



Ordinary Meeting of the Council

MINUTES

Date:	Tuesday, 30 May 2017
Time:	7:00pm
Location:	Council Chamber, Civic Centre 699 Doncaster Road, Doncaster

INDEX

1 OPENING PRAYER AND STATEMENTS OF ACKNOWLEDGEMENT3

2 APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE3

3 PRIOR NOTIFICATION OF CONFLICT OF INTEREST.....3

4 CONFIRMATION OF MINUTES.....4

5 VERBAL QUESTIONS FROM THE PUBLIC4

5.1 C. Eichler, Donvale – St. John’s Church4

6 PRESENTATIONS.....4

7 PETITIONS4

7.1 Petition – Historical Church, 283 Springvale Road, Donvale (Mullum Mullum Ward).....4

8 ADMISSION OF URGENT BUSINESS4

9 PLANNING PERMIT APPLICATIONS.....5

9.1 Planning Application PL15/025924 at 330-334 Manningham Road, Doncaster for the construction of a four-storey apartment building (comprising 38 dwellings) with basement car parking and the creation and alteration of access to a road in a Road Zone Category 1.....5

9.2 Planning Application PL16/026220 at 399-403 Manningham Road, Doncaster for the construction of a four storey apartment building containing 37 dwellings, plus associated basement car parking and the creation and alteration of access to a road in a Road Zone, Category 1.....58

10 PLANNING & ENVIRONMENT143

10.1 Amendment C109 - Review of Land Subject to Inundation Overlay and Special Building Overlay - Progress Report 143

11 ASSETS & ENGINEERING146

11.1 Roads Benchmarking Survey - January 2017 146

12 COMMUNITY PROGRAMS177

13 SHARED SERVICES177

14 CHIEF EXECUTIVE OFFICER.....178

14.1 Report on the Conduct of the 2016 General Elections 178

14.2 Documents for Sealing - 30 May 2017 223

14.3 Record of Assembly of Councillors - May 2017 225

15 URGENT BUSINESS233

16 WRITTEN QUESTIONS FROM THE PUBLIC233

17 COUNCILLORS’ QUESTION TIME233

18 CONFIDENTIAL REPORTS233

18.1 Confidential Governance Matter.....233

**MANNINGHAM CITY COUNCIL
MINUTES OF THE ORDINARY MEETING OF COUNCIL
HELD ON 30 MAY 2017 AT 7:00PM
IN COUNCIL CHAMBER, CIVIC CENTRE
699 DONCASTER ROAD, DONCASTER**

The meeting commenced at 7:00pm.

PRESENT: Mayor Michelle Kleinert (Mayor)
Councillor Mike Zafiroopoulos (Deputy Mayor)
Councillor Anna Chen
Councillor Andrew Conlon
Councillor Sophy Galbally
Councillor Geoff Gough
Councillor Dot Haynes
Councillor Paul McLeish
Councillor Paula Piccinini

OFFICERS PRESENT: Chief Executive Officer, Mr Warwick Winn
Director Assets & Engineering, Mr Leigh Harrison
Acting Director Planning & Environment, Ms Natasha Swan
Director Community Programs, Mr Chris Potter
Director Shared Services, Mr Philip Lee
Executive Manager People & Governance, Ms Jill Colson
Senior Governance Advisor, Ms Carrie Bruce

**1 OPENING PRAYER AND STATEMENTS OF
ACKNOWLEDGEMENT**

The Mayor read the Opening Prayer & Statements of Acknowledgement.

2 APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE

There were no apologies.

3 PRIOR NOTIFICATION OF CONFLICT OF INTEREST

The Chairman asked if there were any written disclosures of a conflict of interest submitted prior to the meeting and invited Councillors to disclose any conflict of interest in any item listed on the Council Agenda.

There were no disclosures made.

4 CONFIRMATION OF MINUTES

COUNCIL RESOLUTION

MOVED: CR MIKE ZAFIROPOULOS
SECONDED: CR SOPHY GALBALLY

That the Minutes of Ordinary Meeting of the Council held on 26 April 2017 and the Confidential Meeting of the Council held on 26 April 2017 be confirmed.

CARRIED

5 VERBAL QUESTIONS FROM THE PUBLIC

5.1 C. Eichler, Donvale – St. John’s Church

The question was taken on notice and a response will be provided in writing.

6 PRESENTATIONS

There were no Presentations.

7 PETITIONS

7.1 Petition – Historical Church, 283 Springvale Road, Donvale (Mullum Mullum Ward)

COUNCIL RESOLUTION

MOVED: CR DOT HAYNES
SECONDED: CR ANNA CHEN

That the supplementary Petition with 318 signatures requesting Council to save the historic church and hall at 283 Springvale Road, Donvale be received and referred to the appropriate Officer for consideration.

CARRIED

8 ADMISSION OF URGENT BUSINESS

There were no items of Urgent Business.

9 PLANNING PERMIT APPLICATIONS

9.1 Planning Application PL15/025924 at 330-334 Manningham Road, Doncaster for the construction of a four-storey apartment building (comprising 38 dwellings) with basement car parking and the creation and alteration of access to a road in a Road Zone Category 1.

File Number:	IN17/176
Responsible Director:	Director Planning and Environment
Applicant:	Petridis Architects
Planning Controls:	Residential Growth Zone Schedule 2 (RGZ2), Design and Development Overlay Schedule 8-1 (DDO8-1), Land adjacent to a Road Zone, Category 1
Ward:	Koonung Ward
Attachments:	1 Development Plans 2 Legislative Requirements

EXECUTIVE SUMMARY

Purpose

1. This report provides Council with an assessment of the planning permit application submitted for land at 330-334 Manningham Road, Doncaster and recommends approval of the submitted proposal, subject to amendments that will be addressed by way of permit conditions. The application is being reported to Council given that it is a Major Application (more than 15 dwellings and a development cost of more than \$5 million).

Proposal

2. The proposal is for the development of a four-storey apartment building containing 38 dwellings on three adjacent lots with a combined site area of 1,962 square metres at 330, 332 and 334 Manningham Road, Doncaster. The development proposes a site coverage of 50%, a site permeability of 21.5% and a maximum building height of 11 metres. The development provides a total of 59 car parking spaces over two basement levels.

Key issues in considering the application

3. The key issues for Council in considering the proposal relate to:
 - (a) Policy (consistency with state and local planning policy);
 - (b) Compliance with built form and urban design policies;
 - (c) Parking, access, traffic and bicycle parking;
 - (d) Compliance with Clause 55 (Rescode); and
 - (e) Objector concerns.

Objector concerns

4. Four objections have been received for the application, which are summarised as follows:
 - (a) Not in keeping with neighbourhood character and is an overdevelopment;
 - (b) Traffic and car parking;
 - (c) Design and built form (building height and visual bulk, setbacks and opportunity for landscaping, four-storey form, site coverage and permeability, private open space, bicycle parking and storage);
 - (d) Off-site amenity impacts (overshadowing, overlooking and privacy, noise, loss of views and construction impacts).

Assessment

5. The proposal is generally consistent with the provisions of the Manningham Planning Scheme, in particular Clause 21.05 Residential, Schedule 8 to the Design and Development Overlay, and Clause 55 (ResCode). These provisions recognise that there will be a substantial level of change in dwelling yields and built form on the site.
6. The proposed development sits comfortably within the changing Manningham Road streetscape, as it is similar in scale and design to other higher density apartment style developments that have been constructed along Manningham Road. Whilst the building has a maximum height of 11 metres, the section of the uppermost floor is centrally located and limited to 2 apartments, resulting in a recessive built form that is suitably modulated to reduce any perceptions of undue visual bulk. This design generally reflects the preferred character of the area and the built form outcome sought along main roads under DDO8 Main Road Sub-precinct.
7. The building is attractively presented and appropriately designed, generally graduating in height towards the centre of the building. Suitable boundary setbacks allow for landscaping and protect adjoining residents from unreasonable visual and amenity impacts. It also achieves an acceptable balance in the consideration of the amenity of nearby properties and its attention to the internal amenity of future occupants.

Conclusion

8. The report concludes that the proposal is considered to comply with the relevant planning policy and should therefore be supported, subject to some design changes to the building and the inclusion of suitable management plan conditions. The proposal makes efficient use of the site and is an appropriate residential development within this part of Manningham, with good access to services, facilities and public transport.
9. It is recommended that the application be supported subject to conditions.

1. COUNCIL RESOLUTION

MOVED: CR DOT HAYNES
SECONDED: CR MIKE ZAFIROPOULOS

That Council:

A. Having considered all objections a NOTICE OF DECISION TO GRANT A PERMIT be issued in relation to Planning Application PL15/025924 at 330-334 Manningham Road, Doncaster for the construction of a four-storey apartment building (comprising 38 dwellings) with basement car parking and the creation and alteration of access to a road in a Road Zone Category 1 –

- 1. Before the development starts, two copies of amended plans (scale 1:100) and dimensioned, must be submitted to and approved by the Responsible Authority. When approved the plans will then form part of the permit. The plans must be generally in accordance with the decision plans prepared by Petridis Architects (Job No. 14-128, dated 7 February 2017 and 5 April 2017), but modified to show the following:**

Built form

- 1.1. A reduction of the upper floor area by deletion of Apartments 3.02, 3.03, 3.05 and 3.06 as per the plan received in April 2017;**
- 1.2. A reduction in the upper floor such that the upper floor (excluding balcony areas) is setback a minimum of 8.5 metres from the south boundary, 12 metres from the north boundary, 18 metres from the east boundary and 16.5 metres from the west boundary;**

Overlooking

- 1.3. Overlooking limited in accordance with Clause 55.04-6 (Overlooking) of the Manningham Planning Scheme from:**
 - 1.3.1. Alterations to the screening devices to the southern edge of all south facing balconies, the western edge of the west facing balconies of Apartments 1.03, 2.03 the eastern edge of east facing balconies to Apartments 1.09, 2.08 and 2.09 such that the screening devices extend to 1.7 metres above floor level and are no more than 25% transparent;**
 - 1.3.2. The following windows screened or obscured to a height of 1.7m above finished floor level:**
 - 1.3.2.1. kitchen window to Apartment 1.03;**
 - 1.3.2.2. west facing window of bedroom 1 of Apartment 1.02;**
 - 1.3.2.3. bedroom 2 window of Apartment 1.04;**
 - 1.3.2.4. bedroom 2 window of Apartment 1.05;**
 - 1.3.2.5. bedroom 2 window of Apartment 1.06;**
 - 1.3.2.6. bedroom 2 window of Apartment 1.07;**
 - 1.3.2.7. bedroom 2 window of Apartment 2.04;**
 - 1.3.2.8. bedroom 2 window of Apartment 2.05;**
 - 1.3.2.9. bedroom 2 window of Apartment 2.06;**
 - 1.3.2.10. bedroom 2 window of Apartment 2.07;**

- 1.3.2.11. kitchen window of Apartment 2.03;
- 1.3.2.12. bed 1 of Apartment 2.03 to the west;

- 1.4. All highlight windows with a 1.7 metre annotated dimension between the finished floor level and the under sill;

Storage

- 1.5. Accessible storage provided in accordance with Clause 55.05-6 (Storage) of the Manningham Planning Scheme by:

- 1.5.1. Each storage area having an area of at least 6 cubic metres and each storage area to be allocated to a numbered apartment;
- 1.5.2. All storage spaces within the hallway areas to be provided with sliding doors.
- 1.5.3. Storage areas in the basement level designed to not obstruct the parking and circulation of vehicles, or other services provided within the basement to the satisfaction of the responsible authority;

General

- 1.6. A plan notation that the lift is designed to allow for entry to both entry halls on either side;
- 1.7. A full schedule of colours and materials, which must include details of walls abutting all battle axe bedroom windows finished in a light colour, with a reflectance of at least 0.70;
- 1.8. Retractable clotheslines within all ground level open spaces with a notation to ensure that they are not visible from the street or adjoining properties;
- 1.9. A plan notation that acoustically rated glazing is to be used for all habitable room windows and doors directly facing Manningham Road;
- 1.10. Details and plan notations showing the proposed 5kW PV system location and size;
- 1.11. Details and plan notations showing the area (in square metres) of roof to be directed the rainwater tanks, which must have a minimum size of 21 kl, with the use of these tanks to correspond with the Sustainability Management Plan and STORM report prepared by Lid Consulting Services dated 22/12/2015;
- 1.12. A minimum of eight resident bicycle spaces shown within the basement area, either in a dedicated lockable compound or within eight separate bicycle lockers, the deletion of the resident bicycle spaces adjacent the central lift, and a minimum of four bicycle spaces adjacent to the front entry ramp on the ground floor plan designated for visitors;

- 1.13. A plan notation that the western boundary fence be replaced with a new 2m high paling fence that is tapered to 1.2m within 2.5m of the site frontage, to be constructed before the development starts at the developers cost.

Endorsed Plans

2. The development as shown on the approved plans must not be altered without the prior written consent of the Responsible Authority.

Construction Management Plan

3. Before the development starts, two copies of a Construction Management Plan must be submitted to and approved by the Responsible Authority. When approved, the Plan will form part of the planning permit. The Plan must address, but not be limited to the following:
 - 3.1. A liaison officer for contact by residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - 3.2. Hours of construction;
 - 3.3. Delivery and unloading points and expected frequency;
 - 3.4. On-site facilities for vehicle washing;
 - 3.5. Asset protection procedures for any public footpaths;
 - 3.6. The location of parking and site facilities for construction workers;
 - 3.7. Methods to contain dust, dirt and mud within the site, and the method and frequency of clean up procedures;
 - 3.8. The measures for prevention of the unintended movement of building waste and other hazardous materials and pollutants on or off the site, whether by air, water or other means;
 - 3.9. An outline of requests to occupy the front nature strip and any anticipated disruptions to local services;
 - 3.10. Measures to minimise the amount of waste construction materials;
 - 3.11. Measures to minimise noise and other amenity impacts from mechanical equipment/construction activities, especially outside of daytime hours;
 - 3.12. Adequate environmental awareness training for all on-site contractors and sub-contractors.

Sustainability Management Plan

4. Before the development starts or the issue of a building permit for the development, whichever is the sooner, two copies of a revised Sustainability Management Plan must be submitted to and approved by the Responsible Authority. When approved the Plan will form part of the permit. The recommendations of the Plan must be incorporated into the design and layout of the development and must be implemented to the satisfaction of the Responsible Authority before the occupation of any dwelling. The revised plan must be generally in accordance with the plan prepared by prepared by Lid Consulting Services dated 22/12/2015, but modified to show the following:

Energy Efficiency – Energy Ratings

- 4.1. Demonstrate that a 10% improvement on NCC is committed to and achievable.

Waste Management Plan

5. Before the development starts, or the issue of a building permit for the development, whichever is the sooner, an amended Waste Management Plan must be submitted and approved to the satisfaction of the Responsible Authority. When approved, the plan will form part of the permit. The Plan must generally be in accordance with the plan prepared by Lid Consulting Services dated 22 September 2016, but modified to provide:

- 5.1. Amended waste calculation rates as per the amended plans submitted in April 2017 showing a lesser number of dwellings;

Management Plan Compliance

6. The Management Plans approved under Conditions 3, 4 and 5 of this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority, unless with the further written approval of the Responsible Authority.
7. Before the occupation of the dwellings approved under this planning permit, a report from the author of the Sustainability Management Plan, approved pursuant to his permit, or similar qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures in the Sustainability Management Plan approved under Condition 4 of this permit have been implemented in accordance with the approved plans.

Completion

8. Before the occupation of the dwellings approved under this planning permit must be fully planted and mulched or grassed generally in accordance with the approved plan and to the satisfaction of the Responsible Authority.

