06.16  
 COUNCIL REF: 200822/D  
 DRAWN BY: LHE

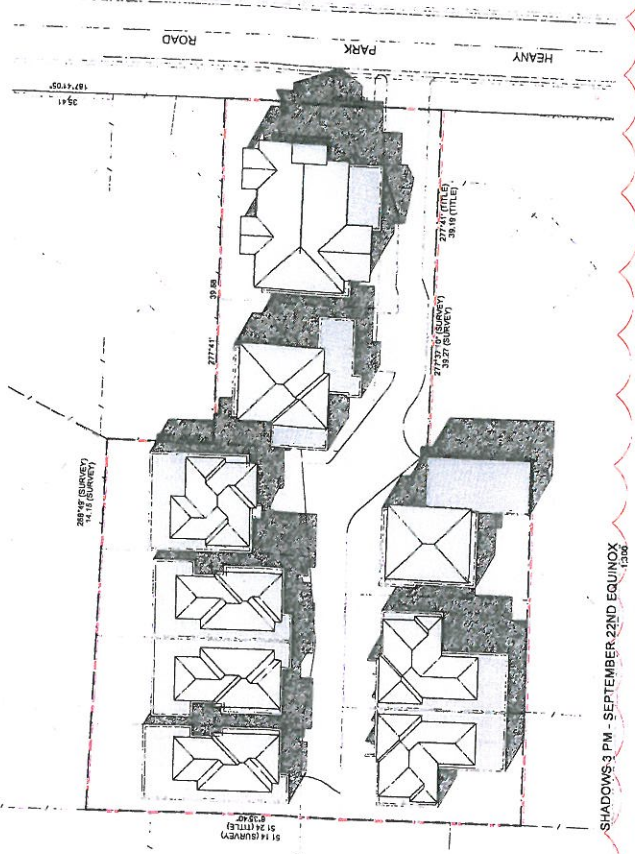
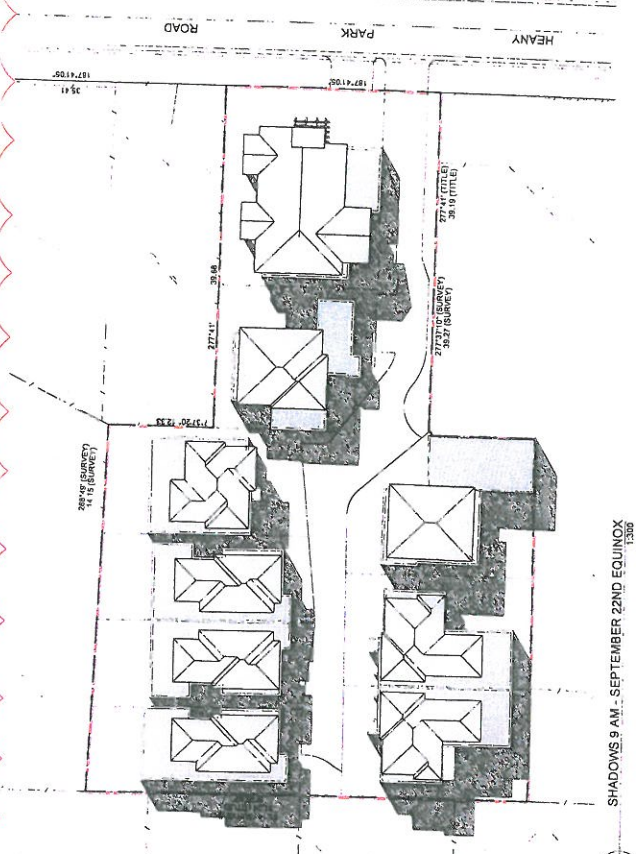
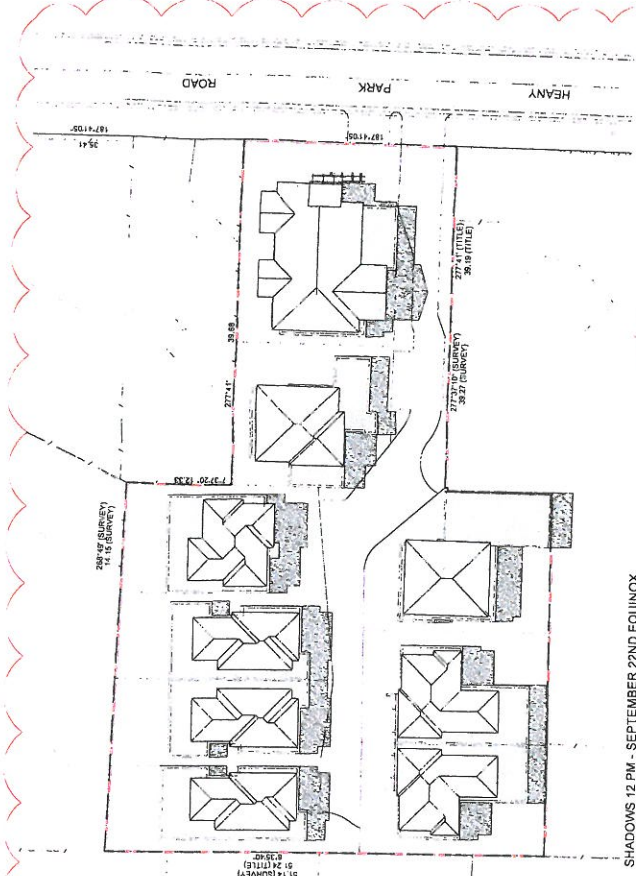
ADVERTISING PLAN/MATERIAL.

SHADOWS 12 PM - SEPTEMBER 22ND EQUINOX 1:300

2

SHADOWS 9 AM - SEPTEMBER 22ND EQUINOX 1:300

1



SHADOWS 3 PM - SEPTEMBER 22ND EQUINOX 1:300

3

JOB NO.  
 200822/D  
 DATE: 10/05/16  
 CHECKED: TAR



SCALE 1:300 @ A1

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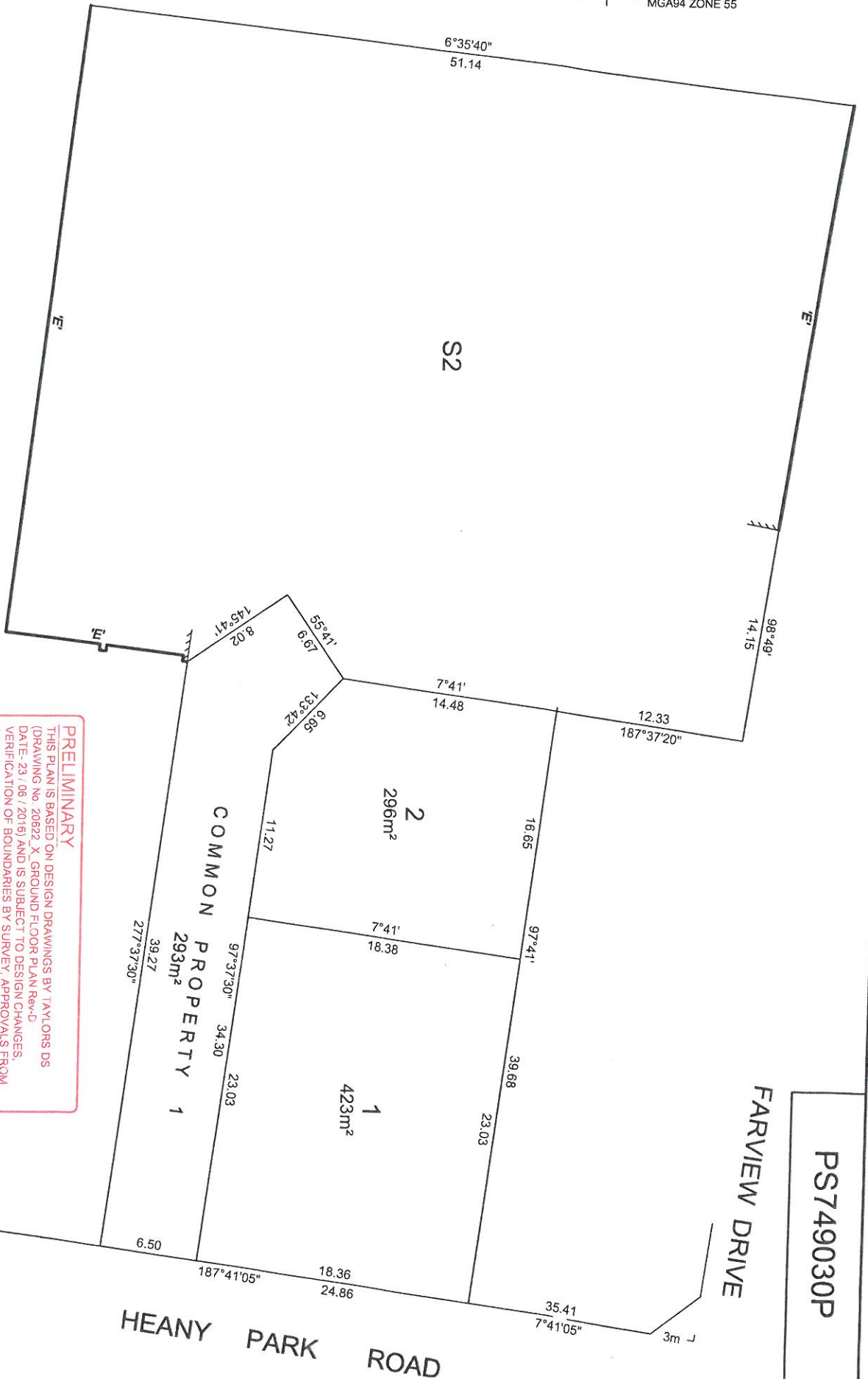
**TAYLORS**  
 Landscape Architecture  
 31-33 Park Street, Rowville, VIC 3178  
 Tel: (03) 9459 4477 Fax: (03) 9459 4478  
 Email: info@taylors.com.au www.taylors.com.au

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

# 71 HEANY PARK ROAD ROWVILLE APPENDIX B

<b>PLAN OF SUBDIVISION</b>			EDITION 1	<b>PS749030P</b>
<b>LOCATION OF LAND</b>  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	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
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			
<b>NOTATIONS</b>				
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			<b>DRAFT</b>	
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
<b>EASEMENTS AND RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN.</b>				
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				
<b>PRELIMINARY</b> 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.Rw-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