9. Before the occupation of the dwellings approved under this planning permit, privacy screens and/or obscure glazing as required in accordance with the approved plans must be installed to the satisfaction of the Responsible Authority and maintained thereafter to the satisfaction of the Responsible Authority. The use of obscure film fixed to transparent windows is not considered to be 'obscure glazing' or an appropriate response to screen overlooking.
10. Before the occupation of the dwellings approved under this planning permit, driveway gradients and transitions as shown on the plan approved under Condition 1 of this permit must be generally achieved through the driveway construction process to the satisfaction of the Responsible Authority.
11. Before the occupation of the dwellings approved under this planning permit, any new or modified vehicular crossover must be constructed in accordance with the plans endorsed under Condition 1 of this permit to the satisfaction of the Responsible Authority.
12. Before the occupation of the dwellings approved under this planning permit, any redundant vehicle crossover must be removed and the footpath, nature strip and kerbing reinstated to the satisfaction of the Responsible Authority.
13. Before the occupation of the dwellings approved under this planning permit, all fencing must be erected in accordance with the plans endorsed under Condition 1 of this permit to the satisfaction of the Responsible Authority.
14. Before the occupation of the dwellings approved under this planning permit, all retaining walls must be constructed and finished in a professional manner to ensure a neat presentation and longevity to the satisfaction of the Responsible Authority.
15. Before the occupation of the dwellings approved under this planning permit, an automatic basement door opening system for the basement roller door must be installed, so as to facilitate convenient 24-hour access to the basement car park by visitors, to the satisfaction of the Responsible Authority. The system must allow that any vehicle travelling down the ramp may enter the basement to be able to perform a turn and exit in a forwards direction and not have to reverse up the entry ramp.
16. Before the occupation of the approved dwellings, all associated basement parking spaces must be line-marked, numbered and signposted to provide allocation to each dwelling and visitors to the satisfaction of the Responsible Authority.
17. Visitor car parking spaces must be clearly marked and must not be used for any other purpose.

Landscape Plan

18. Before the development starts, two copies of an amended Landscaping Plans (scale 1:100) and dimensioned, must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the approved site layout plan and the decision plan prepared by Keystone Alliance Job No L4973 dated 18/12/15, but modified to show:

18.1. Any amendments required under Condition 1 of the planning permit;

18.2. Species, locations, approximate height and spread of proposed planting;

18.3. All canopy trees and screen planting along the side and rear boundaries are at least 1.5 metres in height at the time of planting.

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

Landscaping Bond

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

Stormwater – On-site detention

20. The owner must provide on-site storm water detention storage or other suitable system (which may include but is not limited to the re-use of stormwater using rainwater tanks), to limit the Permissible Site Discharge (PSD) to that applicable to the site coverage of 35 percent of hard surface or the pre-existing hard surface if it is greater than 35 percent. The PSD must meet the following requirements:

20.1. Be designed for a 1 in 5 year storm; and

20.2. Storage must be designed for 1 in 10 year storm.

Construction Plan

21. Before the development starts, a construction plan for the system required by Condition 20 of this permit must be submitted to and approved by the Responsible Authority. The system must be maintained by the Owner thereafter in accordance with the approved construction plan to the satisfaction of the Responsible Authority.

Drainage

22. Stormwater must not be discharged from the subject land other than by means of drainage to the legal point of discharge. The drainage system within the development must be designed and constructed to the requirements and satisfaction of the relevant Building Surveyor. A connection to Council maintained assets must not be constructed unless a Miscellaneous Works Permit is first obtained from the Responsible Authority.
23. The whole of the land, including landscaped and paved areas must be graded and drained to the satisfaction of the Responsible Authority, to prevent ponding and to minimise overland flows onto adjoining properties.

Site Services

24. All services, including water, electricity, gas, sewerage and telephone, must be installed underground and located to the satisfaction of the Responsible Authority.
25. Maintenance of the common area landscaping must be managed by the owners' corporation.
26. All upper level service pipes (excluding stormwater downpipes) and any wall mounted spa-bath pump must be concealed and screened respectively to the satisfaction of the Responsible Authority.
27. Any reverse cycle air-conditioning unit erected on the walls, roofs or balconies of the approved dwellings must be located, to not adversely affect the amenity of the area by way of appearance/visual prominence to the satisfaction of the Responsible Authority. Where the Responsible Authority identifies a concern about visual appearance, appropriately designed/finished screening must be installed and maintained to the satisfaction of the Responsible Authority.
28. Unless depicted on a Roof Plan approved under Condition 1 of this permit, no roof plant (includes air conditioning units, basement exhaust ducts, solar panels or hot water systems) which is visible to immediate neighbours or from the street may be placed on the roof of the approved building, without details in the form of an amending plan being submitted to and approved by the Responsible Authority.
29. A centralised TV antenna must be installed and connections made to each dwelling to the satisfaction of the Responsible Authority.
30. No individual dish antennae may be installed on the overall building to the satisfaction of the Responsible
31. Any wall-mounted, instantaneous gas hot water system located on a balcony wall or on a general external wall of the building, so as to be visible from off the site must be provided with a neatly designed, durable screen (in perforated metal sheeting, for instance) to the satisfaction of the Responsible Authority or be of the recessed type with a cover plate.

32. If allowed by the relevant fire authority, external fire services must be enclosed in a neatly constructed, durable cabinet finished to complement the overall development, or in the event that enclosure is not allowed, associated installations must be located, finished and landscaped to minimise visual impacts from the public footpath in front of the site to the satisfaction of the Responsible Authority.
33. Any security door/grille to the basement opening must maintain sufficient clearance when fully open to enable the convenient passage of waste collection vehicles which are required to enter the basement and such clearance must also be maintained in respect of sub-floor service installations throughout areas in which the waste collection vehicle is required to travel to the satisfaction of the Responsible Authority.

Maintenance

34. Buildings, paved areas, drainage and landscaping must be maintained to the satisfaction of the Responsible Authority.

Earthworks

35. The extent and depth of cut and fill must not exceed that shown on the plans endorsed under Condition 1 of this permit without the written consent of the Responsible Authority.

Fencing

36. Before the development starts, all required boundary fencing must be constructed to the satisfaction of the Responsibility, at the developers cost.

Permit Expiry

37. This permit will expire if one of the following circumstances applies:
- 37.1. The development is not started within two (2) years of the date of this permit; and
- 37.2. The development is not completed within four (4) years of the date of this permit.

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

CARRIED

2. BACKGROUND

- 2.1 The application for planning permit was received on 24 December 2015.
- 2.2 A proposal for the site was presented to the Sustainable Design Taskforce meeting on 25 February 2016, which raised issues regarding the appropriateness of the fourth storey, the overall height of the building (which was 13.2m at that time), the limited setbacks to side boundaries, amount of graduation of upper levels, transition to the property to the south, car park layout issues, lack of three bedroom dwellings, the number of paths within the front setback, and potential issues with access for disabled persons.
- 2.3 A request for further information was sent on 20 January 2016. This included identifying preliminary concerns relating to many of the matters which were subsequently identified in the Sustainable Design Taskforce meeting.
- 2.4 All required further information was received on 23 September 2016.
- 2.5 The application was advertised on 13 October 2016.
- 2.6 Following the notice period, an application to amend the application under Section 57A was lodged on 9 January 2017. Additional plans of the uppermost level were then submitted in February 2017 and the top level was further altered in April 2017. The application to amend the application consisted of plans being revised to reduce the upper floor area, increase setbacks to side and rear boundaries and decrease the number of dwellings from 42 to 38. The applicant advised that the amended plans were as a result of an attempt to address Council and objector concerns. The amended plans were not put to further public notice, as the amendments were not considered to cause any additional detriment and were an improvement to the previously advertised plans.
- 2.7 The statutory time for considering a planning application is 60 days, which lapsed on 10 March 2017.

3. THE SITE AND SURROUNDS

- **The site**

- 3.1 The site comprises three allotments located on the south-western side of Manningham Road, approximately 260 metres south-east of its intersection with High Street. Manningham Road is a major arterial road and has three lanes of traffic in each direction (inclusive of a bus lane), with a central dividing median. Manningham Road is under the jurisdiction of VicRoads and is serviced by several bus routes, including the Smart Bus services.
- 3.2 The site has frontage to the Manningham Road service road. The frontage is in the order of 50.29 metres. The site has a maximum depth of 39.01 metres and a total area in the order of 1,962.1 square metres.
- 3.3 The site is currently occupied by three dwellings (one dwelling on each lot). All three dwellings are to be demolished. The dwelling at 330 Manningham Road is a double storey brick dwelling with a tiled hipped roof. It is setback approximately 8.20 metres from the frontage. Private open space is provided to the rear.

- 3.4 The dwelling at 332 Manningham Road is a double storey brick dwelling with a tiled hipped roof. It is setback approximately 6.85 metres from the frontage. Private open space is provided to the rear.
- 3.5 The dwelling at 334 Manningham Road is a double storey brick dwelling with a tiled hipped roof. It is setback approximately 7.5 metres from the frontage. Private open space is provided to the rear.
- 3.6 There is a 2.44 metre wide drainage and sewerage easement running across the length of the rear boundary of all three properties. Council records indicate there are drainage and sewerage pipes within the easement.
- 3.7 The land is relatively flat, albeit with some minor undulations throughout and a slight slope down towards the south, particularly the south-east corner.

- **The surrounds**

- 3.8 The site directly abuts three properties. Land to the west at 328 Manningham Road is developed with a single dwelling. The dwelling is a double storey dwelling constructed of brick with a tiled hipped roof.
- 3.9 Land to the east at 336 Manningham Road is occupied by a single dwelling. The dwelling is a double storey dwelling constructed of brick with a tiled hipped roof. There has also recently been approval of a 4 storey apartment building containing 25 dwellings on this lot (Planning Permit PL16/026362).
- 3.10 Land to the south at 6-7 Howard Court is two allotments, developed with one single dwelling that sits across both lots. The dwelling is single storey and constructed of brick with a tiled hipped roof.
- 3.11 The character of the broader neighbourhood is in transition. Single, detached brick dwellings are common to many properties, however many of these lots are now being redeveloped with two or more townhouse style dwellings or apartments on consolidated lots. The closest example of a higher density, apartment style development is at 316 Manningham Road.
- 3.12 On the southern side of the site, land is zoned General Residential Zone, Schedule 1 where less intensive, incremental developments are supported under Clause 21.05 (Residential) and Clause 22.15 (Dwellings in the General Residential Zone, Schedule 1) under the Manningham Planning Scheme.

4. THE PROPOSAL

- 4.1 It is proposed to demolish the existing buildings and clear all vegetation to enable the construction of a four storey apartment building comprising 38 dwellings over two levels of basement car parking. The proposal also seeks to alter and create access to a road in a Road Zone Category 1.

Submitted plans and documents

- 4.2 The proposal is depicted on plans prepared by the Petridis Architects (Job No14-128, TPA01 - TPA12, revision dated February 2017 and April 2017, and a Landscaping Plan prepared by Keystone Alliance (Job No. L4973, Revision B dated 18 December 2015). Refer to Attachment 1.

4.3 The following reports were submitted in support of the application:

- Town Planning Report – Petridis Architects;
- Traffic Impact Assessment Report – TTM Consulting, June 2016;
- Waste Management Plan – Lid Consulting, 22 September 2016;
- ESD Report – Lid Consulting, 22 September 2016; and
- Arboricultural Report – PSY Inv Pty Ltd, 14 March 2016.

Development summary

4.4 A summary of the development is provided as follows:

Site area:	1,962.1sqm.	Maximum Building Height:	11m.
Maximum number of storeys:	Four	Setback to Manningham Road (north)	Basement – 6.0m (part). Ground floor – 6.0m. First floor – 6.2m (balcony). Second floor – 6.2m (balcony). Third floor – Approximately 8 m.
Site Coverage:	50.0%.	Setback to eastern boundary	Basement – 1.6m. Ground floor – 1.4m. First floor – 2.0m (balcony). Second floor – 2.0 (balcony). Third floor – Approximately 18.0m.
Permeability:	28.5%.	Setback to southern boundary	Basement – 4.0m. Ground floor – 4.0m. First floor – 4.0m. Second floor – 4.0m. (part) Third floor – 6.91 (balcony).
Number of Dwellings:	38.	Setback to western boundary	Basement – 0.0m. Ground floor – 1.4m. First floor – 2.0m. Second floor – 2.0m (balcony). Third floor – Approximately 16.5m.

• 2 bedrooms	32.	Car parking spaces:	59
• 3 bedrooms:	6.	Resident spaces:	51 provided (44 required)
Density	One dwelling per 51.63sqm.	Visitor spaces:	8 provided (7 required).

Design layout

- 4.5 The lower basement level contains 20 car spaces and 10 storage spaces. The upper basement level contains a further 39 car spaces, 5 storage spaces, a waste management room for bin storage, a plant and equipment room and a 15,000 litre capacity underground rainwater tank. Both levels include a central elevator and stairwell which carries up through the building.
- 4.6 The ground level consists of 12 apartments, 10 of which are 2 bedroom apartments, and 2 of which are 3 bedroom apartments. Each apartment is provided with a ground level courtyard. The courtyards range in area between 9 square metres (Apartment G.09) and 66.5 square metres (Apartment G.10).
- 4.7 The first floor consists of 12 apartments, 10 of which are 2 bedroom apartments, and 2 of which are 3 bedroom apartments. Each apartment is provided with a balcony. The balconies range in area between 8 square metres (Apartment 1.08) and 15.8 square metres (Apartment 1.10).
- 4.8 The second floor consists of 12 apartments, 11 of which are 2 bedroom apartments, and 1 of which is a 3 bedroom apartment. Each apartment is provided with a balcony. The balconies range in area between 8.8 square metres (Apartment 2.07) and 29.4 square metres (Apartment 2.03).
- 4.9 The third floor consists of 2 apartments, being a 2 bedroom apartment and a 3 bedroom apartment. Each apartment is provided with a balcony. The balconies range in area between 11.4 square metres (Apartment 3.04) and 23 square metres (Apartment 3.01).

Pedestrian and vehicle access and layout

- 4.10 The ground floor units fronting Manningham Road each have a pedestrian path providing access directly from the footpath. Additionally, a footpath provides pedestrian access to the main lobby entry located centrally, and a curved disabled access ramp pathway across the frontage to the east.
- 4.11 Vehicle access is via a 5 metre wide crossover adjacent the west boundary. The crossover accesses a ramp with a gradient down of 1 in 10 for the first 5 metres, before it transitions to a 1 in 5 for the next 2 metres and a 1 in 4 gradient for the next 13.8 metres. A roller shutter grill is located at the bottom of the ramp.
- **Landscaping**

4.12 All trees are to be cleared from the site. Canopy trees are proposed adjacent to the north and south site boundaries and lower height species in the narrower spaces adjacent the east and west boundaries.

- 4.13 A landscape maintenance schedule has been set out on the landscape plan provided by Keystone Alliance to demonstrate landscaping will be monitored for a period of at least 2 years.

Design detail

- 4.14 The proposed building is designed with contemporary features which incorporates a skillion roof and articulated façade presentations on all sides. The façades consist of a mix of rendered and glazed surfaces with painted weatherboard sections. The colour palette is a mix of greys, whites and off-whites.

5. LEGISLATIVE REQUIREMENTS

- 5.1 Refer to Attachment 2 (Planning & Environment Act 1987, Manningham Planning Scheme, other relevant legislation policy).

6. REFERRALS

External

- 6.1 Given the proposal includes creating and altering access to Manningham Road, it is a statutory requirement to refer the application to VicRoads as a Determining Referral Authority.
- 6.2 VicRoads have not objected to the proposal, and have advised they do not require any permit conditions to be included.
- 6.3 The application was not required to be referred to any other external authorities.

Internal

- 6.4 The application was referred to a number of Service Units within Council. The following table summarises the responses:

Service Unit	Comments
Engineering & Technical Services Unit – Drainage	<ul style="list-style-type: none"> There is adequate point of discharge for the site. All runoff is to be directed to the point of discharge (Condition 22). Provide an on-site stormwater detention system (Condition 20).
Engineering & Technical Services Unit – Vehicle Crossing	<ul style="list-style-type: none"> The existing disused vehicle crossover is required to be removed and the nature strip, kerb and channel and footpath reinstated (Condition 12). A “Vehicle Crossing Permit” is required.
Engineering & Technical Services Unit – Access and Driveway	<ul style="list-style-type: none"> The width and internal radius of the driveway allow sufficient turning areas for all vehicles to exit the site in a forward direction. There is at least 2.1 metres headroom beneath overhead obstructions. The accessway gradients are satisfactory. Visibility splays must be provided adjacent to

Service Unit	Comments
	<p>the accessway at the site's frontage in accordance with Design Standard 1: Accessways of Clause 52.06-8 Car Parking of the Manningham Planning Scheme.</p> <ul style="list-style-type: none"> • <i>It is noted these have been shown on the plans submitted in February and April 2017.</i>
Engineering & Technical Services Unit – Traffic and Car Parking	<ul style="list-style-type: none"> • The dimensions of the car parking spaces comply except for, spaces on Basement Level B1 on Petridis Plan 3 of 16 shows Bay 15 in southern corner with dimensions 4900 x 2900 but on the traffic report by TTM this bay is offset by 1300mm from eastern wall. • On Petridis plan have bays 46 -50 but on TTM these are shown as 44 – 47. • There are no traffic issues in the context of the surrounding street network.
Engineering & Technical Services Unit – Car Parking Layout	<ul style="list-style-type: none"> • The car parking layout is satisfactory.
Engineering & Technical Services Unit – Construction Management	<ul style="list-style-type: none"> • A Construction Management Plan is required (Condition 3).
Engineering & Technical Services Unit – Waste	<ul style="list-style-type: none"> • Private waste collection is required onsite. • Developer must adhere to the draft Waste Management Plan (prepared by Lid Consulting) dated 22 September 2016. No private waste contractor bins can be left outside the development boundary or left unattended at any time on any street frontage for any reason. • Prior to the endorsement of the Plan, a final Waste Management Plan must be submitted and approved to the satisfaction of the Responsible Authority. When approved the Waste Management Plan will form part of the permit (Condition 5).
Strategic Projects Unit – Sustainability	<ul style="list-style-type: none"> • The following amendments to the submitted Sustainability Management Plan (SMP) are required before approval (Conditions 1.10, 1.11 and 4): <u>SMP – Energy Efficiency – Energy Ratings</u> • The SMP includes commitment to an average NatHERS rating of 6 stars. This is the minimum requirement under the NCC. A best practice standard of 10% improvement on NCC minimum requirements must be committed to. • Amend the SMP and ratings to demonstrate

Service Unit	Comments
	<p>that a 10% improvement on NCC is committed to and achievable.</p> <p><u>SMP – Energy Efficiency – Alternative energy source Solar PV panels</u></p> <ul style="list-style-type: none"> • The SMP states that a 5kW PV system will be installed in the project however a review of the plans does not show the proposed system. • Provide details on plans showing and notating the proposed system location and size. <p><u>SMP – Water Conservation – Rainwater collection & use</u></p> <ul style="list-style-type: none"> • The Basement 1 plan shows a 15kl rainwater tank (without any notation on use), whereas the SMP & STORM report state that a minimum tank size of 21 kl will be installed. • Provide details on plans notating the area of roof that is being directed to the tanks and what the proposed use is to correspond with the SMP & STORM report. <p><u>Indoor Environment Quality</u></p> <ul style="list-style-type: none"> • There are a number of battle axe configured bedrooms. Generally, the width to depth ratio of the ‘axe handles’ to these bedrooms are acceptable (i.e. maximum 1 Width: 2 Depth ratio is met). However, generic apartments 1.11 & 2.11 have built form abutting either side of the windows and this will significantly impact daylight amenity within the affected bedrooms. • Provide details on a materials and colours schedule to promote better daylight (via reflections) by ensuring that all built form abutting all battle axe bedroom windows are of a light colour (0.70 or above).

6.5 Internal referral comments and requirements will be addressed via permit conditions.

7. CONSULTATION / NOTIFICATION

7.1 Notification of the application was given for a three-week period which concluded on 8 November 2016, by sending letters to nearby properties and displaying three signs on site in the street frontages (one on each lot frontage).

7.2 Four objections have been received from the following properties:

- 328 Manningham Road (adjoining the site to the west);
- 38 Marianne Way (owner of 5 Howard Court);

- 6-7 Howard Court (adjoining the site to the rear); and
 - 340 Manningham Road (three properties removed, to the east).
- 7.3 The following is a summary of the grounds upon which the above properties have objected to the proposal:
- Not in keeping with neighbourhood character and is an overdevelopment;
 - Traffic and car parking;
 - Design and built form (building height and visual bulk, setbacks and opportunity for landscaping, four-storey form, site coverage and permeability, private open space, bicycle parking and storage);
 - Off-site amenity impacts (overshadowing, overlooking and privacy, noise, loss of views and construction impacts).
- 7.4 A response to the grounds of objection is included in the assessment from paragraphs 8.26 to 8.49 of this report.

8. ASSESSMENT

- 8.1 The proposal has been assessed against the relevant state and local planning policies, the zone, overlay and the relevant particular provisions and general provisions of the Manningham Planning Scheme.
- 8.2 The assessment is made under the following headings:
- State and Local Planning Policy Frameworks (SPPF and LPPF);
 - Design and built form;
 - Car parking, access, traffic and bicycle facilities;
 - Clause 55 (Rescode);
 - Objector concerns; and
 - Other matters.

State and Local Planning Policy Frameworks (SPPF and LPPF)

- 8.3 Key objectives of the SPPF and LPPF seek to intensify activity centres as a focus for high-quality development and encourage increased activity and density as a way to achieve broader urban consolidation objectives.
- 8.4 At both the SPPF and LPPF levels, policy encourages higher density development in established activity centres or on strategic redevelopment sites, particularly for housing. Whilst the site is not identified as a strategic redevelopment site within the MSS, it substantially meets key criteria as a strategic redevelopment site primarily through its location and proximity to a Principal Activity Centre and a Neighbourhood Activity Centre with good access to public transport and existing services, and the ability of the site to accommodate more than ten dwellings.

- 8.5 The use of the site for the purpose of dwellings is appropriate within the zoning of the land and the strategic context of the site. There is policy support for an increase in residential density within and close to activity centres and the activation of street frontages to increase the vibrancy of the area.
- 8.6 The proposed development is at the 11 metre preferred building height requirement outlined in the DDO8 for lots with an area of 1,800 square metres or greater. This is acceptable provided the upper floor is suitably designed with a form and setbacks to ensure that the building does not display any unreasonable mass or bulk at this upper level.
- 8.7 The consolidation of three lots with a combined area of 1,962 square metres is considered appropriate to accommodate the development at the height proposed, as the building provides increased setbacks at upper level to the side boundaries to compensate for its larger scale in comparison to traditional medium density housing. This is consistent with the preferred future character outlined in the DDO8. The site is located in an area which is undergoing change and revitalisation due to the demand for increased density within the municipality.
- 8.8 While there is a strategic imperative for Council to encourage urban consolidation where an opportunity exists, this is not in isolation and other relevant policies (requiring new design to be appropriate for the physical and social context) are still relevant. The proposed development and its response to the streetscape (including supporting high quality urban design, on and off-site amenity of future occupants and neighbours, energy efficiency and a positive contribution to neighbourhood character) will be assessed in the following sections of this report.
- 8.9 Council has, through its policy statements in the Manningham Planning Scheme, and in particular by its adoption of the DDO8 over part of this neighbourhood, created a planning mechanism that will in time alter the existing neighbourhood character along Manningham Road and in some adjoining side streets.
- 8.10 Council’s planning preference is for higher density, multi-unit developments which can include apartment style developments on larger lots. This higher density housing thereby provides for the “preferred neighbourhood” character which is guided by the design elements contained within the DDO8, in conjunction with an assessment against Clause 21.05 and Clause 55 – Rescode. The resultant built form is contemplated to have a more intense and less suburban outcome.
- 8.11 An apartment development across this site is generally consistent with the broad objectives of Council’s planning policy outlined at Clause 21.05 of the Manningham Planning Scheme. The policy encourages urban consolidation (and ‘apartment style’ buildings) in specific location due to its capacity to support change given the site’s main road location and proximity to services, such as public transport. The policy anticipates a substantial level of change from the existing character of primarily single dwellings and dual occupancies which have occurred in the past.

- **Design and Built Form**

8.12 An assessment against the requirements of the DDO8 is provided below:

Design Element	Met/Not Met
DDO8-1 (Main Road Sub-Precinct)	Objective Considered Met subject to condition
<ul style="list-style-type: none"> • The minimum lot size is 1800 	

Design Element	Met/Not Met
<p>square metres, which must be all the same sub-precinct. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage</p> <ul style="list-style-type: none"> 11 metres provided the condition regarding minimum land size is met. <p>If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.</p>	<p>The site has an area of more than 1,800 square metres that is entirely within the Main Road Sub-Precinct. The site therefore has a preferred maximum building height of 11 metres.</p> <p>The building has a maximum height of 11 metres and meets the preferred height, subject to the reduction in the upper floor area, as depicted on the amended plans dated April 2017, to be formalised by Conditions 1.1 and 1.2.</p> <p>Overall, it is considered that the height of the building is acceptable and will not have unreasonable impacts on the streetscape or adjoining properties.</p>
<ul style="list-style-type: none"> Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. 	<p>Met</p> <p>The ground and first floor walls of the building are setback 8 metres from the frontage to Manningham Road. At ground level, the courtyard areas have balustrades that are setback 5.5 metres from the frontage and at first floor, the balconies are setback at 6.2 metres to Manningham Road. The control allows that terraces and balconies may encroach to a minimum setback of 4 metres and the 5.5 metre and 6.2 metre setbacks adopted are considered acceptable in this context.</p>
<p>Form</p> <ul style="list-style-type: none"> Ensure that the site area covered by buildings does not exceed 60 percent. 	<p>Met</p> <p>The building has a site coverage of 50.0%.</p>
<ul style="list-style-type: none"> Provide visual interest through articulation, glazing and variation in materials and textures. 	<p>Met</p> <p>The building incorporates a mixture of colours and materials to provide visual interest. Articulation is also provided by the stepping of walls, the use of balconies, glazing, fascias and framing elements.</p>
<ul style="list-style-type: none"> Minimise buildings on boundaries to create spacing between developments. 	<p>Met</p> <p>The only part of the building constructed on a boundary is the lower level basement western wall for a length of approximately 6.5 metres. At ground floor and upper floor building setbacks are adequately setback to meet the Clause 55 standard and allow for landscaping.</p>

Design Element	Met/Not Met
	This is considered to be an appropriate outcome for adjoining properties and the streetscape.
<ul style="list-style-type: none"> Where appropriate ensure that buildings are stepped down at the rear of sites to provide a transition to the scale of the adjoining residential area. 	<p>Met</p> <p>The building includes some stepping toward the rear. Along the south boundary, there is a site cut of approximately 700mm depth for the eastern part of the building. The ground floor is setback between 4 and 8 metres, the first floor between 4 and 8 metres, the second floor between 4 and 8 metres and the third floor between 6.91 and 8.5 metres. The deepest setbacks are located toward the centre of the building opposite the closest part of the dwelling to the south. This elevation also includes reasonable articulation and modulation through the use of balcony forms and varied materials to provide additional visual interest.</p>
<ul style="list-style-type: none"> Where appropriate, ensure that buildings are designed to step with the slope of the land. 	<p>Met</p> <p>The land has a slight slope down toward the south. Excavation is proposed throughout for the basement garage, and the design utilises a deeper cut to the northwest to achieve a lower basement level. This is appropriate as it allows the basement design to provide for two levels of parking without pushing the basement up out of the ground to any great extent. This reduces the height of the building above the natural ground level and the associated visual impact. Within the building there is a 'split level' on either side of the central lift, which assists in lowering the eastern part of the building. This is acceptable, provided that the lift provides access to all entry halls to all apartments. This appears to be the case as the lift is shown with doors on either side. A permit condition will be included to ensure that the lift is designed to allow for entry to both entry halls on either side. (Condition 1.6).</p>
<ul style="list-style-type: none"> Avoid reliance on below ground light courts for any habitable rooms. 	<p>Met</p> <p>The building does not rely on below ground light courts for any habitable rooms. There are some courtyards where the finished surface level is up to 1.7 metres below the top of the retaining wall on the adjacent cut (Apartments G.09 and G.10), however window sills are above the height of the retaining wall and the windows will receive adequate access to light.</p>

Design Element	Met/Not Met
<ul style="list-style-type: none"> Ensure the upper level of a two storey building provides adequate articulation to reduce the appearance of visual bulk and minimise continuous sheer wall presentation. 	<p>Not applicable</p>
<ul style="list-style-type: none"> Ensure that the upper level of a three storey building does not exceed 75% of the lower levels, unless it can be demonstrated that there is sufficient architectural interest to reduce the appearance of visual bulk and minimise continuous sheer wall presentation. 	<p>Met The uppermost floor level of the building covers less than 75% (approximately 20%) of the floor below.</p> <p>Overall, the building is well articulated and provides visual interest.</p>
<ul style="list-style-type: none"> Integrate porticos and other design features with the overall design of the building and not include imposing design features such as double storey porticos. 	<p>Met There are no imposing design elements proposed. Design features are considered to be well integrated into the overall design of the building.</p>
<ul style="list-style-type: none"> Be designed and sited to address slope constraints, including minimising views of basement projections and/or minimising the height of finished floor levels and providing appropriate retaining wall presentation. 	<p>Met The depth of excavation has addressed site slope, minimised basement projections, and the overall height of the building.</p>
<ul style="list-style-type: none"> Be designed to minimise overlooking and avoid the excessive application of screen devices. 	<p>Met subject to condition Conditions are included requiring the design to demonstrate that overlooking will be limited into sensitive areas in accordance with Clause 55.04-6 (Overlooking) of the Manningham Planning Scheme (Condition 1.3).</p>
<ul style="list-style-type: none"> Ensure design solutions respect the principle of equitable access at the main entry of any building for people of all mobilities. 	<p>Met The path to the building entry is designed to incorporate a disabled access ramp with a maximum gradient of 1 in 14. This allows equitable access by people of all mobilities.</p> <p>The internal lift provides access to the basement car park and entries to all dwellings.</p>
<ul style="list-style-type: none"> Ensure that projections of basement car parking above natural ground level do not result in excessive building height as viewed by neighbouring properties. 	<p>Met The basement carpark is designed to sit below ground level without projections that would raise the height of the building.</p>

Design Element	Met/Not Met
<ul style="list-style-type: none"> Ensure basement or undercroft car parks are not visually obtrusive when viewed from the front of the site. 	<p>Met The basement is not visible in the street frontage as it is below ground level.</p>
<ul style="list-style-type: none"> Integrate car parking requirements into the design of buildings and landform by encouraging the use of undercroft or basement parking and minimise the use of open car park and half basement parking. 	<p>Met All car parking spaces are provided within the basement car park.</p>
<ul style="list-style-type: none"> Ensure the setback of the basement or undercroft car park is consistent with the front building setback and is setback a minimum of 4.0m from the rear boundary to enable effective landscaping to be established. 	<p>Met The basement is setback 6 metres from the frontage and 4 metres from the rear, which provides adequate room for effective landscaping to be established.</p>
<ul style="list-style-type: none"> Ensure that building walls, including basements, are sited a sufficient distance from site boundaries to enable the planting of effective screen planting, including canopy trees, in larger spaces. 	<p>Met The development provides appropriate wall setbacks to all boundaries to allow for screen planting that soften the appearance of the built form.</p>
<ul style="list-style-type: none"> Ensure that service equipment, building services, lift over-runs and roof-mounted equipment, including screening devices is integrated into the built form or otherwise screened to minimise the aesthetic impacts on the streetscape and avoids unreasonable amenity impacts on surrounding properties and open spaces. 	<p>Met subject to condition Roof mounted equipment is located centrally within the roof. A condition (Condition 28) has been included requiring these services be screened to minimise any visual and amenity impacts from the street or adjoining properties.</p>
<p><u>Car Parking and Access</u></p> <ul style="list-style-type: none"> Include only one vehicular crossover, wherever possible, to maximise availability of on street parking and to minimise disruption to pedestrian movement. Where possible, retain existing crossovers to avoid the removal of street tree(s). Driveways must be setback a minimum of 1.5m from any street tree, except in cases where a larger tree requires an increased setback. 	<p>Objective met One 5 metre width crossover is proposed and there is no tree removal of street trees proposed.</p>
<ul style="list-style-type: none"> Ensure that when the basement car park extends beyond the built 	<p>Not applicable</p>

Design Element	Met/Not Met
<p>form of the ground level of the building in the front and rear setback, any visible extension is utilised for paved open space or is appropriately screened, as is necessary.</p>	
<ul style="list-style-type: none"> • Ensure that where garages are located in the street elevation, they are set back a minimum of 1.0m from the front setback of the dwelling. 	Not applicable
<ul style="list-style-type: none"> • Ensure that access gradients of basement carparks are designed appropriately to provide for safe and convenient access for vehicles and servicing requirements. 	<p>Met The accessway gradients have been checked by Council's engineer and are satisfactory.</p>
<p>Landscaping</p> <ul style="list-style-type: none"> • On sites where a three storey development is proposed include at least 3 canopy trees within the front setback, which have a spreading crown and are capable of growing to a height of 8.0m or more at maturity. • On sites where one or two storey development is proposed include at least 1 canopy tree within the front setback, which has a spreading crown, and is capable of growing to a height of 8.0m or more at maturity. 	<p>Met subject to condition Canopy trees are shown on the Landscaping Plan within the Manningham Road frontage and to the rear. A condition will require that a full Landscaping Plan be submitted for approval (Condition 18).</p>
<ul style="list-style-type: none"> • Provide opportunities for planting alongside boundaries in areas that assist in breaking up the length of continuous built form and/or soften the appearance of the built form. 	<p>Met The site plan shows the site will allow the planting of numerous canopy trees within the side and rear setbacks, which assist to soften the appearance of the built form.</p>
<p>Fencing</p> <ul style="list-style-type: none"> • A front fence must be at least 50 per cent transparent. • On sites that front Doncaster, Tram, Elgar, Manningham, Thompsons, Blackburn and Mitcham Roads, a fence must: <ul style="list-style-type: none"> ○ not exceed a maximum height of 1.8m • be setback a minimum of 1.0m from the front title boundary 	<p>Not applicable No fencing is proposed.</p>

Design Element	Met/Not Met
and a continuous landscaping treatment within the 1.0m setback must be provided.	