FARVIEW DRIVE

HEANY PARK ROAD

**TAYLORS**

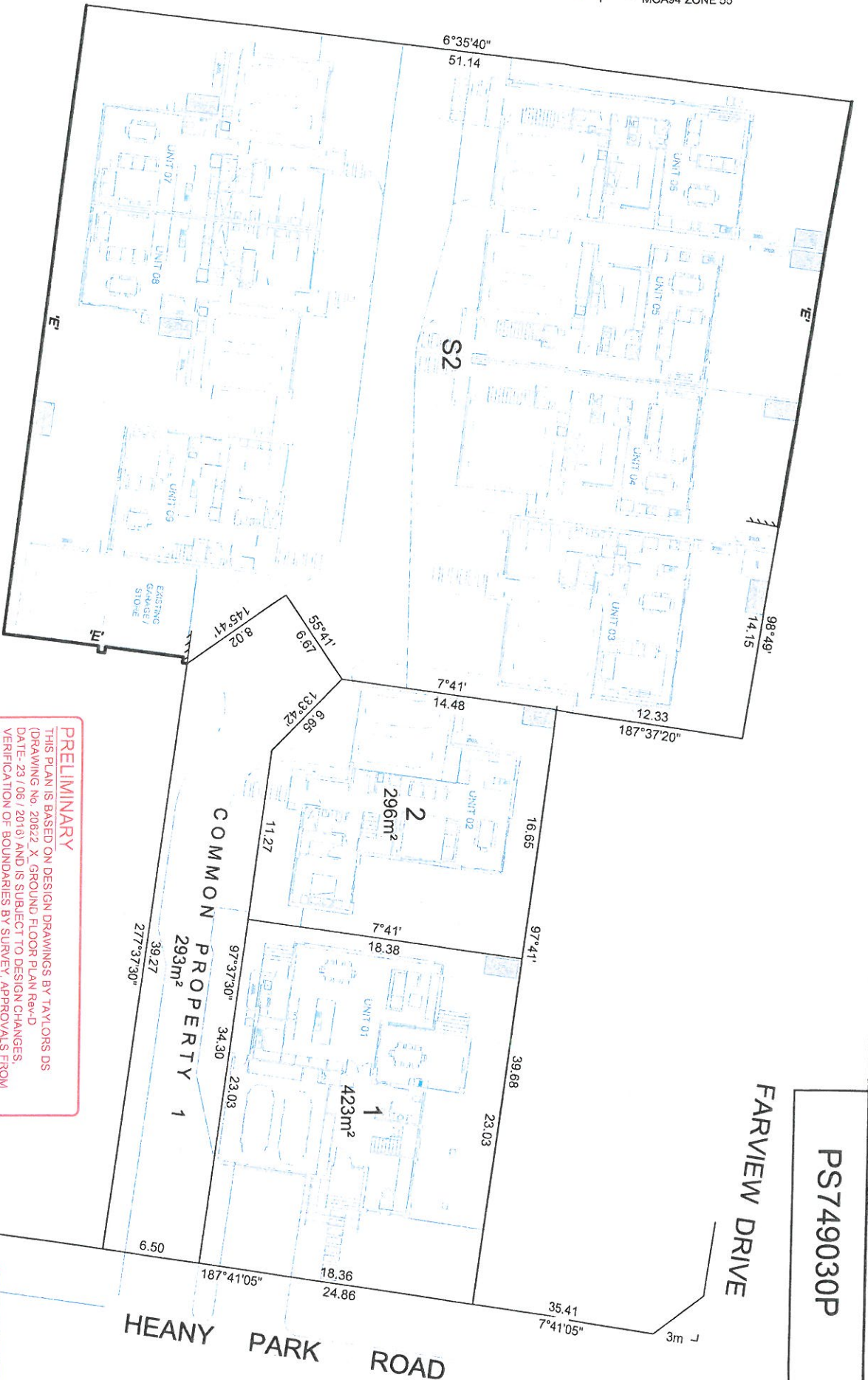
Urban Development | Built Environments | Infrastructure  
 8 / 270 Farntree Gully Road, Notting Hill, Victoria, 3168  
 Tel: 61 3 9501 2800 | Web: [taylorsds.com.au](http://taylorsds.com.au)

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

Licensed Surveyor:  
 MARK PETER GREY / Version No. 2

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

PS749030P

FARVIEW DRIVE

HEANY PARK ROAD

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 8 / 270 Fernside Gully Road, Notting Hill, Victoria, 3168  
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SCALE	1:250	2.5	0	2.5	5	7.5	10	ORIGINAL SHEET	SIZE: A3	Ref. 20622-S1	SHEET 2
Licensed Surveyor:								Ver. 2			

MARK PETER GREY / Version No 2

## TIRHATUAN WARD

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

#### **1. SUMMARY:**

<b>Land:</b>	5 – 15 Lidgate Avenue, Rowville
<b>Applicant:</b>	Bayland Property Group
<b>Proposed Development:</b>	The construction of twenty-six (26) two storey dwellings
<b>Existing Land Use:</b>	Single dwelling on each allotment
<b>Area/Density:</b>	4543.79sqm, 1:175sqm
<b>Zoning:</b>	General Residential Zone - Schedule 3
<b>Overlays:</b>	No overlays
<b>Local Policy:</b>	Municipal Strategic Statement (MSS) Housing Policy Development in Residential Areas and Neighbourhood Character Policy Rowville Activity Centre Policy
<b>Application Received:</b>	29 June 2016
<b>Number of Objections:</b>	Nineteen (19)
<b>PCC Meeting:</b>	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 twentysix (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.**

MOVED: CR. LOCKWOOD  
SECONDED: CR. PEARCE

That the recommendation be adopted.

CARRIED



**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

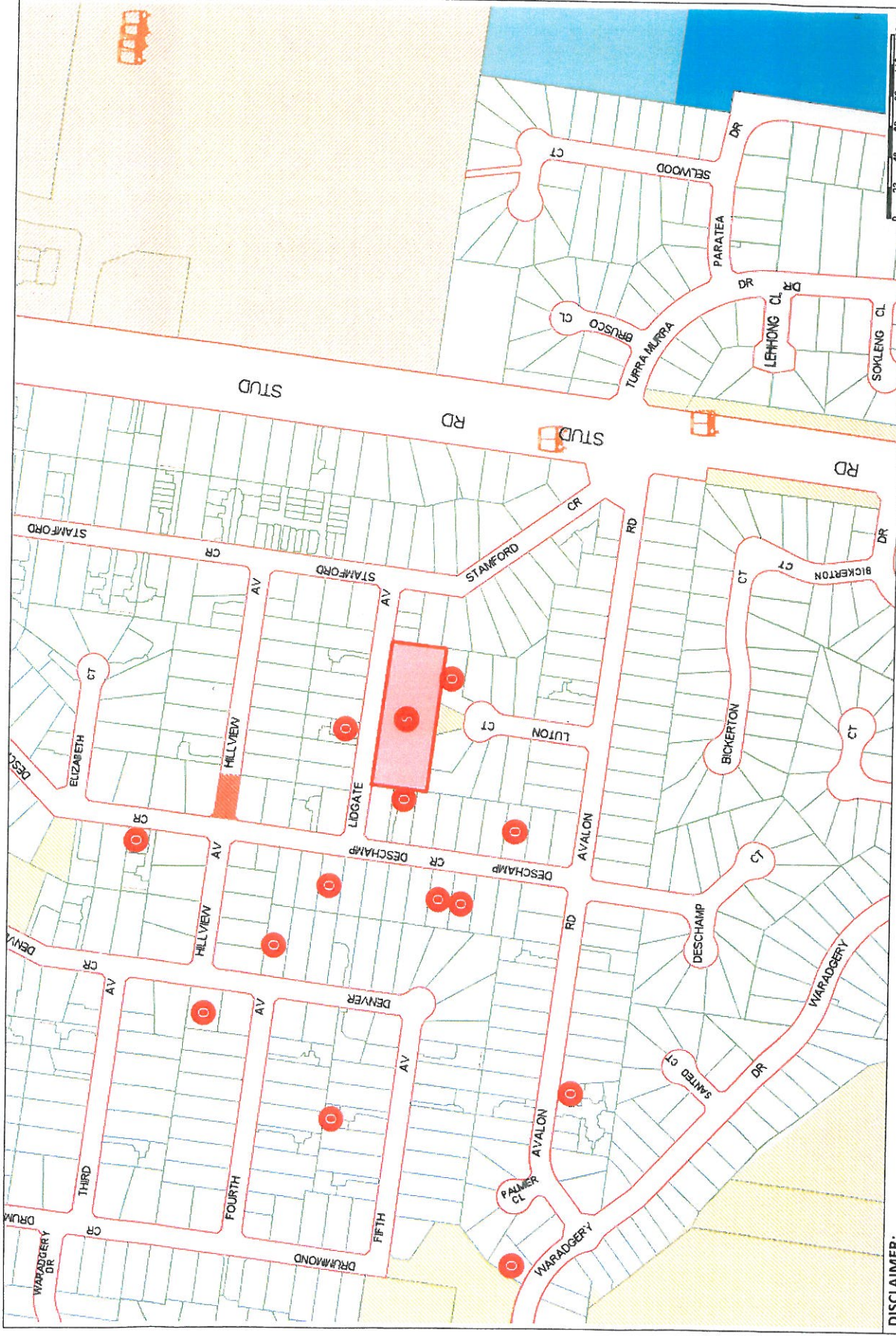
**Ward** Tirhatuan

**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.
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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

**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 Boundary
- City Boundary
- Bus Route
- Reserves
- Commercial Areas
- Tertiary Schools
- Primary Schools
- Secondary Schools
- F-12 School
- Bus Stops
- Objector
- Link 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 inaccuracies, 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, State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.
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.
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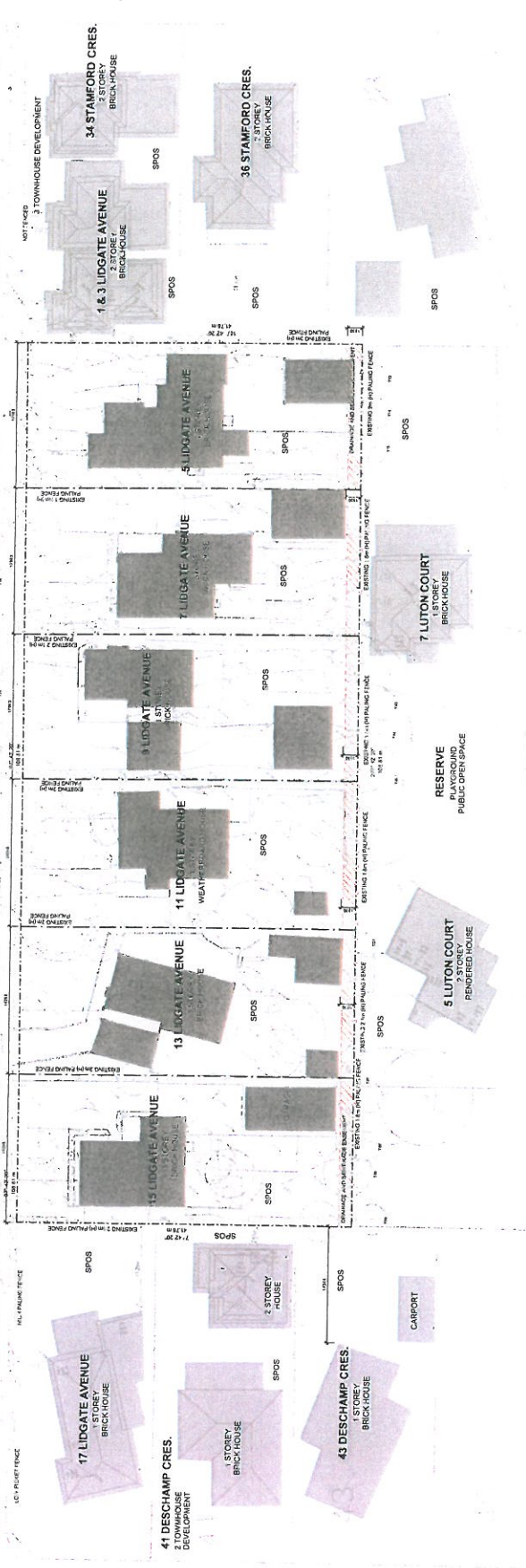
# 5 - 15 LIDGATE AVE ROWVILLE APPENDIX B

STAMFORD CRESCENT

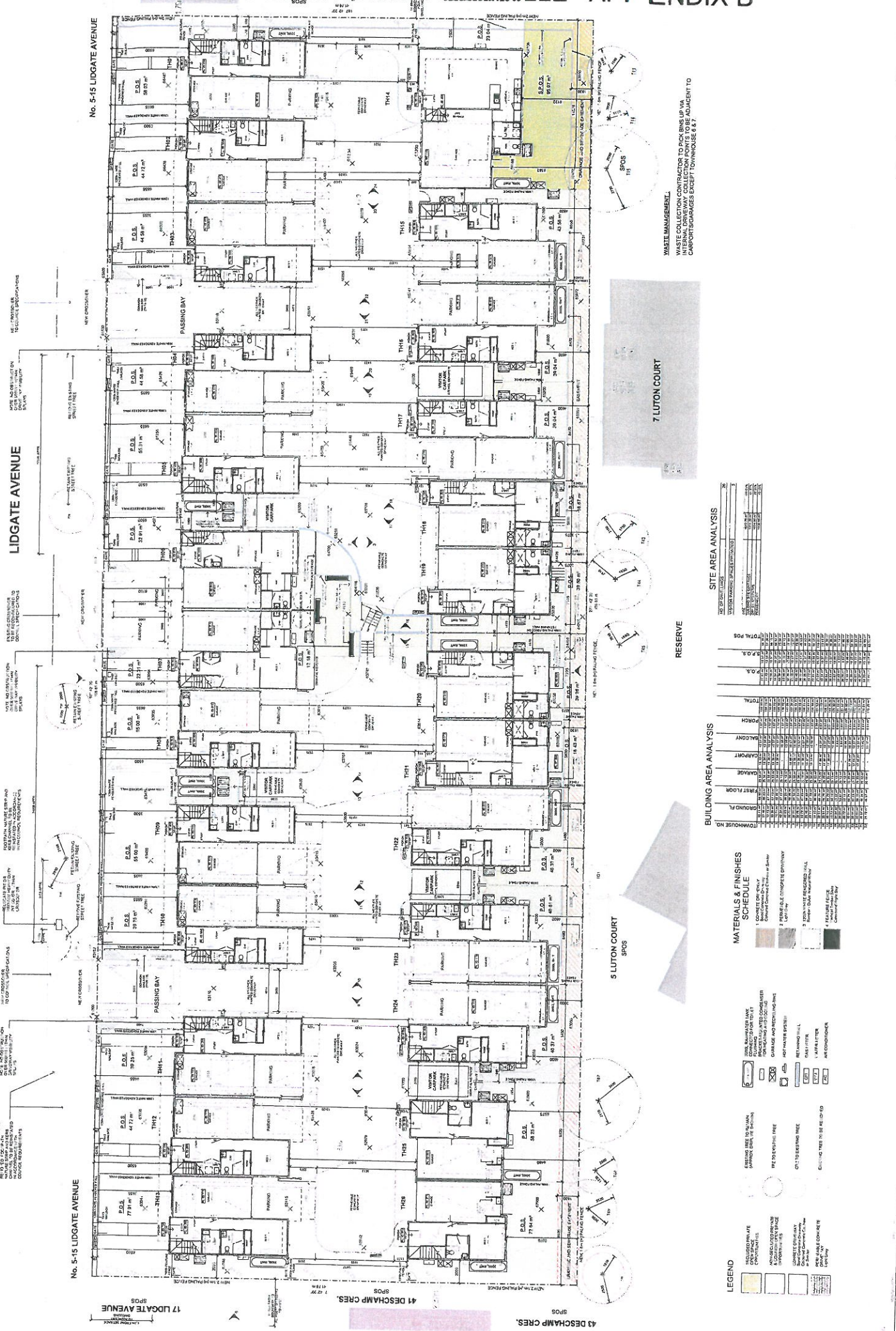
LIDGATE AVENUE

DESCHAMP CRESCENT

LIDGATE AVENUE



# 5-15 LIDGATE AVE ROWVILLE APPENDIX B



**WASTE MANAGEMENT:**  
 WASTE COLLECTION CONTRACTOR TO PICK BINS UP VIA INTERNAL DRIVEWAY COLLECTION POINTS TO BE ADJACENT TO CARPORTS SURFACES EXCEPT TOWNHOUSE 6 & 7

### SITE AREA ANALYSIS

NO	DESCRIPTION	AREA (SQM)	PERCENTAGE
1	TOTAL PAVED	1200	100%
2	ASPHALT DRIVEWAYS	800	66.67%
3	CONCRETE DRIVEWAYS	400	33.33%

### BUILDING AREA ANALYSIS

TOWNHOUSE NO.	GROUND FL.	FIRST FLOOR	CARPORT	BALCONY	PORCH	TOTAL POS.
TH101	1200	1200	1200	1200	1200	5000
TH102	1200	1200	1200	1200	1200	5000
TH103	1200	1200	1200	1200	1200	5000
TH104	1200	1200	1200	1200	1200	5000
TH105	1200	1200	1200	1200	1200	5000
TH106	1200	1200	1200	1200	1200	5000
TH107	1200	1200	1200	1200	1200	5000
TH108	1200	1200	1200	1200	1200	5000
TH109	1200	1200	1200	1200	1200	5000
TH110	1200	1200	1200	1200	1200	5000
TH111	1200	1200	1200	1200	1200	5000
TH112	1200	1200	1200	1200	1200	5000
TH113	1200	1200	1200	1200	1200	5000
TH114	1200	1200	1200	1200	1200	5000
TH115	1200	1200	1200	1200	1200	5000
TH116	1200	1200	1200	1200	1200	5000
TH117	1200	1200	1200	1200	1200	5000
TH118	1200	1200	1200	1200	1200	5000
TH119	1200	1200	1200	1200	1200	5000
TH120	1200	1200	1200	1200	1200	5000
TH121	1200	1200	1200	1200	1200	5000

### MATERIALS & FINISHES SCHEDULE

- 1 CONCRETE DRIVEWAY
- 2 FINE GRADE CONCRETE DRIVEWAY
- 3 120MM RIGID POLYSTYRENE INSULATION BOARD
- 4 100MM POLYSTYRENE INSULATION BOARD

- 5 100MM POLYSTYRENE INSULATION BOARD
- 6 100MM POLYSTYRENE INSULATION BOARD
- 7 100MM POLYSTYRENE INSULATION BOARD
- 8 100MM POLYSTYRENE INSULATION BOARD
- 9 100MM POLYSTYRENE INSULATION BOARD
- 10 100MM POLYSTYRENE INSULATION BOARD
- 11 100MM POLYSTYRENE INSULATION BOARD
- 12 100MM POLYSTYRENE INSULATION BOARD
- 13 100MM POLYSTYRENE INSULATION BOARD
- 14 100MM POLYSTYRENE INSULATION BOARD
- 15 100MM POLYSTYRENE INSULATION BOARD

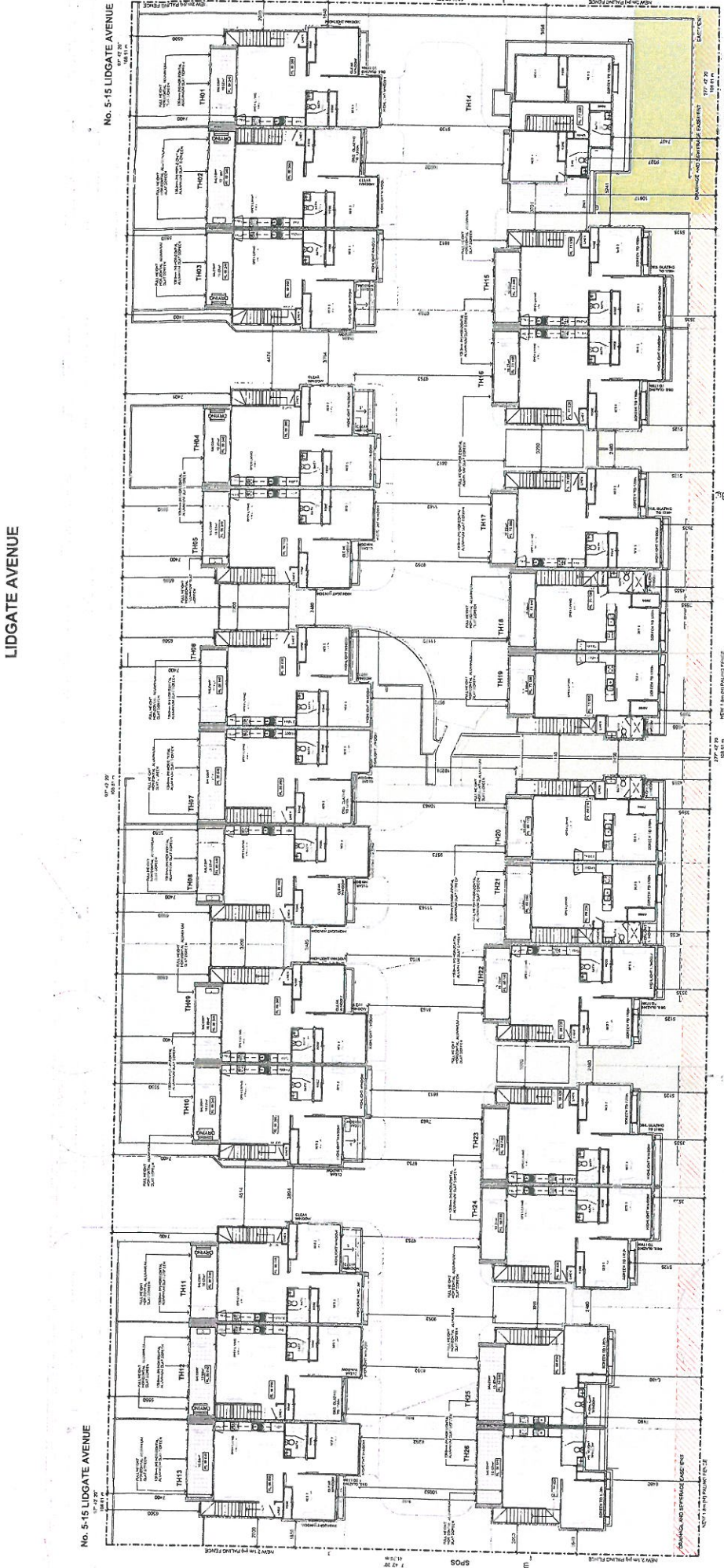
- 16 100MM POLYSTYRENE INSULATION BOARD
- 17 100MM POLYSTYRENE INSULATION BOARD
- 18 100MM POLYSTYRENE INSULATION BOARD
- 19 100MM POLYSTYRENE INSULATION BOARD
- 20 100MM POLYSTYRENE INSULATION BOARD
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- 22 100MM POLYSTYRENE INSULATION BOARD
- 23 100MM POLYSTYRENE INSULATION BOARD
- 24 100MM POLYSTYRENE INSULATION BOARD
- 25 100MM POLYSTYRENE INSULATION BOARD

### LEGEND

- 1 EXISTING DRIVEWAY
- 2 EXISTING DRIVEWAY
- 3 EXISTING DRIVEWAY
- 4 EXISTING DRIVEWAY
- 5 EXISTING DRIVEWAY
- 6 EXISTING DRIVEWAY
- 7 EXISTING DRIVEWAY
- 8 EXISTING DRIVEWAY
- 9 EXISTING DRIVEWAY
- 10 EXISTING DRIVEWAY
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- 25 EXISTING DRIVEWAY

# 5-15 LIDGATE AVE ROWVILLE APPENDIX B

LIDGATE AVENUE



No. 5-15 LIDGATE AVENUE

17 LIDGATE AVENUE

41 DESCHAMPS CRES.

43 DESCHAMPS CRES.

5 LUTON COURT

7 LUTON COURT

RESERVE

- ### LEGEND
- EXISTING PARKING
  - NEW PARKING
  - EXISTING TREES TO REMAIN
  - NEW TREES TO BE PLANTED
  - EXISTING LANDSCAPING TO REMAIN
  - NEW LANDSCAPING
  - EXISTING PAVING
  - NEW PAVING
  - EXISTING SIGNAGE
  - NEW SIGNAGE
  - EXISTING CURB
  - NEW CURB
  - EXISTING DRIVE
  - NEW DRIVE
  - EXISTING SIDEWALK
  - NEW SIDEWALK
  - EXISTING PATH
  - NEW PATH
  - EXISTING RAMP
  - NEW RAMP
  - EXISTING STAIRS
  - NEW STAIRS
  - EXISTING ELEVATORS
  - NEW ELEVATORS
  - EXISTING HALLWAYS
  - NEW HALLWAYS
  - EXISTING ENTRYWAYS
  - NEW ENTRYWAYS
  - EXISTING PORCHES
  - NEW PORCHES
  - EXISTING TERRACES
  - NEW TERRACES
  - EXISTING BALCONIES
  - NEW BALCONIES
  - EXISTING PATIOS
  - NEW PATIOS
  - EXISTING STAIRWELLS
  - NEW STAIRWELLS
  - EXISTING LIFT SHAFTS
  - NEW LIFT SHAFTS
  - EXISTING ELECTRICAL
  - NEW ELECTRICAL
  - EXISTING MECHANICAL
  - NEW MECHANICAL
  - EXISTING PLUMBING
  - NEW PLUMBING
  - EXISTING FIRE
  - NEW FIRE
  - EXISTING SECURITY
  - NEW SECURITY
  - EXISTING ACCESSIBILITY
  - NEW ACCESSIBILITY
  - EXISTING UTILITIES
  - NEW UTILITIES