Car parking, access, traffic and bicycle facilities

- 8.13 Prior to a new use commencing or a new building being occupied, Clause 52.06-2 requires that the number of car parking spaces outlined at Clause 52.06-6 to be provided on the land or as approved under Clause 52.06-3 to the satisfaction of the Responsible Authority.
- 8.14 This clause requires resident car parking to be provided at a rate of 1 space for each dwelling with one or two bedrooms, and 2 spaces for each dwelling with three or more bedrooms.
- 8.15 Visitor car parking is also prescribed at a rate of 1 car parking space for every five dwellings.
- 8.16 The scheme requires that the development be supplied with 51 resident spaces and 7 visitor spaces. The development provides 59 car spaces, including 8 visitor spaces. This is an oversupply of 8 spaces in total, being 1 additional visitor space and 7 additional resident spaces over and above that required. This is a positive feature.
- 8.17 Overall, the traffic generated as a result of the proposed development (while acknowledging existing traffic congestion and problems in the surrounding street network) is considered to be generally compliant with the broader policy objectives of encouraging sustainable transport modes and ensuring there is a satisfactory level of parking provision as outlined in the SPPF and LPPF.

Land Adjacent to a Road Zone Category 1

- 8.18 A permit is required under Clause 52.29 of the Manningham Planning Scheme as the proposal involves the creation of a new crossover and the removal of an existing crossover in Manningham Road, as it is zoned Road Zone, Category 1.
- 8.19 The decision guidelines of this clause include the views of the relevant road authority.
- 8.20 VicRoads have not objected to the proposal, and have not required any conditions to be included in any permit.

Bicycle Facilities

- 8.21 In developments of four or more storeys, Clause 52.34 of the Manningham Planning Scheme requires that one bicycle space is provided for every five dwellings (for residents) and one bicycle space is provided for every ten dwellings (for visitors).
- 8.22 The proposal requires the provision of 8 bicycle spaces for residents and 4 bicycle spaces for visitors. The design includes a total of 9 resident spaces, and 4 visitor spaces. There are 5 resident bicycle spaces within the basement and 4

resident spaces and 4 visitor bicycle spaces adjacent to the disabled entry ramp at the ground floor entrance.

8.23 Whilst the number of spaces provided is more than required by the standard, the standard recommends that resident spaces be provided within a bicycle locker or at a rail within a lockable compound, which has not been provided. This can be rectified by a condition requiring at least 8 resident spaces be provided in a locker or in a lockable compound. The spaces located at the front of the building are highly visible from the street and entry, and it is not considered a suitable design response to enclose these spaces with fencing or solid walls, and therefore the compound will need to be located within the basement, and this will allow for all spaces at the entry point to be designated as visitor spaces (**Condition 1.12**).

8.24 Bicycle spaces meet the required dimensions specified in the clause.

- **Clause 55 (ResCode)**

8.25 An assessment against the objectives of Clause 55 is provided in the table below:

Objective	Objective Met/Not Met
<p>55.02-1 – Neighbourhood Character</p> <ul style="list-style-type: none"> • To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. • To ensure that development responds to the features of the site and the surrounding area. 	<p>Met</p> <p>As outlined in the assessment of the proposal against the policy requirements of the Design and Development Overlay – Schedule 8 (DDO8), the proposed apartment development responds positively to the preferred neighbourhood character and respects the natural features of the site, and its surrounds.</p>
<p>55.02-2 – Residential Policy</p> <ul style="list-style-type: none"> • To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. • To support medium densities in areas where development can take advantage of public transport and community infrastructure and services. 	<p>Met</p> <p>The application was accompanied by a written statement that sought to demonstrate how the development was consistent with State, Local and Council policy. Subsequent changes to the design of the development, and in particular, a reduction in the upper floor area, have enabled the development to meet these provisions.</p> <p>Clauses 21.05 (Residential) and 43.02 (Design and Development Overlay – Schedule 8), are applicable to the site and support medium density developments. The development can take advantage of public transport and community infrastructure and services.</p>

Objective	Objective Met/Not Met
55.02-3 – Dwelling Diversity <ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in developments of ten or more dwellings. 	Met The proposal includes a mix of two and three bedroom dwellings with a range of floor areas to provide diversity.
55.02-4 – Infrastructure <ul style="list-style-type: none"> To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure. 	Met subject to condition The site has access to all services. The landowner is required to provide an on-site stormwater detention system to alleviate pressure on the drainage system (Condition 20) .
55.02-5 – Integration With Street <ul style="list-style-type: none"> To integrate the layout of development with the street. 	Met The front entry of the development is orientated towards Manningham Road and integrates well with the street.
55.03-1 – Street Setback <ul style="list-style-type: none"> To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site. 	Met The building is setback 6 metres to Manningham Road which complies with the DDO8 guidelines.
55.03-2 – Building Height <ul style="list-style-type: none"> To ensure that the height of buildings respects the existing or preferred neighbourhood character. 	Met The building has a maximum height of 11 metres and meets the preferred height requirement under the DDO8.
55.03-3 – Site Coverage <ul style="list-style-type: none"> To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. 	Met The proposed site coverage is 50.0%, which is below the 60% requirement in the standard.
55.03-4 – Permeability <ul style="list-style-type: none"> To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. 	Met The proposal has 21.5% of site area as pervious surface, which complies with the standard requirement.
55.03-5 – Energy	Met subject to condition

Objective	Objective Met/Not Met
<p>Efficiency</p> <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. 	<p>Given the orientation of the site, it would not be realistically possible to design an apartment building where all apartments have a north outlook. It is considered the design has maximised available opportunities.</p> <p>The apartment building typology will deliver improved thermal mass energy efficiencies and the apartments will be required under the building regulations to achieve satisfactory energy ratings to comply with those regulations.</p> <p>As discussed in Section 6.5 Internal Referrals of this report, a condition has been included requiring a revised SMP to be submitted for approval. The condition includes a number of sustainability measures to be incorporated into the building's design (Condition 4).</p>
<p>55.03-6 – Open Space</p> <ul style="list-style-type: none"> To integrate the layout of development with any public and communal open space provided in or adjacent to the development. 	<p>Not applicable</p> <p>No communal open space is proposed and the development is not adjacent to any public open space.</p>
<p>55.03-7 – Safety</p> <ul style="list-style-type: none"> To ensure the layout of development provides for the safety and security of residents and property. 	<p>Met</p> <p>The pedestrian path is visible from Manningham Road and access into the building is able to be monitored. Access into basement is restricted by automatic roller door.</p>
<p>55.03-8 – Landscaping</p> <ul style="list-style-type: none"> To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. 	<p>Met subject to conditions</p> <p>Generous landscaping can be accommodated within the setbacks to both front and rear site boundaries. The landscape plan shows trees with mature heights of 9, 10 and 11 metres being able to be planted within the front and rear. To the side setbacks, the submitted landscape plan shows Narrow Brush Cherries with a height of 4 metres and a width of 1.5 metres can be accommodated to screen the views to the building from east and west. This is considered acceptable to provide some softening of the building to those properties.</p> <p>The development is not expected to have any impact on vegetation within adjoining properties due to the building setbacks.</p> <p>A Landscaping Plan has been provided, but will be required to be amended by a permit condition (Condition 18) to reflect all plan changes under Condition 1.</p>

Objective	Objective Met/Not Met
	A landscape maintenance bond of \$10,000 will be required by a permit condition (Condition 19) .
55.03-9 – Access <ul style="list-style-type: none"> To ensure the number and design of vehicle crossovers respects the neighbourhood character. 	Met Consideration of access was made in the DDO8 assessment in Section 8 of this report.
55.03-10 – Parking Location <ul style="list-style-type: none"> To provide convenient parking for resident and visitor vehicles. 	Met The internal lift provides equitable access for residents and visitors from all car parking spaces within the basement levels.
55.04-1 – Side And Rear Setbacks <ul style="list-style-type: none"> To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	Met The setbacks to the boundaries comply with the prescribes requirements at all levels.
55.04-2 – Walls On Boundaries <ul style="list-style-type: none"> To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	Met There are no walls proposed on a boundary, except that a small (6.5m) length of basement wall will abut the west boundary.
55.04-3 – Daylight To Existing Windows <ul style="list-style-type: none"> To allow adequate daylight into existing habitable room windows. 	Met All existing and proposed habitable room windows are provided with sufficient light court areas that comply with the standard.
55.04-4 – North Facing Windows <ul style="list-style-type: none"> To allow adequate solar access to existing north-facing habitable room windows. 	Met The southern walls of the building are setback sufficiently to comply with the standard.
55.04-5 – Overshadowing Open Space <ul style="list-style-type: none"> To ensure buildings do not significantly overshadow existing secluded private open 	Met Overshadowing is required to be considered on the 22 nd September equinox between 9am and 3pm. The submitted shadow diagrams indicate that some shade will fall on the adjoining properties, however,

Objective	Objective Met/Not Met
space.	the extent of overshadowing is within the prescribed provisions described under Clause 55-04-5.
<p>55.04-6 – Overlooking</p> <ul style="list-style-type: none"> To limit views into existing secluded private open space and habitable room windows. 	<p>Met subject to condition</p> <p>The development has generally been designed with an effort to limit overlooking in accordance with the prescribed requirements of Clause 55.04-6 (Overlooking) of the Manningham Planning Scheme, however the detail provided for screening devices is insufficient to demonstrate compliance. Whilst the screening devices may limit overlooking, it is considered necessary to ensure that the screens are designed in accordance with the standard to ensure that the standard is met. As such, a condition will be included requiring alterations to the screening devices to the southern edge of all south facing balconies, the western edge of the west facing balconies of Apartments 1.03, 2.03 the eastern edge of east facing balconies to Apartments 1.09, 2.08 and 2.09.</p> <p>Most windows achieve compliance with the standard, however additional screening will be required to the following:</p> <ul style="list-style-type: none"> kitchen window to Apartment 1.03, west facing window of bed 1 of Apartment 1.02, bed 2 window of Apartment 1.04, bed 2 window of Apartment 1.05, bed 2 window of Apartment 1.06, bed 2 window of Apartment 1.07, bed 2 window of Apartment 2.04, bed 2 window of Apartment 2.05, bed 2 window of Apartment 2.06, bed 2 window of Apartment 2.07, kitchen window of Apartment 2.03, bed 1 of Apartment 2.03 to west. <p>(Condition 1.3)</p>
<p>55.04-7 – Internal Views</p> <ul style="list-style-type: none"> To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. 	<p>Met</p> <p>The proposed design layout will limit internal views into the secluded private open space and habitable room windows of dwellings within the development.</p>
<p>55.04-8 – Noise Impacts</p> <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise. 	<p>Met subject to condition</p> <p>A permit condition will require acoustically treated glazing to be provided to the habitable room windows directly facing Manningham Road, to protect occupants from external traffic noise (Condition 1.9).</p>

Objective	Objective Met/Not Met
	Plant on the roof is centrally located and may not require screening and should not cause any undue noise. No additional equipment or movement of equipment will be allowed unless with further consent (Condition 28) .
55.05-1 – Accessibility <ul style="list-style-type: none"> To encourage the consideration of the needs of people with limited mobility in the design of developments. 	Met A disabled access ramp allows access to the front entry for people of all mobilities. The internal lift provides access to the basement car park levels and entries of all dwellings.
55.05-2 – Dwelling Entry <ul style="list-style-type: none"> To provide each dwelling or residential building with its own sense of identity. 	Met The apartments all derive pedestrian access from the central pedestrian path and foyer at the frontage. The building entry is well identified and sheltered by a canopy.
55.05-3 – Daylight To New Windows <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. 	Met All habitable room windows achieve compliance with the standard.
55.05-4 – Private Open Space <ul style="list-style-type: none"> To provide adequate private open space for the reasonable recreation and service needs of residents. 	Considered Met All dwellings have either courtyards or balconies or a combination of both with sufficient area to meet the standard, except that Apartment G.09 has a courtyard and the courtyard does not achieve the minimum area and dimensions of the standard. The courtyard to this apartment is 17.2 square metres in area, which whilst it is greater than the 8 square metres required for a balcony, by virtue of the area being a courtyard, does not comply with the standard. It is however considered that this is an acceptable outcome for this one apartment as it does have an eastern orientation and there is some greenery to the eastern boundary.
55.05-5 – Solar Access To Open Space <ul style="list-style-type: none"> To allow solar access into the secluded private open space of new dwellings and residential buildings. 	Met An apartment building design typology, does not always allow all private open space areas to be provided with a northern aspect. It is considered that the design has reasonably attempted to provide as many north facing balconies as possible and is acceptable.
55.05-6 – Storage <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling. 	Met subject to condition 6 cubic metres of externally accessible storage is prescribed for each dwelling under the clause. Storage has been provided in the basement in the form of 10 'cages' of 6.0 square metres or greater and 4 cages of 4.0 to 4.5 square metres. A condition will be included requiring all storage areas to be at least 6 cubic metres (Condition 1.5) .

Objective	Objective Met/Not Met
	<p>Elsewhere, 15 storage cupboards have been provided accessible off the shared pedestrian hallways on the ground, first and second floors, and there are also 17 storage areas located within apartments on those floors. All 17 internal storage areas comply with the 6 cubic metres requirement. Whilst the standard recommends 'externally accessible' storage, it is considered the provision of storage space within an apartment is an acceptable outcome where there is less likelihood of storage of items that may be classified as 'outdoor items' eg gardening equipment and the like. In this case, it is considered acceptable for the upper floor apartments to have the storage spaces contained within the apartment layout. However, it is considered that the storage spaces within hallways may be problematic as this could cause difficulty when occupants make use of them and may block the normal functioning of the hallways. A condition will be included requiring the storage spaces within the hallway areas to be provide with sliding doors (Condition 1.5.2).</p>
<p>55.06-1 – Design Detail</p> <ul style="list-style-type: none"> To encourage design detail that respects the existing or preferred neighbourhood character. 	<p>Met subject to condition</p> <p>The apartment building is well articulated and incorporates various materials and finishes to reduce the sense of visual bulk.</p> <p>A permit condition will also require a full schedule of materials and finishes with colour samples (Condition 1.7).</p>
<p>55.06-2 – Front Fence</p> <ul style="list-style-type: none"> To encourage front fence design that respects the existing or preferred neighbourhood character. 	<p>Not applicable</p> <p>No fence is proposed.</p>
<p>55.06-3 – Common Property</p> <ul style="list-style-type: none"> To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership. 	<p>Met</p> <p>The communal basement, pathway and shared landscaping areas are practically designed. There are no apparent difficulties associated with the future management of these areas.</p>
<p>55.06-4 – Site Services</p> <ul style="list-style-type: none"> To ensure that site services can be installed and easily maintained. To ensure that site 	<p>Met subject to condition</p> <p>Site services are generally appropriately provided.</p> <p>To ensure the appearance of the building does not detract from any elevation, a permit condition will</p>

Objective	Objective Met/Not Met
facilities are accessible, adequate and attractive.	require retractable clotheslines to be installed within all ground level open spaces to ensure that they are not visible from the street or adjoining properties (Condition 1.8) .

Objector concerns

8.26 A response to the grounds of objection is provided in the following paragraphs:

- Not in keeping with neighbourhood character and is an overdevelopment

8.27 The proposal has been assessed against the preferred neighbourhood character anticipated by planning policy at Clause 21.05 of the Manningham Planning Scheme. The policy outlines a substantial level of change is anticipated and a departure from the existing neighbourhood character is therefore inevitable. This, however, does not imply that impacts generated by the preferred neighbourhood character can unreasonably impact adjoining private properties or public spaces.

8.28 This site is capable of being developed for a range of dwelling typologies including that of an 'apartment' style development which is proposed. This typology generates different living standards to detached dwellings and may potentially impact neighbouring or nearby properties. Officers have considered the direct impacts of this development, and not as a comparison of what may occur if a different typology were proposed.