# 5 - 15 LIDGATE AVE ROWVILLE APPENDIX B

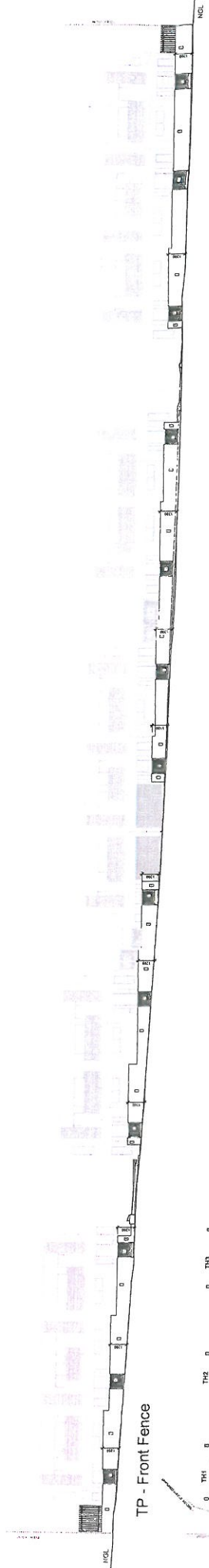
TP 06.1  
REV A

ELEVATIONS

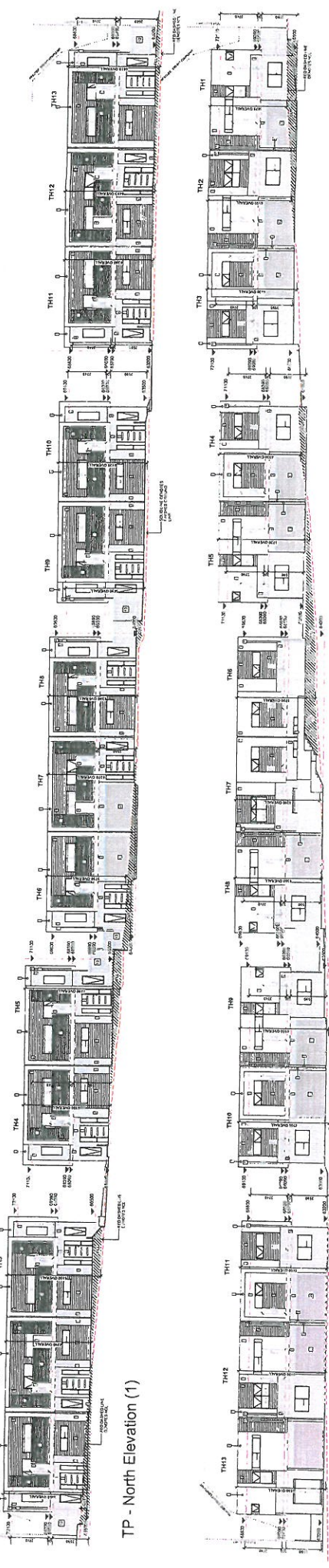


RKVX CITY COUNCIL

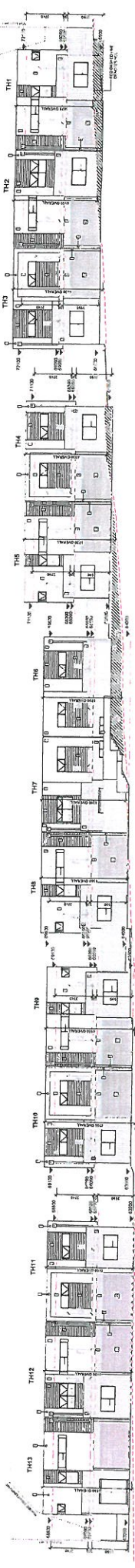
PROPOSED IMPROVEMENT DOCUMENT 5-15 LIDGATE AVENUE, ROWVILLE



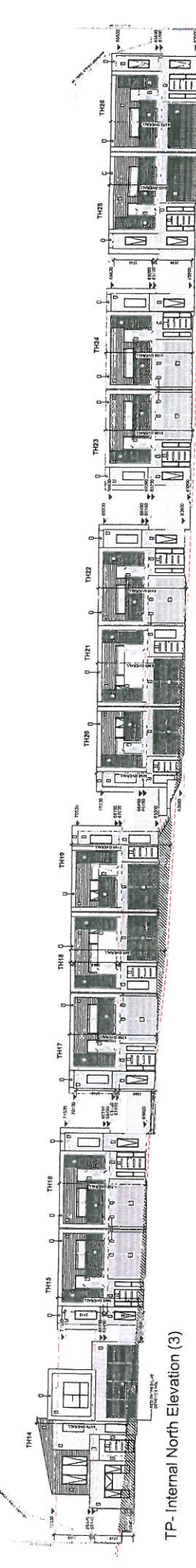
TP - Front Fence



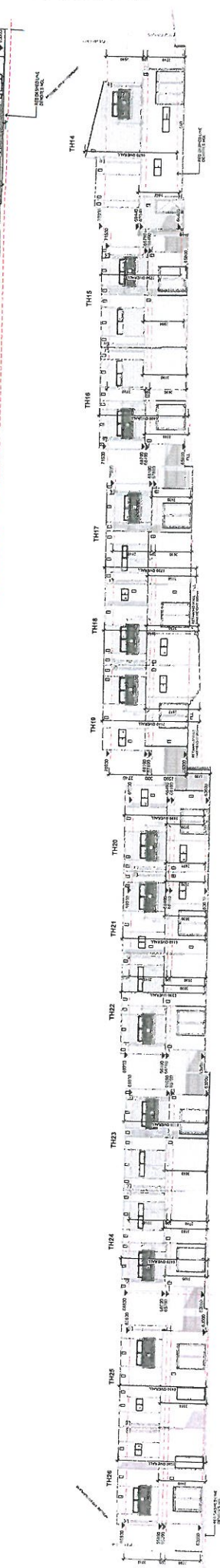
TP - North Elevation (1)



TP - Internal South Elevation (2)



TP - Internal North Elevation (3)



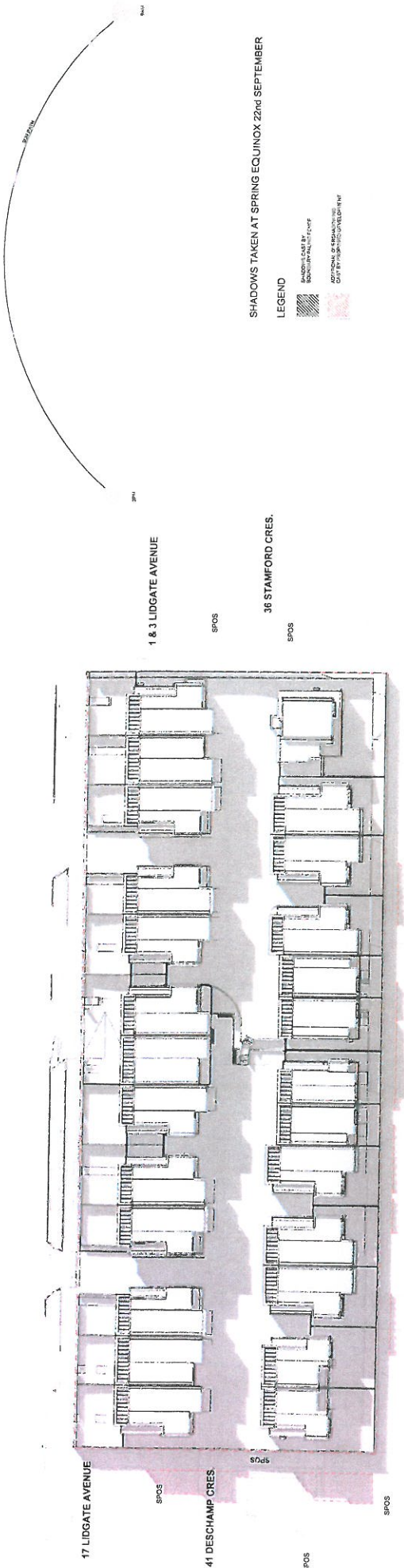
TP - South Elevation (4)

**MATERIALS & FINISHES SCHEDULE**

- 1. BRICKWORK - ALL: Common Brickwork
- 2. LIGHT-EDGE CLADDING: Light-Edge Cladding
- 3. BRICKWORK - ALL: Common Brickwork
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# 5 - 15 LIDGATE AVE ROWVILLE APPENDIX B

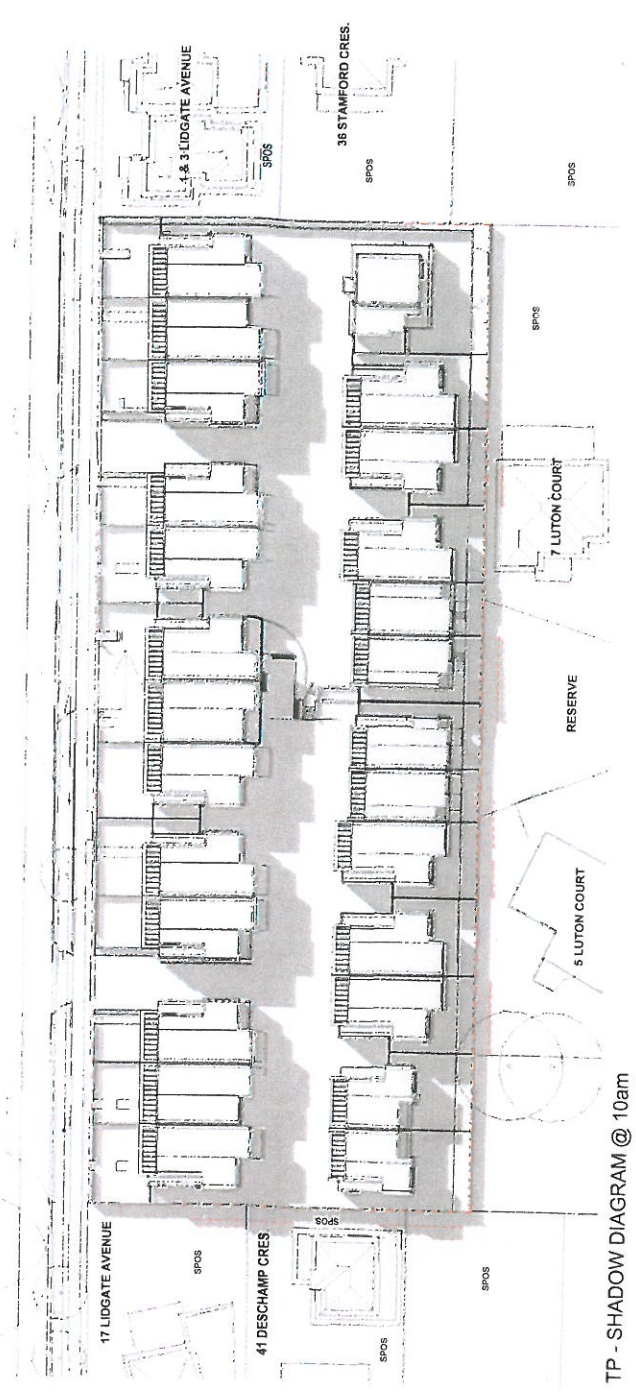


TP - SHADOW DIAGRAM @ 9am

SHADOWS TAKEN AT SPRING EQUINOX 22nd SEPTEMBER

**LEGEND**

- SHADOWS CAST BY
- RESERVE
- SP/POS

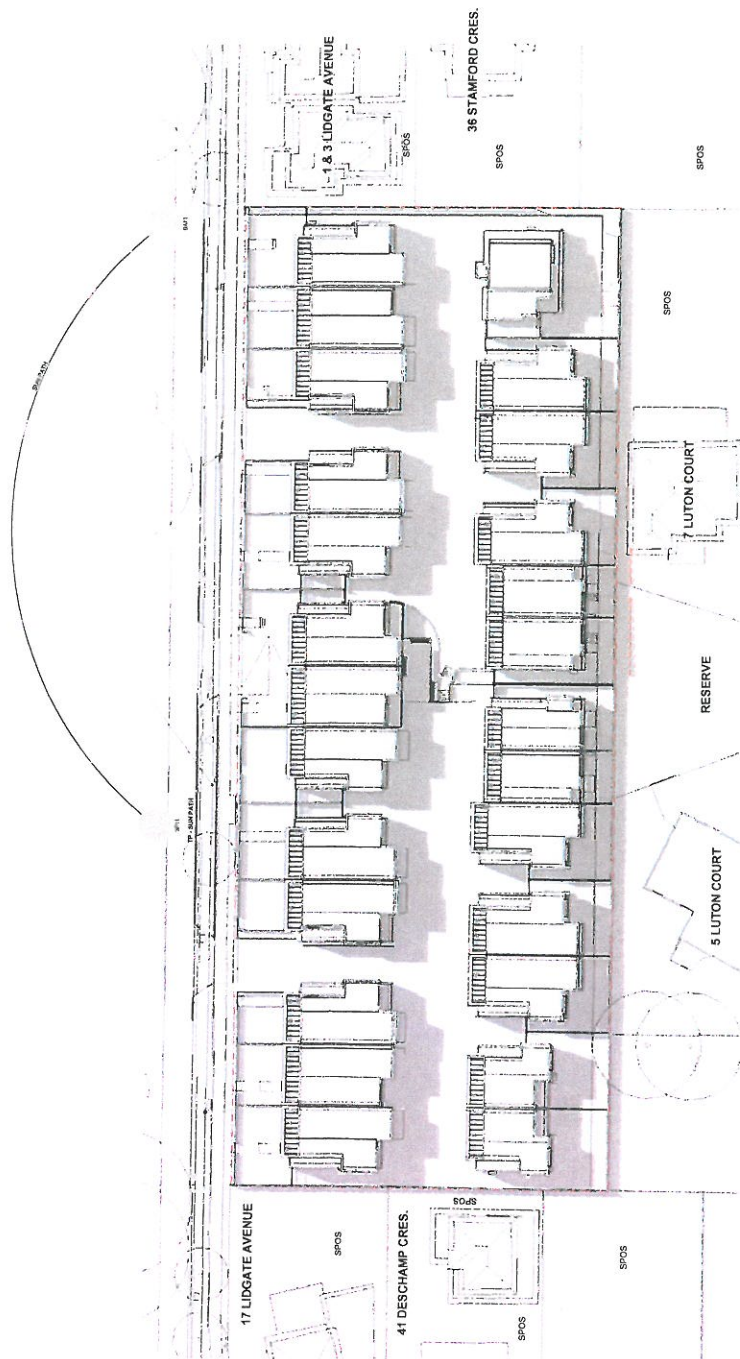


TP - SHADOW DIAGRAM @ 10am

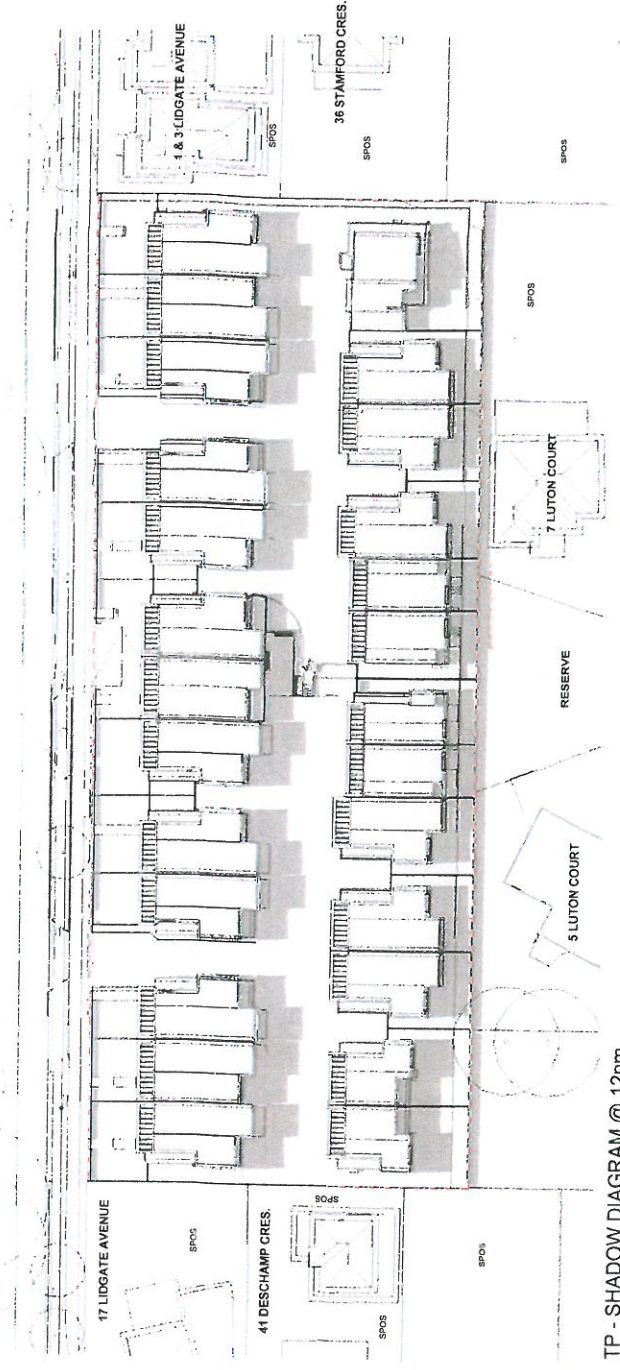
# 5 - 15 LIDGATE AVE ROWVILLE APPENDIX B

SHADOWS TAKEN AT SPRING EQUINOX 22nd SEPTEMBER

LEGEND



TP - SHADOW DIAGRAM @ 11am

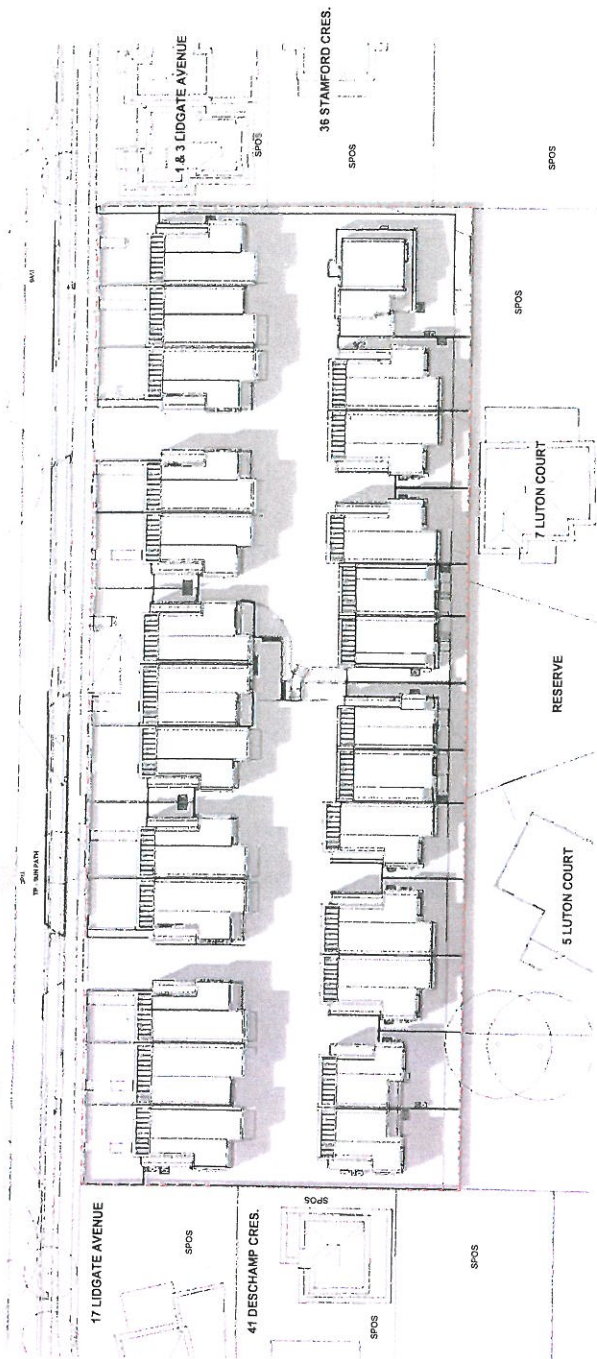


TP - SHADOW DIAGRAM @ 12pm

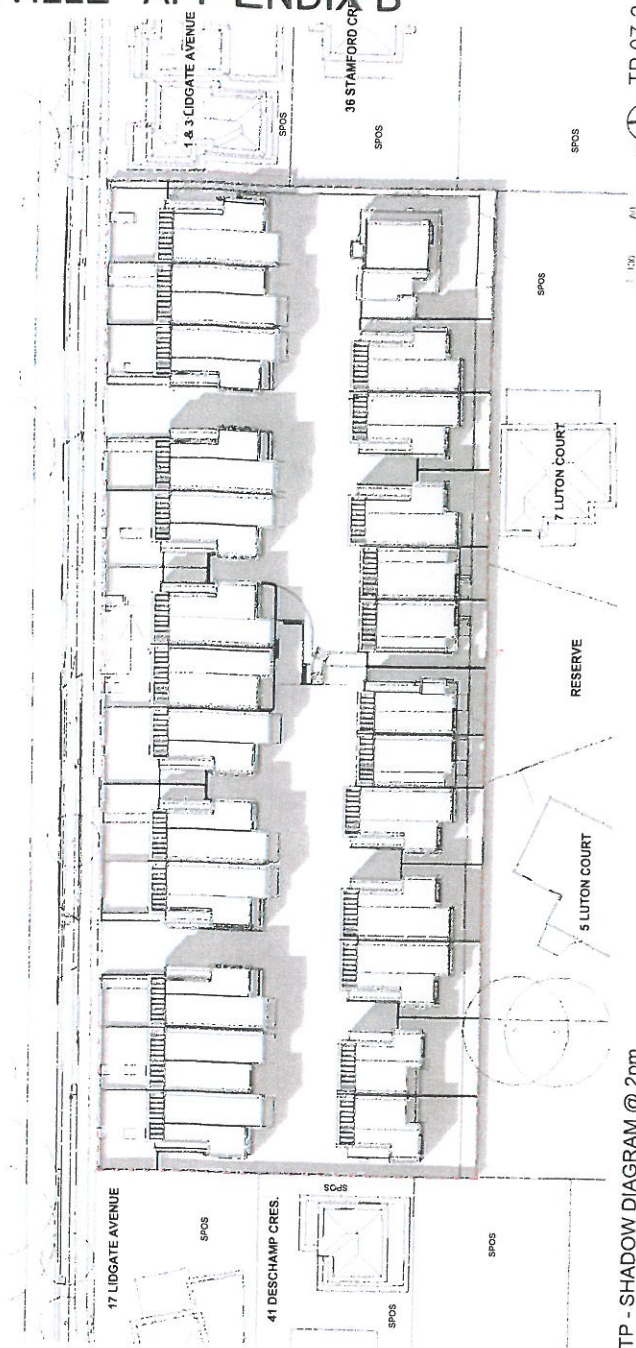
# 5 - 15 LIDGATE AVE ROWVILLE APPENDIX B