8.29 It is evident that the proposed development achieves a high level of compliance with respect to the existing DDO8 controls. The building is provided with articulated facades, varied materials and colours palette and an array of interesting architectural elements that adds visual interest. The building is sufficiently setback from boundaries, allowing for landscaping to be established and adequate physical articulation and modulation to break up and disguise the length of the building and mitigate visual bulk concerns.

Traffic and car parking

8.30 Council's Engineering & Technical Services Unit has assessed the application and has raised no concerns regarding the impact of the proposal on the surrounding traffic network. The increased traffic movement associated with the development can be readily accommodated in the surrounding street network.

8.31 The development provides 59 car spaces which is an excess number of 7 resident and 1 visitor car parking spaces within the basement over and above the 51 car spaces as required by Clause 52.06 (Car parking) of the Manningham Planning Scheme for resident (44 spaces) and visitor (7 spaces) car parking.

Building height and visual bulk

8.32 The proposed building is 11 metres in height, which meets the preferred building height set out in the DDO8 for sites greater than 1800 square metres. The height of the building is reduced to the east and west, with the latest plans limiting the top storey to the central part of the site.

- 8.33 Whilst the building contains 4 storeys and the DDO8 recommends 3 storey developments, importantly, the height control is not a mandatory control in the Main Road Sub-precinct which applies to the site and discretion can be used in considering designs that exceed the 3 storey preferred height.
- 8.34 The proposed articulation, stepping of the upper levels, selection of building materials and proposed setbacks are considered to be site responsive in their design and as described above in the Clause 55 assessment, provide an acceptable interface to adjoining properties.
- 8.35 It is considered the building is adequately designed to minimise perceptions of visual bulk. The building includes varied setbacks to all elevations with relatively deep recesses that will allow for shadows and depth perception to be present on all facades when viewed from neighbouring properties. The building includes varied materials and good amounts of glazed surfaces to 'lighten' its appearance. The building setbacks comply with Standard B17, and the upper floor is reduced in area.

Building setbacks and landscaping

- 8.36 The building is setback 4 metres from the rear to comply with the relevant DD08 requirement and the side and rear setbacks comply with the requirements of Standard B17 of Clause 55 of the Manningham planning Scheme. The applicant has submitted a landscape plan which shows planting to 11 metres can be accommodated within the front and rear setbacks and up to 4 metres height in the side setbacks. This is considered acceptable.
- 8.37 The planning application was accompanied with a Landscaping Plan that provides indicative plantings for consideration. Canopy trees have been shown in all elevations, along with well populated landscaping treatments in beds adjoining the site's boundaries. This level of landscaping is supported under the DDO8 and Clause 55.03-8 (Landscaping) of the Manningham Planning Scheme and is generally considered acceptable.
- 8.38 A condition has been included requiring a Landscaping plan be submitted for approval (**Condition 18**), along with the payment of a \$10,000 Landscaping Bond to ensure it is maintained for a 13 week period after completion (**Condition 19**).

Site Coverage and Permeability

- 8.39 The development complies with the planning scheme requirements with regard to site coverage and permeability.

Private open space

- 8.40 As discussed in the Clause 55 assessment above, all dwellings apart from Apartment G.09 have private open space of sufficient area and dimensions to meet the standard. It is considered on balance the proposal is acceptable.

Bicycle parking

- 8.41 The proposal is provided with sufficient bicycle spaces of sufficient dimensions to achieve the Clause 52.34 standards.

Storage

8.42 As discussed in the Clause 55 assessment above, there is some deficiency in the design, but this can be rectified by conditions.

Overshadowing

8.43 Officers are required to consider overshadowing during the September 22nd equinox between 9am and 3pm on existing secluded private open space areas.

8.44 The application was accompanied by shadow diagrams prepared for the 22nd September. The shadow diagrams demonstrate compliance with the requirements of the standard and the objective is met.

Overlooking and privacy

8.45 Overlooking has been assessed in the Clause 55 assessment section of this report. As discussed, the proposal generally complies, however some changes are required to the screens proposed and some additional screening is required. This can be achieved by permit conditions as specified in the Clause 55 assessment section.

Noise

8.46 Ordinary noises emanating from adjoining residential properties must be expected in a residential setting. However, when noise types or levels are excessive, they impact amenity. This concern is a civil matter and is not a consideration that can be contemplated in the planning application assessment process.

8.47 Any plant and equipment will be subject to any EPA noise attenuation requirements, which are not assessable at the planning stage.

Loss of views.

8.48 There is no legal right to a view and VCAT have consistently held that this is not an assessable matter in determining whether the appearance of a building is acceptable.

Construction impacts due to the proximity of basement excavation to boundaries

8.49 The development will require a building permit from a registered building surveyor who must ensure that any necessary protection works are undertaken. If in future, there is any potential damage to the adjoining properties from construction is a civil matter that needs to be addressed by the building surveyor responsible for the development.

9. ANY OTHER MATTERS

9.1 On 13 April 2017, Amendment VC136 introduced new provisions into the Planning Scheme, which in summary:

- Defines what an 'apartment' is;

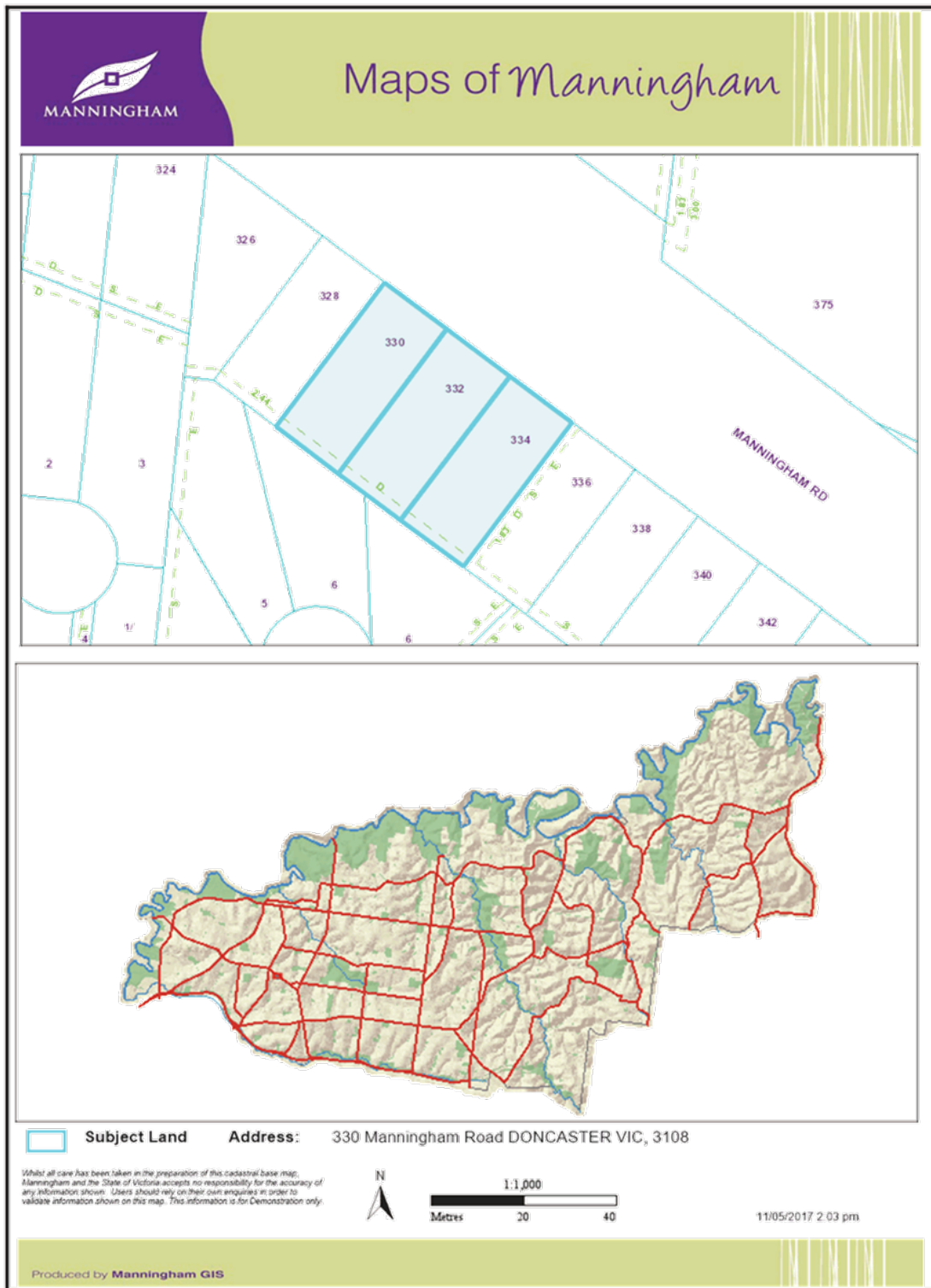
- Adds a new Clause 55.07 to the existing Clause 55, which specifically relates to apartments of 4 storeys or less, which continue to be controlled by Clause 55;
 - Exempts apartments of 4 storeys or less from a number of existing requirements of Clause 55, which overlap with the new requirements of Clause 55.07;
 - Adds a new Clause 58 for apartments of 5 storeys or more;
 - Moves the requirement for an Urban Context report into Clause 58.
- 9.2 Clause 55.07 implements objectives and standards relating to energy efficiency, communal open space, solar access to communal open space, deep soil areas and canopy trees, integrated stormwater management, accessibility, noise impacts, building entry and circulation, private open space above ground floor, storage, waste and recycling, functional layout, room depth, windows and natural ventilation.
- 9.3 The operation of this clause remains the same, in that an objective describes the desired outcome to be achieved in the completed development, and the standard contains the requirements to meet the objective. A standard should usually be met, however if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered. Developments must meet all of the objectives that apply to the application.
- 9.4 Transitional provisions apply to applications lodged before the gazetted date of this amendment. This application is subject to this exemption, and therefore an assessment has not been made against Clause 55.07, which would otherwise be applicable. Whilst it can be assumed that the objectives could be met, there is an absence of detailing to perform any measurable assessment against the relevant standards.

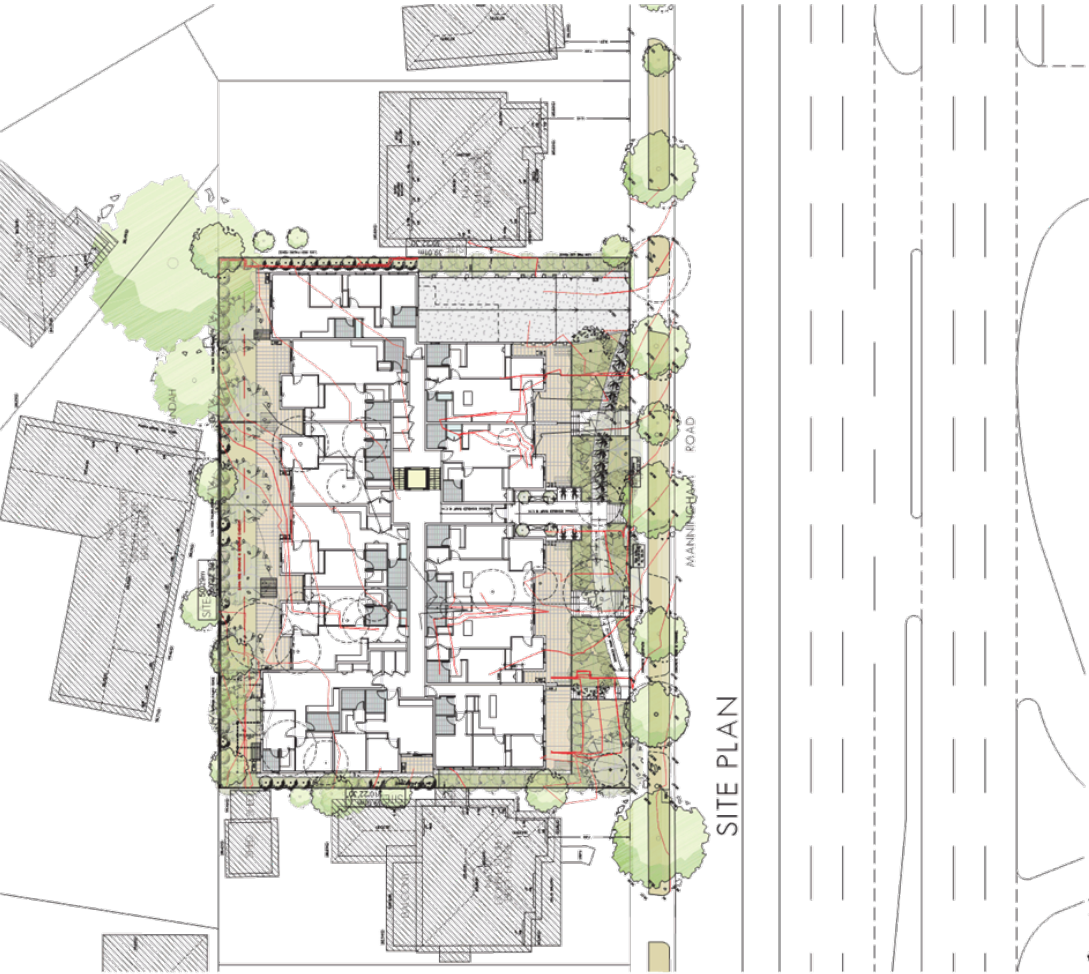
10. CONCLUSION

It is recommended that the application be supported subject to conditions.

11. DECLARATION OF CONFLICT OF INTEREST

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





SITE PLAN

DRAWING SCHEDULE

TPA01	GENERAL AREA ANALYSIS	1300
TPA02	LEVEL 10 FLOOR PLAN	1300
TPA03	LEVEL 11 FLOOR PLAN	1300
TPA04	COURTYARD FLOOR PLAN	1300
TPA05	FIRST FLOOR PLAN	1300
TPA06	FIRST FLOOR PLAN	1300
TPA07	PROPOSED LEVEL 10 FLOOR PLAN	1300
TPA08	ROOF PLAN	1300
TPA09	ELEVATIONS III	1300
TPA10	ELEVATIONS II	1300
TPA11	CROSS SECTIONS AND FINISHES SCHEDULE	1300
TPA12	CROSS SECTION DIAGRAMS	1300

GENERAL AREA ANALYSIS

SITE AREA: 1000 SQM
 NO. OF PROPOSED APARTMENTS: 36
 NO. OF PROPOSED CAR SPACES: 42

CHANGING BUILDING AREA: 1000 SQM
 BUILDINGS: 10
 UNITS: 36
 CAR SPACES: 42

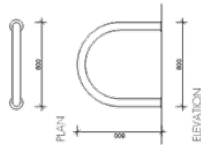
DETAILED AREA ANALYSIS

Unit No	Floor	Description	Area (SqM)	Notes
GROUND FLOOR TOTAL AREA - 982.0m²				
G01	GROUND FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	71.3m ²	
G02	GROUND FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	42.1m ²	
G03	GROUND FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	83.2m ²	
G04	GROUND FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	86.3m ²	
G05	GROUND FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	87.1m ²	
G06	GROUND FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	86.4m ²	
G07	GROUND FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	86.4m ²	
G08	GROUND FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	83.3m ²	
G09	GROUND FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	84.1m ²	
G10	GROUND FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	84.1m ²	
G11	GROUND FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	84.1m ²	
G12	GROUND FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	84.1m ²	
FIRST FLOOR TOTAL AREA - 987.3m²				
F01	FIRST FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	86.7m ²	
F02	FIRST FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	85.3m ²	
F03	FIRST FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	86.3m ²	
F04	FIRST FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	86.3m ²	
F05	FIRST FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	85.3m ²	
F06	FIRST FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	86.3m ²	
F07	FIRST FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	86.3m ²	
F08	FIRST FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	86.3m ²	
F09	FIRST FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	86.3m ²	
F10	FIRST FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	86.3m ²	
PENTHOUSE FLOOR TOTAL AREA - 201.8m²				
P01	PENTHOUSE FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	83.2m ²	
P02	PENTHOUSE FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	83.2m ²	
P03	PENTHOUSE FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	83.2m ²	
P04	PENTHOUSE FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	83.2m ²	
P05	PENTHOUSE FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	83.2m ²	
P06	PENTHOUSE FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	83.2m ²	
P07	PENTHOUSE FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	83.2m ²	
P08	PENTHOUSE FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	83.2m ²	
P09	PENTHOUSE FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	83.2m ²	
P10	PENTHOUSE FLOOR LEVEL	1. RESIDENTIAL, 100% CAR PARK	83.2m ²	