SHADOWS TAKEN AT SPRING EQUINOX 22nd SEPTEMBER

LEGEND



TP - SHADOW DIAGRAM @ 1pm



TP - SHADOW DIAGRAM @ 2pm

PERMITTED BY COUNCIL: JUST DEVELOPMENT AT 5-15 LIDGATE AVENUE, ROWVILLE



TP 07.3  
REV A

SHADOW DIAGRAMS



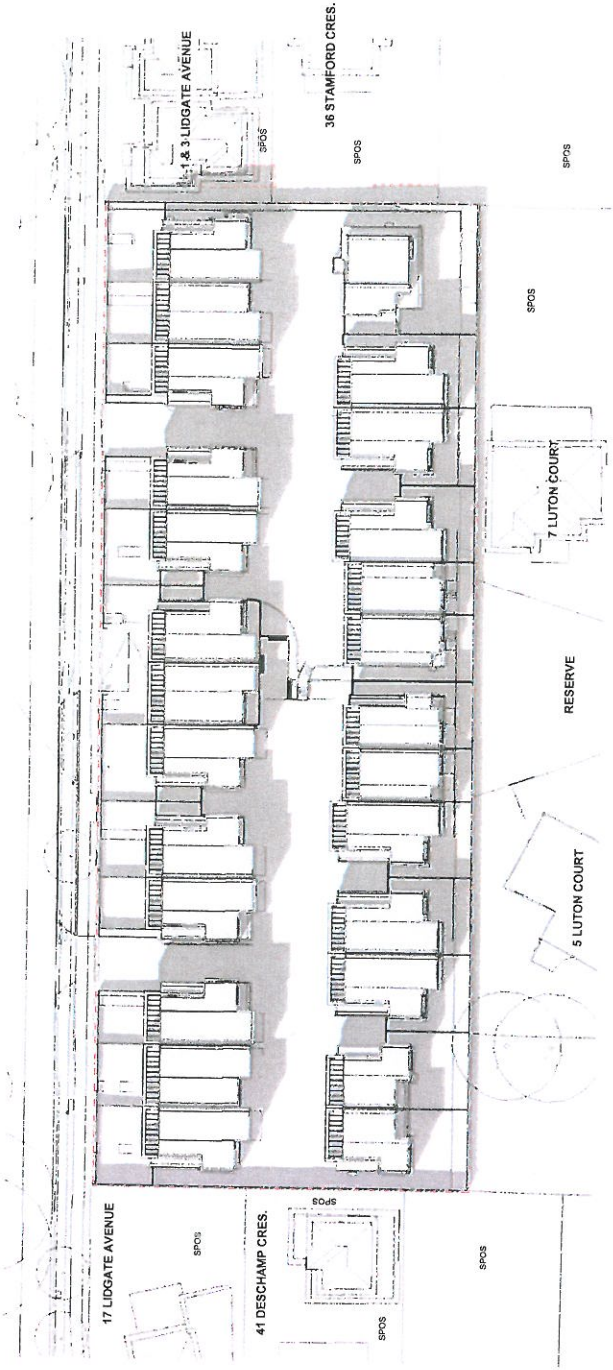
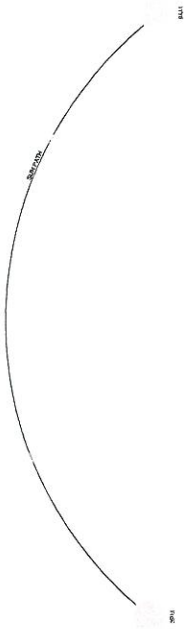
AMVIC CITY PLANNING

# 5 - 15 LIDGATE AVE ROWVILLE APPENDIX B

SHADOWS TAKEN AT SPRING EQUINOX 22nd SEPTEMBER

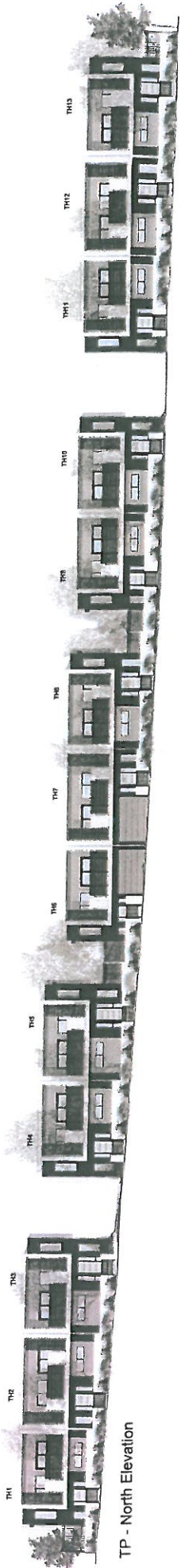
**LEGEND**

-  SHADOWS CAST BY BOUNDARY FENCE
-  SHADOWS CAST BY SHEDS
-  SHADOWS CAST BY PROPOSED DEVELOPMENT



TP - SHADOW DIAGRAM @ 3pm

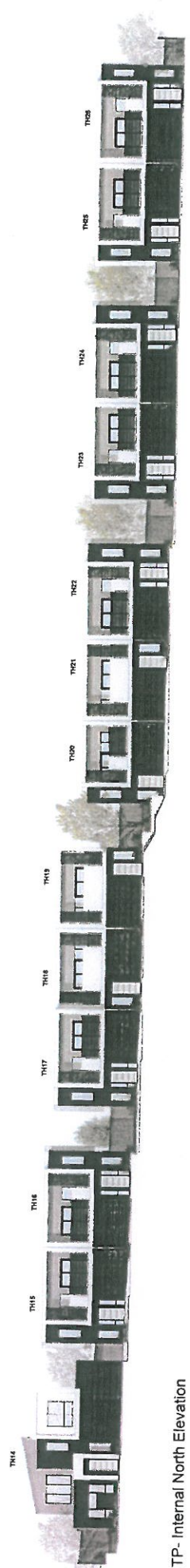
# 5 - 15 LIDGATE AVE ROWVILLE APPENDIX B



TP - North Elevation



TP - Internal South Elevation



TP - Internal North Elevation



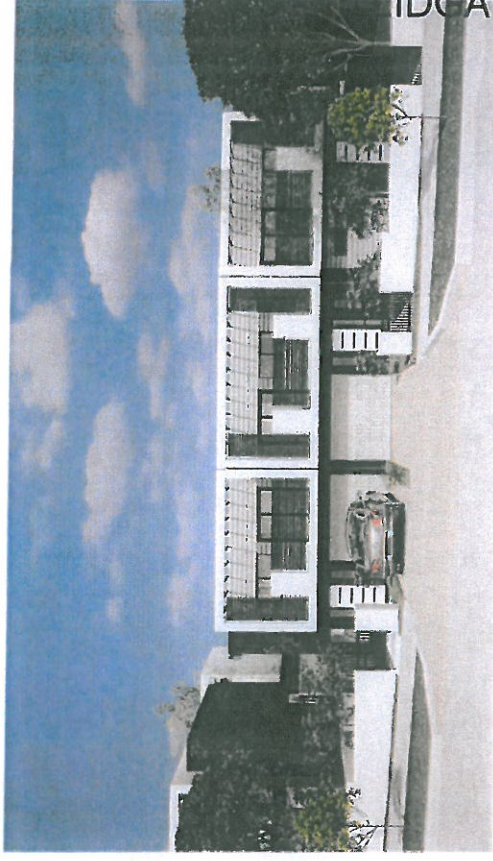
TP - South Elevation



TP - East Elevation



TP - West Elevation



**MATERIALS & FINISHES SCHEDULE**

1	RENDED WALL SOLID Natural Timber	6	TIMBER FEATURE COLLINGS 150x50 Coloured Night Sky	9	PAINTED (S) DOWNPIPES Colo to match (S) downpipes (Applies to all instances)	12	Feature Front Gates Coloured Night Sky	F	FIXED GLAZING
2	LIGHTWEIGHT CLADDING 150mm Horizontal Profile Coloured Night Sky	7	WICKER/FIBRE Coloured Monument (Applies to all instances)	10	BALUSTRADE Vertical Timber Slats Coloured Night Sky	O.G	OBSOURED GLAZING	O.G	OBSOURED GLAZING
3	LIGHTWEIGHT CLADDING 150mm Horizontal Profile Coloured Dove	8	Sheet roofing/Gutters Coloured Summit	11	Polyluxated Privacy Screens Coloured Summit (with a maximum transparency of 25%)	GB	GLASS BALUSTRADE	GB	GLASS BALUSTRADE
4a	SECTIONAL GARAGE DOOR Coloured Night Sky								
4b	SECTIONAL GARAGE DOOR Nubler profile Coloured Dove								
5	FEATRE ENTRY DOOR Medison 104 Coloured Summit								

REVISION  
DATE: 29/06/16  
AMENDMENTS: A1, A3, A4  
Preparation: A

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

TP 09  
REV A



**COUNCILLOR GILL VACATED THE CHAMBER AT 7.39PM DURING DISCUSSION ON ITEM 7**

**COUNCILLOR GILL RETURNED TO THE CHAMBER AT 7.41PM DURING DISCUSSION ON ITEM 7**

**7. PUBLIC QUESTION TIME**

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

Question Time commenced at 7.37pm.

The following questions were raised with Council:

<b>Question 1</b>	Would Council please permit one more community representative to join the Cemetery Trust? Also thank all present Councillors for their past efforts.
<b>Answer</b>	The Director Corporate Development, Ms Joanne Truman responded that the Ferntree Gully Cemetery Trust Special Committee operates under an Instrument of Delegation from Council and the delegation would need to be reviewed before any amendments to the Committee's membership could be made. Councillor Orpen thanked the questioner for their comments and re-iterated that the structure of the Cemetery Trust is constituted through Council and any change in membership would not occur unless there is a vacancy.
<b>Question 2</b>	Question of thanks to Councillor Karin Orpen
<b>Answer</b>	Councillor Orpen expressed her thanks to the questioner.

Question Time concluded at 7.43 pm.

**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.

**COUNCIL RESOLUTION**

MOVED: CR. PEARCE

SECONDED: CR. COSSARI

That Council

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.

CARRIED

**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.

**COUNCIL RESOLUTION**

MOVED: CR. PEARCE

SECONDED: CR. COOPER

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

CARRIED

Project No.	Project Name	Total Approved Budget
1	<b>Bridges Renewal Program</b> 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	<b>High Risk Road Failures</b> Programming of major patching and overlay works in Forest Road between Myrtle Crescent and Olivebank Road planned for November.	\$500,000
7	<b>Road Surface Renewal Program</b> 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	<b>Drainage Pit and Pipe Renewal Program</b> Works currently in progress in Aisbett Avenue, Pleasant Road and Norton's Lane. Program progressing well considering the bad weather.	\$1,560,000
9	<b>Footpath Renewal Program</b> Program progressing on schedule. Works are being programmed alongside Road Resurfacing concrete works.	\$1,500,000
10	<b>Bicycle / Shared Path Renewal Program</b> 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	<b>Building Renewal Program</b> 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	<b>Playground Renewal Program</b> 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	<b>Fire Hydrant Replacement Program</b> First payment due in December.	\$123,000
24	<b>Carpark Renewal</b> Works on the Mariemont Preschool carpark were completed over the September school holidays.	\$640,931
25	<b>Plant &amp; Machinery Replacement Program</b> Renewal Program underway with 12% of funds committed.	\$2,787,000
26	<b>Street Tree Replacement Program</b> Audit works for 2016/17 works underway. Removal works to be undertaken in February 2017.	\$485,454

Project No.	Project Name	Total Approved Budget
<b>31</b>	<b>Stamford Park Redevelopment</b> 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.	<b>\$4,440,820</b>
<b>43</b>	<b>Shade Sails &amp; Play Structure Maintenance</b> Tracking as expected at this time of year.	<b>\$38,500</b>
<b>104</b>	<b>Roadside Furniture Renewal Program</b> Renewal works at the Army Road retaining wall to commence in October 2016.	<b>\$60,000</b>
<b>147</b>	<b>Energy &amp; Greenhouse Program for Council Facilities</b> Scoping for 2016/17 projects currently underway.	<b>\$60,000</b>
<b>229</b>	<b>Building Code Australia Compliance</b> 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.	<b>\$100,000</b>
<b>289</b>	<b>CSR Quarry Reserve - Implementation Stage 4</b> 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.	<b>\$500,937</b>
<b>345</b>	<b>Asbestos Removal</b> Planning for current financial year projects is in progress and full program is expected to be created by December.	<b>\$100,000</b>
<b>347</b>	<b>Miscellaneous Industrial Roads - Pavement Rehabilitation</b> Works have recently been completed in Jaydee Court, Rowville. Works are programmed over November / December.	<b>\$250,000</b>
<b>409</b>	<b>Parks Furniture Renewal</b> Furniture purchased, arrival time is November. Installation to occur between December 2016 and April 2017.	<b>\$67,000</b>
<b>410</b>	<b>Parks Signage Renewal</b> Signage renewal audits for passive reserve requirements are complete, with first stage of renewals to commence in November.	<b>\$20,000</b>
<b>412</b>	<b>Water Sensitive Urban Design Renewal</b> Colchester Wetlands: Detail design nearing completion with plans to be finalised following receipt of feedback. Tender documents to then be prepared.	<b>\$332,613</b>
<b>441</b>	<b>Tim Neville Arboretum Renewal</b> 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.	<b>\$534,108</b>