NEW CENTURY
 APARTMENT

PLANNING APPLICATION FOR PROPOSED APARTMENT DEVELOPMENT
330-334 MANNINGHAM ROAD, DONCASTER
 DRAWING TITLE: SITE PLAN - AREA ANALYSIS
 DATE: 5th APRIL 2017
 SCALE: 1:200
 DRAWN BY: ANY
 CHECKED BY: COUNCIL
 ALL LEVELS ARE TO AHD

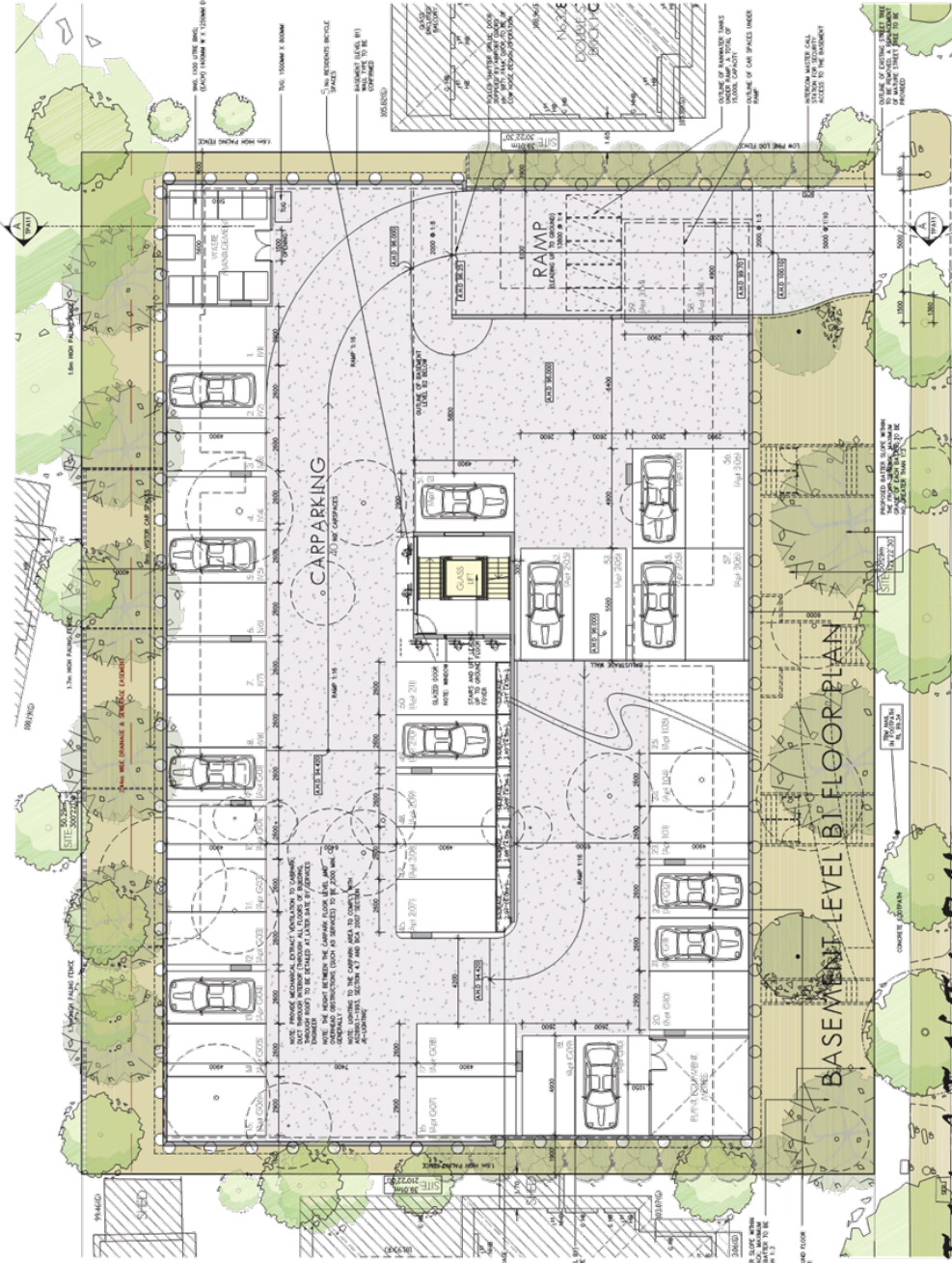
CARPARK BICYCLE PARKING DETAILS
SCALE 1:200



WASTE MANAGEMENT

WASTE STORAGE AREA

- SEPARATE AND SECURE AREAS FOR THE GARAGE AND RECYCLING BINS WILL BE PROVIDED BY THE OPERATOR.
- THE WASTE STORAGE AREA SHALL BE LOCATED TO THE REAR OF THE DEVELOPMENT AND SHALL BE SEPARATED FROM THE REAR OF THE DEVELOPMENT BY A 1.8M HIGH FENCING WALL.
- THE WASTE STORAGE AREA SHALL BE LOCATED TO THE REAR OF THE DEVELOPMENT AND SHALL BE SEPARATED FROM THE REAR OF THE DEVELOPMENT BY A 1.8M HIGH FENCING WALL.
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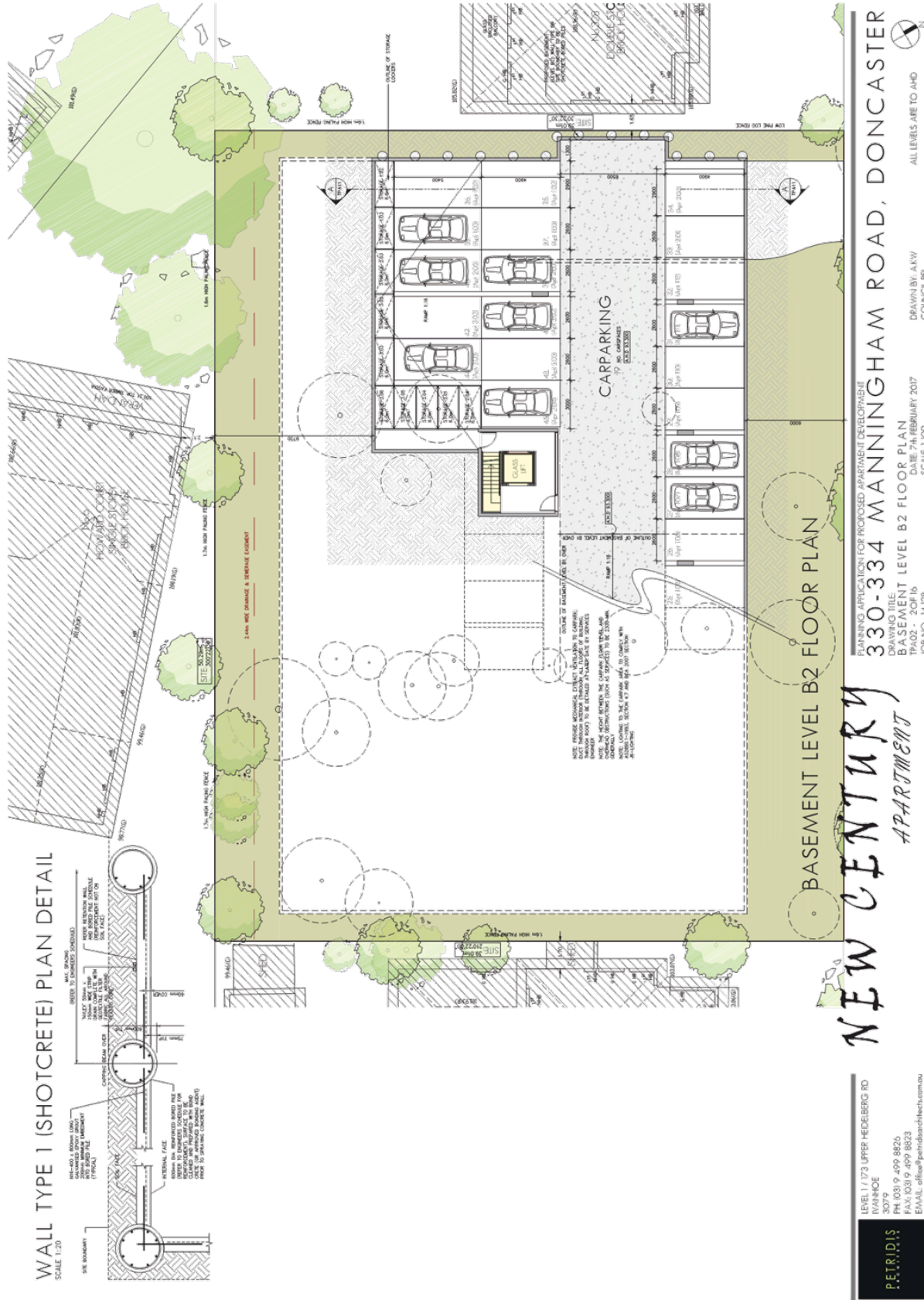


NEW CENTURY APARTMENT

PLANNING APPLICATION FOR PROPOSED APARTMENT DEVELOPMENT
330-334 MANNINGHAM ROAD, DONCASTER
 BASEMENT LEVEL B1 FLOOR PLAN
 DRAWING: ARW DATE: 24 FEBRUARY 2017
 TRACK: 3 OF 16 SCALE: 1:100, 1:20
 JOB NO: 14/28

ALL LEVELS ARE TO AHD
 DRAWING: ARW
 COUNCIL REF

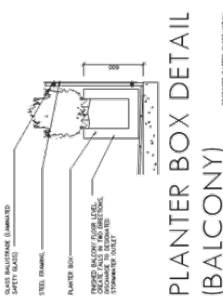
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NEW CENTURY APARTMENT

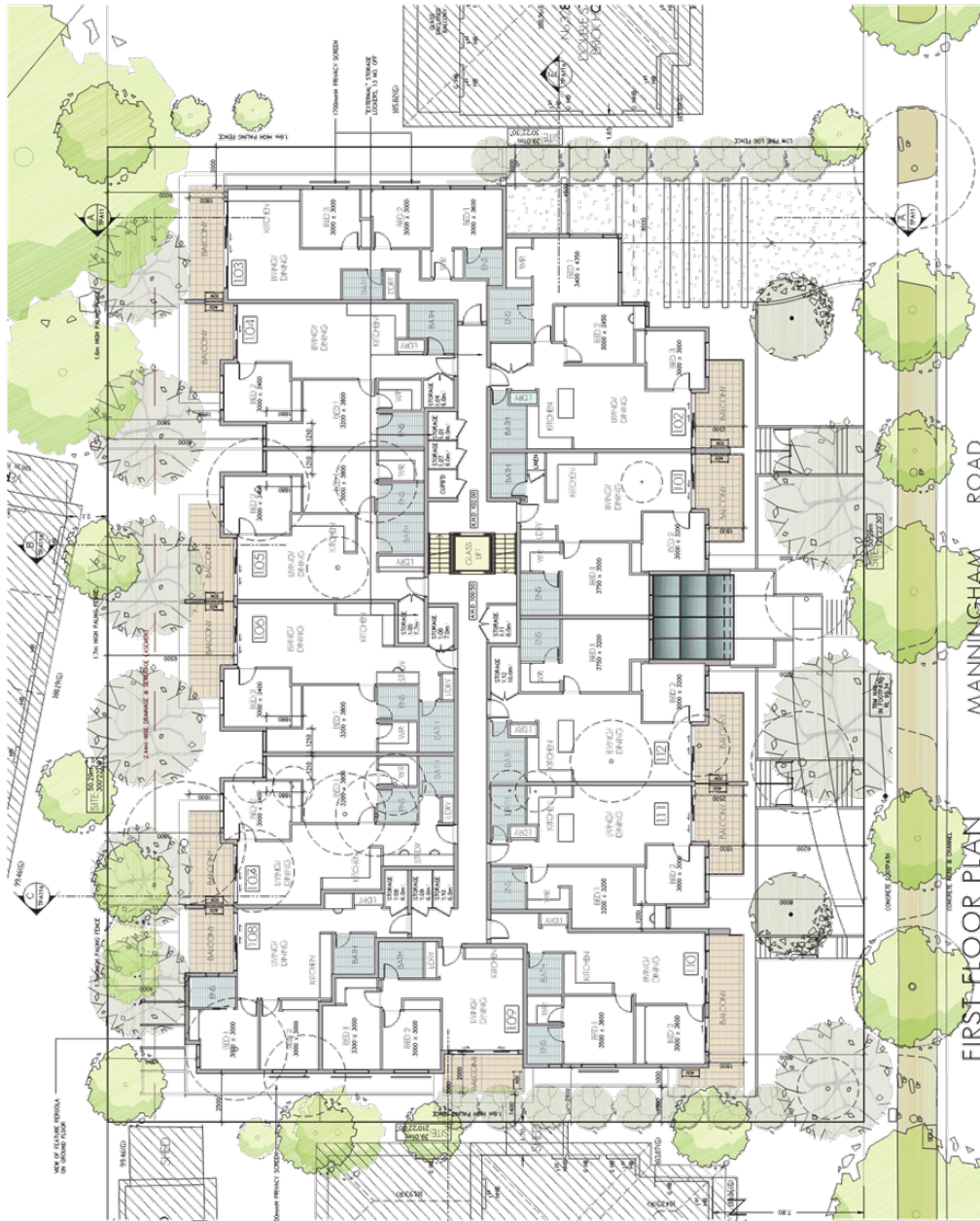
GROUND FLOOR PLAN

MANNINGHAM ROAD

PLANNING APPLICATION FOR PROPOSED APARTMENT DEVELOPMENT
330-334 MANNINGHAM ROAD, DONCASTER
 DRAWING TITLE:
GROUND FLOOR PLAN
 DATE: 7th FEBRUARY 2017
 SCALE: 1:100
 DRAWN BY: AKW
 COUNCIL: RPT
 ALL LEVELS ARE TO AHD

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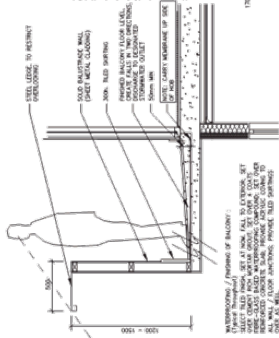


MANNINGHAM ROAD

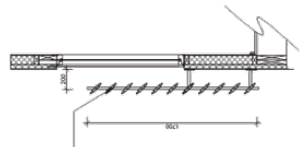
FIRST FLOOR PLAN

NEW CENTURY APARTMENT

PLANNING APPLICATION FOR PROPOSED APARTMENT DEVELOPMENT
330-334 MANNINGHAM ROAD, DONCASTER
 DRAWING TITLE
FIRST FLOOR PLAN
 TPA05 - 50F 16
 JOB NO. 14128
 DATE: 7th FEBRUARY 2017
 SCALE: 1:100
 DRAWN BY: A.K.W
 COUNCIL REF: ALL LEVELS ARE TO AHD



BALCONY BALUSTRADE DETAIL
 SCALE: 1:10



LOUVRE/ PRIVACY SCREEN AWNING
 SCALE: 1:10

LEVEL 1 / 173 UPPER HEIDELBERG RD
 IVANHOE 3079
P. PETRIDIS
 PH: 033 9 499 8823
 FAX: 0319 499 8823
 EMAIL: office@petridisarchitect.com.au