Project No.	Project Name	Total Approved Budget
443	<b>Reserves Paths Renewal</b> Works program has been prepared. Works are scheduled over October/November/December.	\$50,000
455	<b>Parks Crescent, Cypress Avenue, Boronia - Drainage Upgrade</b> 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	<b>Dobson Street Reserve Retarding Basin</b> Contractor appointed but commencement of works on site delayed due to permit approval process.	\$621,628
492	<b>Food Act Compliance - Kitchen Retrofitting</b> Scope of works to be confirmed in October for March/April 2017 works.	\$25,000
494	<b>Cathies Lane - Landfill Rehabilitation Works</b> 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	<b>Fencing Replacement in Early Years Facilities - Scope and Implementation</b> Works program will be finalised in late September with works to be completed in January school Holidays.	\$24,000
497	<b>Coonara Stone Cottage - Structural Failure Rectification</b> Project completed.	\$31,788
516	<b>Rumann and Benedikt Reserves - Open Space Upgrade</b> Detail design for Picnic Shelter and Hardcourt area being undertaken to enable construction in First half of 2017.	\$200,000
529	<b>Dobson Park - Water Harvesting System</b> 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	<b>Sheffield and Basin Olinda Roads, The Basin - Water Sensitive Urban Design</b> Project completed.	
536	<b>Parkland Asset Renewal</b> 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	<b>Bush Boulevard Renewal</b> 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
<b>543</b>	<b>Llewellyn Park - Landfill Rehabilitation Works</b> 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.	<b>\$0</b>
<b>566</b>	<b>Artwork Renewal</b> Ongoing renewal program of Placemaker legacy artworks.	<b>\$20,000</b>
<b>576</b>	<b>Early Years Facility Emergency Warning System</b> Planned sites being scoped and costed for planned January and March holiday implementation.	<b>\$50,000</b>
<b>584</b>	<b>Tormore Reserve - Masterplan Development</b> Detail design for next stage of works to commence in October.	<b>\$200,000</b>
<b>587</b>	<b>Upper Ferntree Gully Neighbourhood Activity Centre - Design</b> 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.	<b>\$473,153</b>
<b>589</b>	<b>Knox Early Years (KEYs) Online</b> Post implementation complete.	<b>\$27,411</b>
<b>593</b>	<b>Marie Wallace Park - Masterplan Development</b> Following completion of works, temporary fence to be taken down end of September. Some minor works to be carried out to finalise Stage One.	<b>\$914,102</b>
<b>607</b>	<b>Ashton Road, FTG - Reconstruction</b> 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.	<b>\$452,285</b>
<b>608</b>	<b>Kingston Street, FTG - Reconstruction</b> 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.	<b>\$393,301</b>
<b>609</b>	<b>Mountain Gate Drive, FTG - Reconstruction</b> 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.	<b>\$526,116</b>
<b>610</b>	<b>Elm Street, Bayswater - Reconstruction</b> 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.	<b>\$447,079</b>
<b>611</b>	<b>Orange Grove, Bayswater- Reconstruction</b> 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.	<b>\$397,031</b>

Project No.	Project Name	Total Approved Budget
612	<b>Maple Street, Bayswater - Reconstruction</b> 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	<b>Rubber Rock Removal in Child Care Centres</b> Scope of works will be finalised by early October for works to be undertaken in December/January school holidays.	\$60,000
622	<b>Walker Reserve - Stage 2, Wantirna South</b> 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	<b>Boronia Library - Scope and Concept</b> Project on hold, subject to wider precinct deliberations.	\$71,782
630	<b>Early Years Hubs - Bayswater</b> Design development, including Landscape Design will be completed by early October.	\$650,000
638	<b>Karoo Road, Rowville - Design</b> 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	<b>Row Reserve, Rowville - Development Plan</b> Detailed Design for hardcourt area and picnic shelter being undertaken for construction in first half 2017.	\$100,000
649	<b>Scoresby (Exner) Reserve - Masterplan</b> Design Development progressing and to be finalised mid October 2016.	\$250,000
655	<b>Entry Signage - Scope and Concept</b> Signage installed. Project complete.	\$3,500
660	<b>Mountain Highway (No. 598), Bayswater Drainage - Design</b> 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	<b>Storm Water Harvesting - Concept Designs</b> 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	<b>Dobson Creek Catchment - Streetscape Water Sensitive Urban Design</b> 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	<b>Knox Active Aging Management System (KAAMS)</b> System went live July. Phase 2 underway.	\$212,595
675	<b>Public Art Projects</b> 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	<b>Lewis Park Oval 1 Renewal</b> Detailed design completed. Construction deferred to 2017/18. User groups consulted.	\$20,000
699	<b>Miller Road/Dorrigo Drive Traffic Treatment</b> Project has been completed.	\$4,964
704	<b>Mountain Highway footpath connection 4</b> 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	<b>Practice wickets /sports reserve assets / tennis courts / netball courts</b> Tormore cricket nets in concept design stage. Work at Chandler netball courts is scheduled to commence in March 2017.	\$225,000
708	<b>Cricket run ups and goal squares</b> Seebeck Reserve identified for minor works around cricket pitch. Quotes being obtained.	\$20,000
710	<b>Colchester Reserve Rugby Pitches</b> 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	<b>Tennis Court Renewals</b> 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	<b>Sports Facility Lighting Renewal</b> H V Jones lighting is complete. Knox Park BMX scheduled to be completed in October.	\$36,500
714	<b>Family and Children Services Softfall Program</b> List of facilities will be finalised in September for works to be undertaken in December/January School holidays.	\$25,000
716	<b>Early Years Hubs - Wantirna South</b> Detail Design progressing as per scheduled timeframe.	\$6,578,222
717	<b>Knox Central Package</b> 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	<b>Bulk Replacement of Street Lights with LED</b> Implementation underway. Over 3,000 lights have already been installed.	\$6,071,446
721	<b>Eildon Park Reserve (Pavilion upgrade), Rowville - Design</b> 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	<b>Knox (Interim) Library</b> Detailed design on hold pending further discussions with Westfield.	\$678,520

Project No.	Project Name	Total Approved Budget
725	<b>Placemakers Site - Design</b> 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	<b>Knox Community Arts Centre - Outdoor Furniture</b> Investigating the opportunity to further improve the outdoor space at KCAC. Works to be carried out late October.	\$12,000
733	<b>Preschool Office/Storage - Minor Works</b> List of facilities finalised for works to be undertaken in December/January school holidays.	\$70,000
735	<b>Family &amp; Children Services Buildings Door Jamb Protectors</b> 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	<b>The Basin Progress Hall - Stage 4 of 4</b> Works will be completed by early October. Inclement weather has had a significant impact on works.	\$72,501
743	<b>Quarry Road, Upper Ferntree Gully</b> 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	<b>Revegetation Plan</b> Scoping and planning project. Plant list being prepared. Site preparation commencing in December.	\$100,000
747	<b>Chandler Park, Boronia - Masterplan Implementation</b> Multi purpose activity area and play space tenders being assessed.	\$368,169
749	<b>Fairpark Reserve, FTG - Masterplan Implementation</b> Tender assessment in progress, project to be awarded to contractor early October.	\$240,609
750	<b>Basin Triangle Reserve, The Basin - Masterplan Implementation</b> Section of the works to be completed by Mid October by Knox Construction Department.	\$95,450
751	<b>Tim Neville Arboretum - Lake Structure Upgrade</b> 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	<b>Mountain Gate Shopping Centre Reserve - Design</b> At Design Development stage with design to be put out to community consultation late October.	\$19,425
755	<b>Talaskia Reserve, Upper Ferntree Gully - Design</b> Masterplan endorsed by Council on 13 September.	\$100,000
756	<b>Heany Park, Rowville</b> 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	<b>Carrington Park, Knoxfield - Masterplan</b> Next Stage of path works to be undertaken in October.	\$150,000
758	<b>Jenola Parade Masterplan Implementation</b> New shelter/drainage on site is being further developed. Construction of shelter to commence late October.	\$41,332
759	<b>Alchester Village - Masterplan Implementation</b> Construction works to commence in October.	\$89,600
760	<b>Alchester Village Park Masterplan</b> Construction works to commence in October.	\$60,000
761	<b>Dandenong Creek Gateways - Revegetation of Strategic Road Corridors</b> Project to commence December.	\$49,620
762	<b>Dobsons-Clyde Street Flood Retarding System - Design</b> Refer to Project No. 459.	\$0
763	<b>Boronia Road Overland Flowpath - Design</b> 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	<b>Alchester Village Shopping Centre - new toilet block</b> Construction is well progressed and expecting early October completion.	\$135,200
768	<b>Wantirna Mall Toilets</b> Structural works completed, fitout commenced. Works have been impacted by inclement weather, but completion expected by early October.	\$116,530
769	<b>Mint Street, Wantirna – Dandenong Creek Wetland Construction</b> 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	<b>Colchester Road, Boronia – Wetland and Raingarden</b> Refer to Project No. 412.	\$40,000
773	<b>Suffern Avenue (Waldheim Street) Wetland</b> Draft Detailed Design completed and in process of review.	\$373,979
775	<b>Alchester Village Lighting Project</b> 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	<b>Printer Upgrade</b> Working with Procurement Australia for quotation and evaluation process.	\$78,107
786	<b>Micro Soft Office Upgrade</b> 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	<b>Website Development</b> Project on hold awaiting resources.	\$36,000

Project No.	Project Name	Total Approved Budget
788	<b>Electronic Record System Upgrade (Project Phoenix)</b> 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	<b>Facilities Booking Review/Upgrade</b> Implementation kick off October.	\$35,800
791	<b>Server Infrastructure</b> Due for implementation October.	\$198,500
792	<b>PC Rollout</b> Roll out complete.	\$80,000
793	<b>Non Leased Software and Hardware</b> Awaiting resources to continue this project.	\$100,000
794	<b>Switch Replacement Program (Leased)</b> Part of the WAN upgrade, project commenced project plan being developed.	\$38,000
796	<b>Park Crescent, Boronia - Reconstruction</b> 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	<b>McMahons Road, Ferntree Gully - Reconstruction</b> Project deferred due to potential development of Norvel Quarry site likely to adversely affect road.	\$240,000
798	<b>Woodvale Road, Boronia - Reconstruction</b> 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	<b>Windermere Drive, Ferntree Gully - Reconstruction</b> Detailed Design 95% complete with design review to follow.	\$350,000
800	<b>Smithfield Square, Wantirna - Reconstruction</b> Detailed design and design review completed.	\$210,000
801	<b>Sasses Avenue, Bayswater - Reconstruction</b> Detailed Design 95% complete with design review to follow.	\$240,000
802	<b>Erica Avenue, Boronia - Reconstruction</b> 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	<b>Macquarie Place, Boronia - Reconstruction</b> Detailed Design and design review completed. Assessing responses to questionnaire survey with businesses to assist in structuring construction methodology.	\$210,000
804	<b>Dorset Road (169), Boronia - Flood Mitigation</b> Site surveyed. Scheduled to assess required scope with internal stakeholders in early October.	\$77,000

Project No.	Project Name	Total Approved Budget
806	<b>Cash Fues Place, Wantirna – Dandenong Creek Wetland Design</b> 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	<b>Bayswater Activity Centre Streetscape Improvements</b> 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	<b>Asset Management System Implementation</b> Project planning commenced.	\$20,000
813	<b>Information architecture design and planning</b> Digital ICT strategy underway for delivery in October/November.	\$75,200
814	<b>Standard Operating Environment Upgrade</b> Pilot program underway.	\$70,000
815	<b>Pathway Smartclient implementation</b> Project planning underway, infrastructure in place ready for implementation, due to be upgraded in November.	\$87,300
816	<b>ePathway Payment enhancements/extension</b> Upgrade scheduled for Late October.	\$70,000
817	<b>WAN Upgrade</b> Project planning underway. Project team working with the vendor to schedule work.	\$100,000
818	<b>DRP Update and full test</b> Implementation of offsite DR site to be commenced with Manningham in early 2017.	\$100,000
819	<b>IT Security Audit (policies &amp; procedures)</b> Scheduled for March 2017.	\$40,000
820	<b>Mobile phone refresh (iPhone)</b> To be commenced in November.	\$20,000
821	<b>Nimble</b> Scheduled for December 2016.	\$90,000
822	<b>Security, Email Filtering and Firewall</b> Project underway as part of the WAN upgrade, to be completed March 2017.	\$120,000
823	<b>DCI - Air Conditioner</b> Design and strategy project planning underway.	\$100,000
824	<b>VESDA Fresh Air Unit</b> Strategy plan underway in conjunction with DCI air conditioner project.	\$2,000
825	<b>Microsoft Licensing (True Up)</b> Scheduled for March/April 2017.	\$150,000
826	<b>Microsoft SQL Licence</b> This will be undertaken in March/April 2017.	\$220,000
827	<b>Microsoft SharePoint Upgrade</b> Design and strategy plan to commence in March 2017.	\$100,000

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



Project No.	Project Name	Approved Budget
847	<b>Boronia Basketball Stadium - Safety Padding</b> Confirmation of scope of works in October, project scheduled to be completed by February 2017.	\$65,000
848	<b>Mariemont Preschool, Wantirna - Upgrade of Foyer and Office Space</b> Works program being reassessed.	\$158,000
849	<b>Repurposing Scoping of Facilities from Hub Projects.</b> 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	<b>Murrindal Playgroup, Rowville - Outdoor Blind Installation (Community Submission)</b> Shade sail to be installed over the September/October school holidays.	\$3,450
851	<b>Senior Citizens Centres - Facilities Development Plan</b> 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	<b>Community Facilities Climate Control - Options Analysis</b> Project scoping to commence October.	\$15,000
853	<b>Aimee Seebeck Hall, Amenities Design</b> Scoping works scheduled to commence in November.	\$10,000
854	<b>Knox Community Gardens/Vineyard Pergola Upgrade</b> Awaiting direction from Council before commencement.	\$10,000
855	<b>Boronia Road, Wantirna - Footpath</b> Works scheduled for November.	\$25,000
856	<b>Boronia Road, Boronia - Footpath Feasibility Study</b> Study due to commence survey in October in Boronia Road, Boronia between Edinburgh Road and Scoresby Road.	\$10,000
857	<b>Rollings Road, Upper FTG - Footpath</b> 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	<b>Ferntree Gully Road, Ferntree Gully - Footpath</b> Works scheduled for December.	\$31,500
859	<b>Mountain Highway, Wantirna - Footpath 3</b> 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	<b>Bergins Road, Rowville - Footpath 3</b> Construction works scheduled for February 2017. Design to be revised to incorporate shared use width.	\$125,000
861	<b>Beresford Drive/Colchester Road, Boronia - Channelised Right Turn</b> 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	<b>Burwood Highway, Wantirna - Shared Path 2 - Design</b> Due to commence survey in December.	\$10,000
863	<b>Fitzgerald Street, FTG - Streetlights</b> A quotation is being sought from AusNet to undertake these works.	\$45,000
864	<b>Lakeside Boulevard, Rowville - Pedestrian Refuge</b> Works scheduled for October.	\$15,000
865	<b>Mountain Highway, Boronia - Footpath Connection 2</b> Works scheduled for December.	\$20,000
866	<b>Ferntree Gully Village Square - Masterplan Implementation</b> Consultant engaged, at Design Development Stage.	\$100,000
867	<b>Knox Regional Netball Centre, Ferntree Gully - Masterplan</b> Project to commence late October.	\$55,000
868	<b>H V Jones, Ferntree Gully Masterplan Implementation</b> Project to commence in October.	\$45,000
869	<b>Gilbert Park, Knoxfield - Masterplan Implementation</b> Project brief being written to engage consultant in October.	\$30,000
870	<b>Ferntree Gully Stormwater Masterplan</b> The masterplan is progressing and in the collection phase.	\$20,000
871	<b>Energy Performance Audit for Community Buildings</b> 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	<b>Fulham Road, Rowville Reconstruction - Design</b> Geotech investigation nearing completion. Due to commence survey in October.	\$30,000
875	<b>Parkhurst Drive, Knoxfield Reconstruction - Design</b> Geotech investigation nearing completion and due to commence survey in October.	\$45,000
876	<b>Eastgate Court, Wantirna South Reconstruction - Design</b> Geotech investigation nearing completion, survey completed and design underway.	\$25,000
877	<b>Rosehill Street, Scoresby Reconstruction - Design</b> Geotech investigation nearing completion with survey completed.	\$25,000
878	<b>Alma Avenue, Ferntree Gully Reconstruction - Design</b> Geotech investigation nearing completion and due to commence survey in October.	\$25,000
879	<b>Winwood Drive, Ferntree Gully Reconstruction - Design</b> Geotech investigation nearing completion and due to commence survey in October.	\$25,000
880	<b>Helene Court, Boronia Reconstruction - Design</b> Geotech investigation nearing completion and survey completed with Detail Design underway.	\$25,000
	<b>Total:</b>	<b>\$73,400,176</b>

**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.

**COUNCIL RESOLUTION**

MOVED: CR. PEARCE  
SECONDED: CR. COOPER

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.

CARRIED

# RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

<b>Date of Assembly:</b> 6/9/2016	
<b>Name of Committee or Group (if applicable):</b>	
Issues Briefing	
<b>Time Meeting Commenced:</b> 6:30pm	
<b>Councillors in Attendance:</b>	
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
<b>Council Staff in Attendance:</b>	
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	
<b>Matters Considered:</b>	
1. Alternative Building Structures - Community and Sporting Facilities	
2. Boronia Park, Boronia Library and Boronia Basketball Stadium	
3. State of Knox and Municipal Survey	

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

# RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

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

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

# RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

<b>Date of Assembly:</b> 13/9/2016	
<b>Name of Committee or Group (if applicable):</b>	
Special Issues Briefing	
<b>Time Meeting Commenced:</b> 7:35pm	
<b>Councillors in Attendance:</b>	
Cr Tony Holland, Mayor	Cr Joe Cossari
Cr Peter Lockwood	Cr Adam Gill
Cr John Mortimore	Cr Lisa Cooper
<b>Council Staff in Attendance:</b>	
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	
<b>Matters Considered:</b>	
1. Closed Circuit Television (CCTV) Evaluation	
2. Bayswater Community Facility Project	
3. Kingston Links Golf Course Rezoning and Redevelopment Application Update – Proposed Amendment C142	

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

# RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

<b>Date of Assembly:</b> 14/9/2016	
<b>Name of Committee or Group (if applicable):</b> Knox Active Ageing Advisory Committee	
<b>Time Meeting Commenced:</b> 5:30pm	
<b>Councillors in Attendance:</b>	
Cr John Mortimore	
Cr Nicole Seymour	
<b>Council Staff in Attendance:</b>	
Diana Carroll	
Teresa Donegan	
Amanda Wiggs	
<b>Matters Considered:</b>	
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)

<b>Date of Assembly:</b> 14/9/2016	
<b>Name of Committee or Group (if applicable):</b>	
Recreation and Leisure Liaison Group	
<b>Time Meeting Commenced:</b> 6:30pm	
<b>Councillors in Attendance:</b>	
Cr Tony Holland, Mayor	
<b>Council Staff in Attendance:</b>	
Marco D'Amico	
Daniel Clark	
Robert Morton	
Katie Scott	
<b>Matters Considered:</b>	
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	

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



# RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

<b>Date of Assembly:</b> 19/9/2016	
<b>Name of Committee or Group (if applicable):</b>	
Planning Consultation Committee	
<b>Time Meeting Commenced:</b> 6:00pm	
<b>Councillors in Attendance:</b>	
Cr John Mortimore	
Cr Nicole Seymour	
<b>Council Staff in Attendance:</b>	
Ollie Grovac	
Cliff Bostock	
<b>Matters Considered:</b>	
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)

<b>Date of Assembly:</b> 19/9/2016	
<b>Name of Committee or Group (if applicable):</b>	
Stamford Park Community Reference Group	
<b>Time Meeting Commenced:</b> 7:00pm	
<b>Councillors in Attendance:</b>	
Cr Karin Orpen	
Cr Nicole Seymour	
<b>Council Staff in Attendance:</b>	
Paul Dickie	
Peter Kavan	
<b>Matters Considered:</b>	
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	

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

# RECORD OF ASSEMBLY OF COUNCILLORS



(Section 80A Local Government Act)

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

Nil.

**11. SUPPLEMENTARY ITEMS**

Nil.

**12. URGENT BUSINESS****12.1 URGENT BUSINESS**

Nil.

**12.2 CALL UP ITEMS****12.2.1 HEALESVILLE CORRIDOR LAND AVAILABILITY**

MOVED: CR. GILL  
SECONDED: CR. COOPER

That a report be prepared for Council identifying land that was previously set aside for the Healesville Corridor that could be used for new hockey pitches, soccer pitches, rugby grounds, community gardens, playgrounds and parklands.

CARRIED

**12.2.2 RENAMING OF KNOX CENTRAL PRECINCT**

MOVED: CR. GILL  
SECONDED: CR. COOPER

That a report be prepared for Council investigating what process would need to be followed to rename the suburb Knox Central Precinct to either Knox Central or Wantirna South.

CARRIED

**13. QUESTIONS WITHOUT NOTICE**

Nil.

**PROCEDURAL MOTION**

MOVED: CR. ORPEN

SECONDED: CR. GILL

That Council suspend Standing Orders for the purpose of commentary by Councillors on their terms of service.

CARRIED

**STANDING ORDERS WERE SUSPENDED AT 7.48PM**

Councillor Orpen spoke on her decision not to stand for re-election and thanked her many supporters who had expressed their disappointment that she would be retiring from Council. Councillor Orpen reflected on her 20 years of service to Knox City Council and the community and highlighted some of the achievements for Dobson Ward over the years. Councillor Orpen advised that in her seven terms as a Councillor, including three terms as Mayor, that Councillors would be completely ineffective without the support, guidance and work of Council staff and the community.

Councillor Orpen advised that in the last four years, Council has had to deal with unprecedented issues noting that the Council had responded in both a professional and fiscally responsible manner that had resulted in a modest rise in average rates over the past four years. Councillor Orpen thanked her Councillor colleagues and for their support over the past four years and wished everyone well for the future.

Councillor Pearce acknowledged Councillors Orpen and Cossari upon their retirement and wished them well for the future.

Councillor Cossari advised that it had been an honour to serve his community (having lived in Knox for over 45 years) and trusted that the incoming Council would work together to achieve positive results for the broader community. Councillor Cossari thanked the Executive Management Team and Council staff for their support.

Councillor Seymour offered her sincere thanks to the Executive Management Team and Council staff for their support and guidance during her Council term and advised that she was proud of the accomplishments of the Council over this period. Councillor Seymour acknowledged the Councillor's partners noting that without the support of your spouse and family it is extremely difficult to fulfil your duties as a Councillor.

Councillor Holland advised that he was saddened that Councillor Cossari would be leaving Knox and thanked him for his service to Knox.

MOVED: CR. LOCKWOOD  
SECONDED: CR. COSSARI

That Standing Orders be resumed.

CARRIED

**STANDING ORDERS WERE RESUMED AT 8.10PM**

**MEETING CLOSED AT 8.10PM**

Minutes of Meeting confirmed at the  
Ordinary Meeting of Council  
held on  
Tuesday 22 November 2016

.....  
Chairperson