NEW CENTURY
APARTMENT

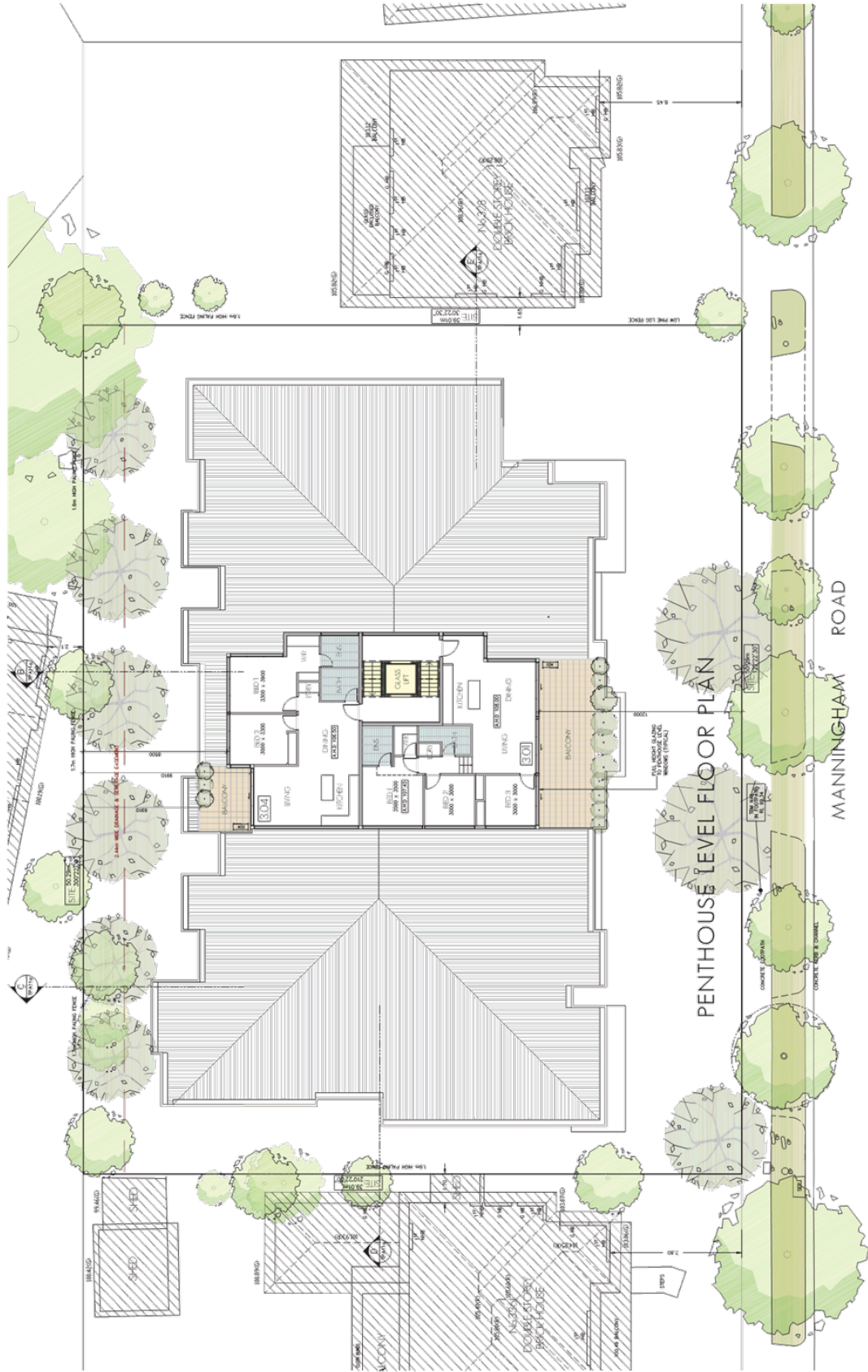
SECOND FLOOR PLAN MANNINGHAM ROAD

PLANNING APPLICATION FOR PROPOSED APARTMENT DEVELOPMENT
330-334 MANNINGHAM ROAD, DONCASTER
 DRAWING TITLE
SECOND FLOOR PLAN
 TRA06 - 9 OF 16
 JOB NO. 14-128

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 EMAIL: office@petridisarchitects.com.au

DATE: 7th FEBRUARY 2017
 SCALE: 1:100
 DRAWN BY: AKW
 COUNCIL REF

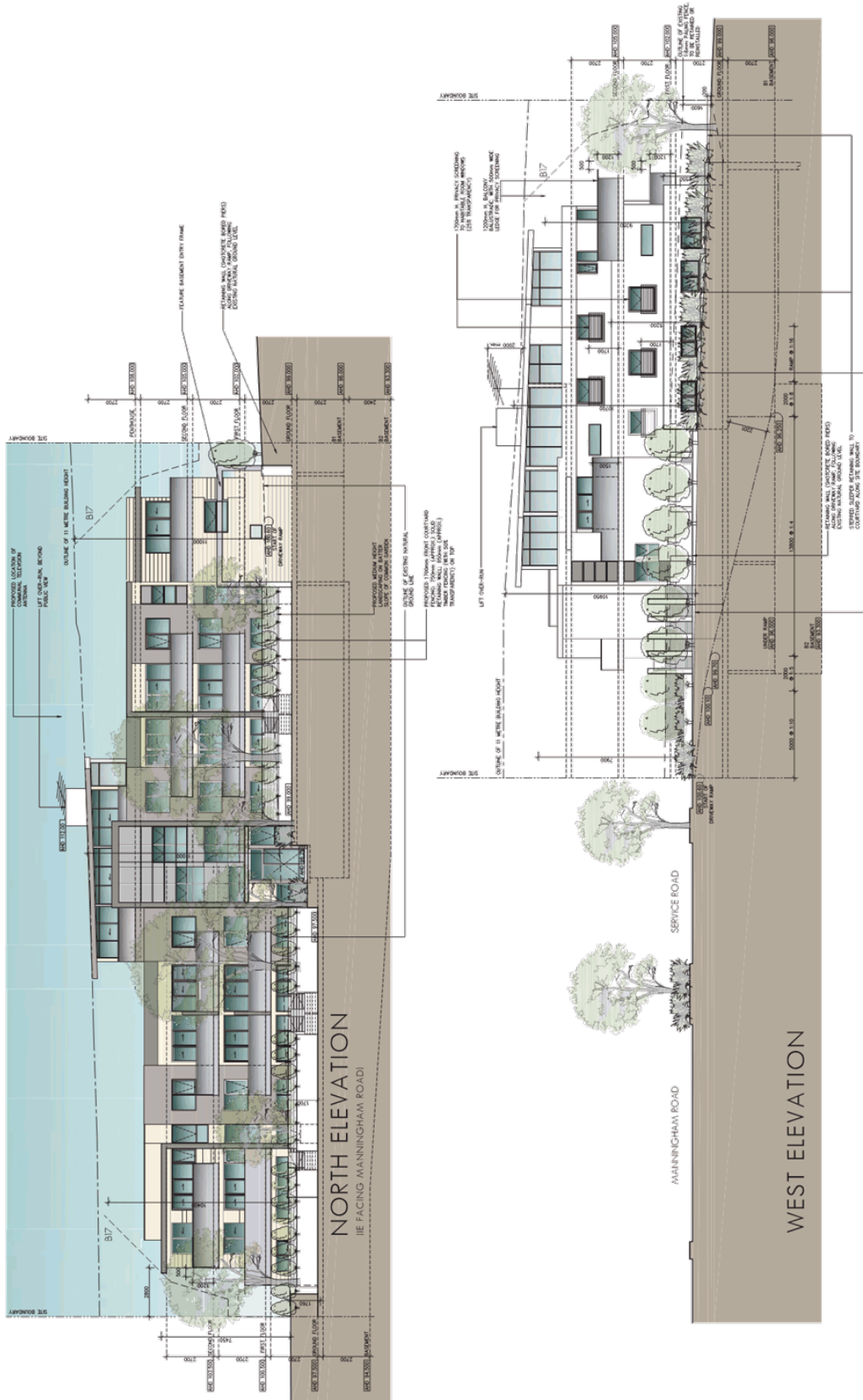
ALL LEVELS ARE TO AHD



NEW CENTURY
APARTMENT

PLANNING APPLICATION FOR PROPOSED APARTMENT DEVELOPMENT
330-334 MANNINGHAM ROAD, DONCASTER
 DRAWING TITLE: **PENTHOUSE LEVEL FLOOR PLAN**
 DATE: 5th APRIL 2017
 TPA07 - ZCP 1b SCALE: 1:100
 DRAWN BY: A/RY COUNCIL ERI
 ALL LEVELS ARE TO AHD

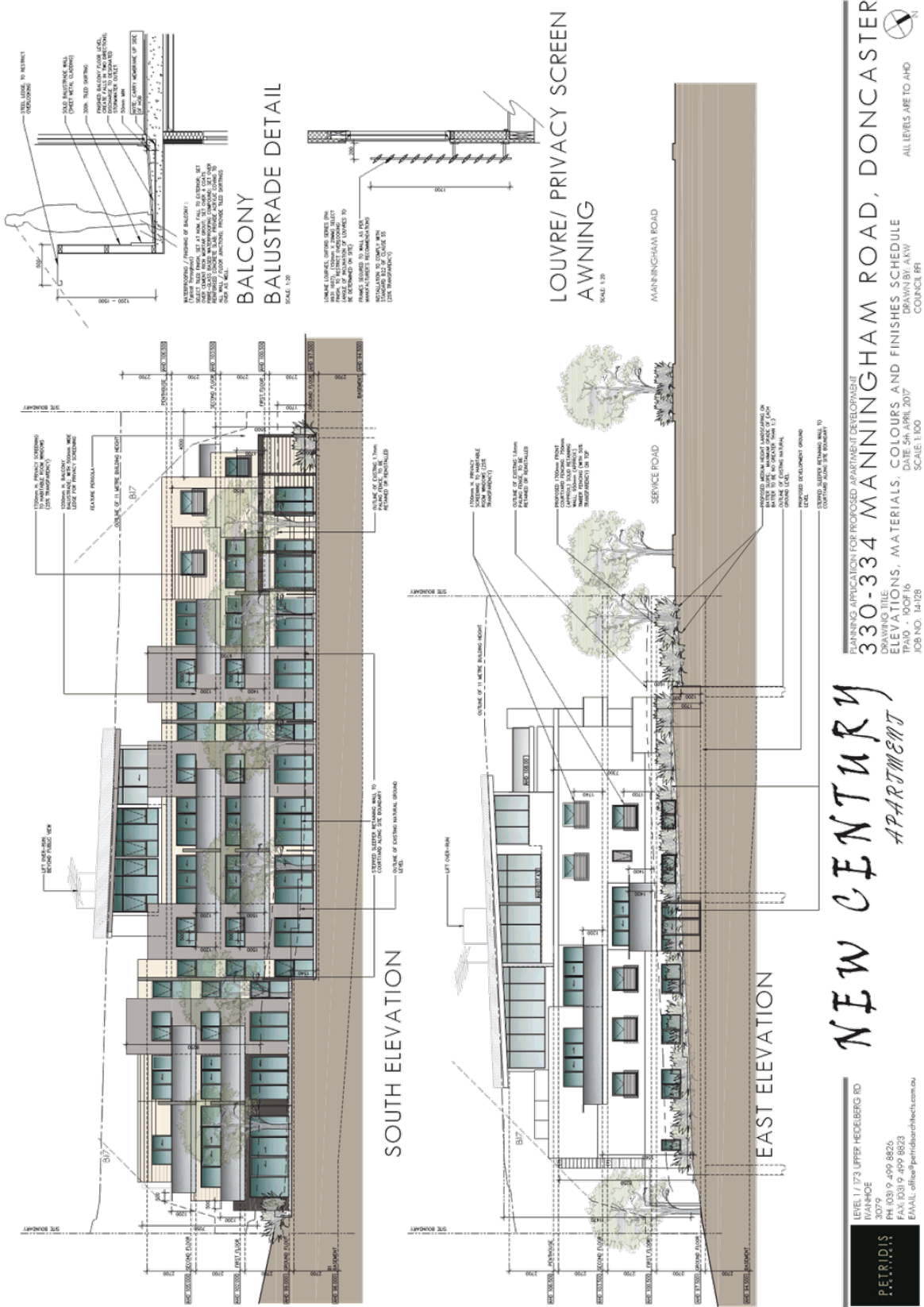
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MANNINGHAM APPLICATION FOR PROPOSED APARTMENT DEVELOPMENT
330-334 MANNINGHAM ROAD, DONCASTER
 DRAWING TITLE: ELEVATIONS
 DATE: 5th APRIL 2017
 SCALE: 1:100
 DRAWN BY: AKV
 COUNCIL REF: ALL LEVELS ARE TO AHD

NEW CENTURY APARTMENT

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5. LEGISLATIVE REQUIREMENTS

5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

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

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

- *The relevant planning scheme;*
- *The objectives of planning in Victoria;*
- *All objections and other submissions which it has received;*
- *Any decision and comments of a referral authority which it has received; and*
- *Any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development.*

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

5.2 MANNINGHAM PLANNING SCHEME

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

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

Zone

Clause 32.07 Residential Growth Zone, Schedule 2

The purpose of the Residential Growth Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activities areas.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and areas of restricted housing growth.*
- *To allow educational, recreational, religious, community and a limited range of other non residential uses to serve local community needs in appropriate locations.*

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

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

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

Overlay

Clause 43.02 Schedule 8 to the Design and Development Overlay

The design objectives are as follows:

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

Permit Requirement

- *A permit is required to construct or extend a front fence within 3 metres of a street, if the fence is associated with 2 or more dwellings on a lot or a residential building.*
- *A permit is not required to construct or extend one dwelling on a lot more than 500 square metres.*

Building Height & Setbacks

- Any building or works must comply with the requirements set out in Table 1 and 2 of this Schedule.
- A permit cannot be granted to vary the condition regarding the minimum land size and configuration specified in Table 2 to this Schedule.

- A permit cannot be granted to vary the Maximum Building Height specified in Table 2 to this Schedule. This does not apply to:
 - The rebuilding of a lawful building or works which have been damaged or destroyed.
 - A building which exceeds the specified building height for which a valid building permit was in effect prior of the introduction of this provision.
- For the purposes of this Schedule, the Maximum Building Height does not include building services, lift over-runs and roof mounted equipment, including screening devices.
- For the purposes of this Schedule, balconies, terraces, and verandahs may encroach within the Street Setback by a maximum of 2.0m, but must not extend along the width of the building.

Table 1

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size	Street Setback
DDO8-1 Main Road Sub-Precinct	11 metres provided the condition regarding minimum lot size is met. If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	1800 square metres must be all the same sub-precinct. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage	<p>For one dwelling on a lot:</p> <ul style="list-style-type: none"> • Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser. • Minimum side street setback is the distance specified in Clause 54.03-1. <p>For two or more dwellings on a lot or a residential building:</p> <ul style="list-style-type: none"> • Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. • Minimum side street setback is the distance specified in Clause 55.03-1.

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

State Planning Policy Framework

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

Clause 15.01-1 Urban design

The objective of this policy is:

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

Clause 15.01-2 Urban design principles

The objective of this policy is:

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

Clause 15.01-4 Design for safety

The objective of this policy is:

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

Policy guidelines

Planning must consider as relevant:

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

Clause 15.01-5 Cultural identity and neighbourhood character

The objective of this policy is:

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

Clause 15.02-1 Energy and resource efficiency

The objective of this policy is:

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

Clause 16.01-1 Integrated housing

The objective of this policy is:

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

Clause 16.01-2 Location of residential development

The objective of this policy is:

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

Clause 16.01-4 Housing diversity

The objective of this policy is:

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

Clause 16.01-5 Housing affordability

The objective of this policy is:

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

Local Planning Policy Framework (LPPF)**Municipal Strategic Statement**Clause 21.03 Key Influences

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

This increasing pressure for re-development raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs,

the challenge is to provide for residential re-development in appropriate locations, to reduce pressure for development in more sensitive areas, and in a manner that respects the residential character and amenity valued by existing residents.

Clause 21.05 Residential

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

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

A substantial level of change is anticipated in Precinct 2. Whilst this area will be a focus for higher density developments, there are three sub-precincts which each stipulate different height, scale and built form outcomes to provide a transition between each sub-precinct and adjoining properties, primarily in Precinct 1 – Residential Areas Removed from Activity Centres and Main Roads.

The three sub-precincts within Precinct 2 consist of:

Sub-precinct – Main Road (DDO8-1) is an area where three storey (11 metres) ‘apartment style’ developments are encouraged on land with a minimum area of 1,800m². Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage. The area of 1,800m² must all be in the same sub-precinct. All development in the Main Road sub-precinct should have a maximum site coverage of 60 percent.

Higher developments on the perimeter of the Main Road sub-precinct should be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct A or B, or other adjoining zone.

Sub-precinct A (DDO8-2) is an area where two storey units (9 metres) and three storey (11 metres) ‘apartment style’ developments are encouraged. Three storey, contemporary developments should only occur on land with a minimum area of 1800m². Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage. The area of 1800m² must all be in the same sub-precinct. In this sub-precinct, if a lot has an area less than 1800m², a townhouse style development proposal only will be considered, but development should be a maximum of two storeys. All development in Sub-precinct A should have a maximum site coverage of 60 percent.

Higher developments on the perimeter of sub-precinct A should be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B, or other adjoining zone.

Sub-precinct B (DDO8-3) is an area where single storey and two storey dwellings only will be considered and development should have a maximum site coverage of 60 percent. There is no minimum land area for such developments.

The site is located within **Sub-Precinct – Main Road**.

Development in Precinct 2 should:

- *Provide for contemporary architecture*
- *Achieve high design standards*

- *Provide visual interest and make a positive contribution to the streetscape*
- *Provide a graduated building line from side and rear boundaries*
- *Minimise adverse amenity impacts on adjoining properties*
- *Use varied and durable building materials*
- *Incorporate a landscape treatment that enhances the overall appearance of the development.*
- *Integrate car parking requirements into the design of buildings and landform.*

Clause 21.05-2 Housing

The relevant objectives of this policy are:

- *To accommodate Manningham's projected population growth through urban consolidation, in infill developments and Key Redevelopment Sites.*
- *To ensure that housing choice, quality and diversity will be increased to better meet the needs of the local community and reflect demographic changes.*
- *To ensure that higher density housing is located close to activity centres and along main roads in accordance with relevant strategies.*
- *To promote affordable and accessible housing to enable residents with changing needs to stay within their local neighbourhood or the municipality.*
- *To encourage development of key Redevelopment Sites to support a diverse residential community that offers a range of dwelling densities and lifestyle opportunities.*
- *To encourage high quality and integrated environmentally sustainable development.*

The strategies to achieve these objectives include:

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

Clause 21.05-4 Built form and neighbourhood character

The objective of this policy is:

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

The strategies to achieve this objective include:

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

Local Planning Policy

Clause 22.08 Safety through urban design

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

Clause 22.09 Access for disabled people

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

Particular Provisions

Clause 52.06 Car Parking

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

- 1 space for 1 and 2 bedroom dwellings.
- 2 spaces for 3 or more bedroom dwellings.
- 1 visitor space to every 5 dwellings for developments of 5 or more dwellings.

Clause 52.06-8 outlines various design standards for parking areas that should be achieved.

Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road

The purpose of this clause is:

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

A permit is required to create or alter access to a road in a Road Zone, Category 1. A permit is required to create or alter access to land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.

Clause 52.34 Bicycle Facilities

Pursuant to Clause 52.34-3, the following number of bicycle spaces are required in development of four or more storeys:

- 1 space for every 5 dwellings for residents.
- 1 space for every 10 dwellings for visitors.

Clause 55 Two more dwellings on a lot and residential buildings

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

General Provisions

Clause 65 Decision Guidelines

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

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

9.2 Planning Application PL16/026220 at 399-403 Manningham Road, Doncaster for the construction of a four storey apartment building containing 37 dwellings, plus associated basement car parking and the creation and alteration of access to a road in a Road Zone, Category 1

File Number:	IN17/277
Responsible Director:	Director Planning and Environment
Applicant:	Winex Property Pty.Ltd.
Planning Controls:	Residential Growth Zone Schedule 2 (GRZ2), Design and Development Overlay Schedule 8 (DDO8-1), Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road
Ward:	Heide Ward
Attachments:	1 Development Plans 2 Legislative Requirements

EXECUTIVE SUMMARY

Purpose

1. This report provides Council with an assessment of the planning permit application submitted for land at 399-403 Manningham Road, Templestowe Lower. This report recommends approval of the submitted proposal subject to amendments that will be addressed by way of permit conditions. The application is being reported to Council given that it is a Major Application (more than 15 dwellings and a development cost of more than \$5 million).

Proposal

2. The proposal is for the development of a four storey apartment building comprising 37 dwellings over three residential allotments, with a combined site area of 1,992.5 square metres. The development proposes a site coverage of 59.7%, a site permeability of 34.5% and a maximum building height of 12.75 metres. A total of 47 car parking spaces are provided over two basement levels.

Key issues in considering the application

3. The key issues for Council in considering the proposal relate to:
 - (a) Policy (consistency with state and local planning policy);
 - (b) Compliance with built form and urban design policies;
 - (c) Parking, access, traffic and bicycle parking;
 - (d) Compliance with Clause 55 (Rescode); and
 - (e) Objector concerns.

Objector concerns

4. Five (5) objections have been received for the application, which are summarised as follows:
 - (a) Neighbourhood character and overdevelopment;
 - (b) Traffic congestion/safety and inadequate car parking;
 - (c) Building height and the interface with adjoining properties;
 - (d) Overlooking and loss of privacy;

- (e) Overshadowing;
- (f) Loss of vegetation;
- (g) Loss of amenity through noise and wind;
- (h) Health/safety associated with sub-station;
- (i) Construction impacts due to the proximity of basement excavation to boundaries; and
- (j) Property devaluation.

Assessment

5. The proposal is generally consistent with the provisions of the Manningham Planning Scheme, in particular Clause 21.05 Residential, the Design and Development Overlay – Schedule 8, and Clause 55 (ResCode). These controls recognise that there will be a substantial level of change in dwelling yields and built form on the site.
6. The proposed development sits comfortably within the changing Manningham Road streetscape, as it is similar in scale to other higher density ‘apartment’ style developments in the vicinity. Whilst the building exceeds the preferred 11 metre building height by 1750mm, the tallest point of the building is generally central to the site, where associated amenity impacts are least. The generous area of the site (exceeding 1,800smq) grants the capacity to absorb some larger building proportions and heights, which are further masked through creative design techniques.
7. The building maintains a compact footprint and has limited hard surface standing, allowing for a thorough landscaped theme to be established within the generous boundary setbacks. With maturity, such plantings will create a ‘green screen’ which will compliment and soften built form. The development also achieves a well-thought out balance in the consideration of the amenity of nearby properties and the internal amenity of future occupants. The site contexts lends itself to further benefits, with its more sensitive interfaces being located to its north where amenity impacts are lesser.
8. The architectural quality displayed is considered to be dynamic and innovative. This quality of architecture would be an exciting and vibrant addition to the built fabric of the Municipality, as sought in the preferred neighbourhood character for substantial change areas.

Conclusion

9. The report concludes that the proposal is considered to achieve the objectives and intent of the relevant planning policy and should therefore be supported, subject to some design changes and the inclusion of suitable management plan conditions. The proposal makes efficient use of the site and is an appropriate residential development within this part of Manningham, with good access to services, facilities and public transport.
10. It is recommended that the application be supported subject to conditions.

1. COUNCIL RESOLUTION**MOVED: CR PAULA PICCININI****SECONDED: CR DOT HAYNES**

That Council:

- A. Having considered all objections a NOTICE OF DECISION TO GRANT A PERMIT be issued in relation to Planning Application PL16/026220 at 399-403 Manningham Road, Doncaster for the construction of a four storey apartment building containing 37 dwellings plus associated basement car parking, and the creation and alteration of access to a road in a Road Zone Category 1–**

- 1. Before the development starts, two copies of amended plans (scale 1:100) and dimensioned, must be submitted to and approved by the Responsible Authority. When approved the plans will then form part of the permit. The plans must be generally in accordance with the decision plans prepared by Rothe Lowman Architects (dated 20 March 2017, and received 23 March 2017), but modified to show the following:**

Built form

- 1.1. The wall of the northern building module (G.08, 1.08 and 2.08) to be setback a minimum of 2.9m from the eastern boundary, or compliance with Clause 55.04-3 of the Manningham Planning Scheme demonstrated to the satisfaction of the Responsible Authority;**
- 1.2. The north facing balconies at each level modified to further restrict downward views into the adjoining properties. This can be achieved by raising the planter heights and/or adding obscured glazing above, or other suitable method to the satisfaction of the Responsible Authority;**
- 1.3. Battle axe windows of 2.04, 2.05 and 2.06 to demonstrate that a minimum 2 (depth) to 1 (width) ratio is achieved, with lighter wall colours nominated on walls adjacent to these windows;**
- 1.4. Bedroom doors opening onto balconies to be largely glazed;**
- 1.5. Operability of all obscured/translucent windows to be clarified;**
- 1.6. Modification of the communal open space to achieve screen planting along the western boundary;**
- 1.7. Design detail of planters, showing the depth, material, internal structure, drainage, and any additional screening required by Condition 1.2;**
- 1.8. The pedestrian stairs adjacent to the frontage where not in alignment with the entry path to be replaced with landscaping;**
- 1.9. Front fencing to demonstrate 50% transparency;**

- 1.10. Further details of roof mounted equipment screening, ensuring material selection compliments the overall design scheme of the building, and minimises visual impact on public domain;
- 1.11. Replacement of blockwork and metal dividing fencing over easement with timber paling, or other similar removable material;
- 1.12. Notation that acoustically rated glazing is to be used for all south facing windows and sliding doors;
- 1.13. The rainwater tank capacity nominated and consistent with the Sustainability Management Plan required by Condition 5 of this permit;
- 1.14. The system size of solar panels nominated and consistent with the Sustainability Management Plan required by Condition 5 of this permit;

The Basement and Accessways

- 1.15. Plan notation that any redundant vehicle crossover must be removed and the footpath, nature strip and kerbing reinstated to the satisfaction of the Responsible Authority;
- 1.16. Location of intercom systems and security door;
- 1.17. Notation to nominate the allocation of the tandem car spaces to a three bedroom dwelling;
- 1.18. Storage provided in accordance with Clause 55.05-6 (Storage) of the Manningham Planning Scheme by:
 - 1.18.1. Each apartment allocated a minimum of 6 cubic metres of storage;
 - 1.18.2. Storage areas designed to not obstruct the parking and circulation of vehicles, or other services provided within the basement to the satisfaction of the Responsible Authority;
 - 1.18.3. Details of the type and material of enclosure for each storage area within the basement and ground floor levels;

Site services

- 1.19. The letterboxes relocated to face Manningham Road adjacent to the pedestrian path and integrated into the landscaping, unless written agreement to the proposed location is received from Australia Post, to the satisfaction of the Responsible Authority;
- 1.20. Details of how service cabinets will be screened/finished so as to integrate into the overall development scheme;

- 1.21. The design details of the building's front entry and letterboxes (if required);
- 1.22. Details of basement ventilation, including the location of any mechanical intake or outlet;
- 1.23. A schedule listing the minimum sustainability features applicable to the development, as described in the approved Sustainability Management Plan;

Materials

- 1.24. A separate sheet with a full schedule of materials and finishes with colour samples of all external walls, roofs, fascias, window frames, paving (including terraces, balconies, roof terraces, stairs), fencing, privacy screens, roof top plant screens and retaining walls. This is to include:
 - 1.24.1. Dark/patterned paving upon the pedestrian path areas and vehicular accessway, where visible to Manningham Road;
 - 1.24.2. Balcony balustrades shown in an earthy tone, with the elevation schedule updated accordingly;
 - 1.24.3. Detailing of front fencing to demonstrate 50% transparency;
 - 1.24.4. Details of balcony/planter drainage, demonstrating concealed drainage pipes which not visible from beneath or externally.

Endorsed Plans

2. The development as shown on the approved plans must not be altered without the prior written consent of the Responsible Authority.
3. The existing bus stop and associated infrastructure on Manningham Road must not be altered without the prior consent of Public Transport Victoria. Any alterations including temporary works or damage during construction must be rectified to the satisfaction of Public Transport Victoria at the cost of the permit holder.

Construction Management Plan

4. Before the development starts, two copies of a Construction Management Plan must be submitted to and approved by the Responsible Authority. When approved, the Plan will form part of the planning permit. The Plan must address, but not be limited to the following:
 - 4.1. A liaison officer for contact by residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - 4.2. Hours of construction;

- 4.3. Delivery and unloading points and expected frequency;
- 4.4. On-site facilities for vehicle washing;
- 4.5. Asset protection procedures for any public footpaths;
- 4.6. The location of parking and site facilities for construction workers;
- 4.7. Measures to minimise the impact of construction vehicles arriving at and departing from the land;
- 4.8. Methods to contain dust, dirt and mud within the site, and the method and frequency of clean up procedures;
- 4.9. The measures for prevention of the unintended movement of building waste and other hazardous materials and pollutants on or off the site, whether by air, water or other means;
- 4.10. An outline of requests to occupy the front nature strip and any anticipated disruptions to local services;
- 4.11. Measures to minimise the amount of waste construction materials;
- 4.12. Measures to minimise noise and other amenity impacts from mechanical equipment/construction activities, especially outside of daytime hours;
- 4.13. Adequate environmental awareness training for all on-site contractors and sub-contractors.

Sustainability Management Plan

5. Before the development starts or the issue of a building permit for the development, whichever is the sooner, two copies of a revised Sustainability Management Plan (SMP) must be submitted to and approved by the Responsible Authority. The revised plan must be prepared in accordance with the current version of the Green Star – Design & As Built tool, or the Built Environment Sustainability Scorecard. When approved the Plan will form part of the permit. The recommendations of the revised plan must be incorporated into the design and layout of the development and must be implemented to the satisfaction of the Responsible Authority before the occupation of any dwelling. The revised plan must be generally in accordance with the plan prepared by prepared by Ark (dated 2 May 2016) but modified to account for all design changes required by Condition 1 of this permit, as necessary.

Waste Management Plan

6. Before the development starts, or the issue of a building permit for the development, whichever is the sooner, an amended Waste Management Plan must be submitted and approved to the satisfaction of the Responsible Authority. When approved, the plan will form part of the permit. The Plan must generally be in accordance with the plan prepared by Leigh Design (dated 14 March 2017), but modified to include:
 - 6.1. The exact location of waste collection vehicles will stop and undertake waste collection from within the basement and ensure that a minimum 2.4 metre high overhead height clearance is provided at this point to ensure an orderly collection of waste;
 - 6.2. No private waste contractor bins can be left outside the development boundary or left unattended at any time on any street frontage for any reason.

Management Plan Compliance

7. The Management Plans approved under Conditions 4, 5 and 6 of this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority, unless with the further written approval of the Responsible Authority.
8. Before the approved use starts, a report from the author of the Sustainability Management Plan, approved pursuant to his permit, or similar qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures in the Sustainability Management Plan approved under Condition 4 of this permit have been implemented in accordance with the approved plans.

Completion

9. Before the occupation of the dwellings approved under this planning permit, landscaped areas must be fully planted and mulched or grassed generally in accordance with the approved plan and to the satisfaction of the Responsible Authority.
10. Before the occupation of the dwellings approved under this planning permit, privacy screens and/or obscure glazing as required in accordance with the approved plans must be installed to the satisfaction of the Responsible Authority and maintained thereafter to the satisfaction of the Responsible Authority. The use of obscure film fixed to transparent windows is not considered to be 'obscure glazing' or an appropriate response to screen overlooking.
11. Before the occupation of the dwellings approved under this planning permit, driveway gradients and transitions as shown on the plan approved under Condition 1 of this permit must be generally achieved through the driveway construction process to the satisfaction of the Responsible Authority.

12. Before the occupation of the dwellings approved under this planning permit, any new or modified vehicular crossover must be constructed in accordance with the plans endorsed under Condition 1 of this permit to the satisfaction of the Responsible Authority.
13. Before the occupation of the dwellings approved under this planning permit, any redundant vehicle crossover must be removed and the footpath, nature strip and kerbing reinstated to the satisfaction of the Responsible Authority.
14. Before the occupation of the dwellings approved under this planning permit, all fencing must be erected in accordance with the plans endorsed under Condition 1 of this permit to the satisfaction of the Responsible Authority.
15. Before the occupation of the dwellings approved under this planning permit, all retaining walls must be constructed and finished in a professional manner to ensure a neat presentation and longevity to the satisfaction of the Responsible Authority.
16. Before the occupation of the dwellings approved under this planning permit, intercom and an automatic basement door opening system for both basement doors (connected to each dwelling) must be installed, so as to facilitate convenient 24-hour access to the basement car park by visitors, to the satisfaction of the Responsible Authority.
17. Before the occupation of the dwellings approved under this planning permit, all associated basement parking spaces must be line-marked, numbered and signposted to provide allocation to each dwelling and visitors to the satisfaction of the Responsible Authority.
18. Visitor car parking spaces must be clearly marked and must not be used for any other purpose to the satisfaction of the Responsible Authority.

Landscaping Plan

19. Before the development starts, two copies of an amended Landscaping Plans (scale 1:100) and dimensioned, must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the concept landscape design report prepared by (Tract (revised 3 May 2016) but modified to show:
 - 19.1. The current design layout and any amendments required under Condition 1 of the planning permit;
 - 19.2. Notation prior to the construction commencing on site, the owner must arrange with Council's Parks Unit for the removal of the street trees located in front of the subject land and its replacement. All costs associated with this must be paid to the satisfaction of the Responsible Authority. The removal and replacement of street trees shall only be undertaken by Council contractors to ensure quality and safety of work.

- 19.3. Species, locations, approximate height and spread of all proposed planting;
- 19.4. At least four canopy trees within the frontage, capable of growing to a height of 8.0m or more at maturity, and at least 2.5m at the time of planting;
- 19.5. A continuous landscaping treatment in front of the fencing within the site frontage, other than in the location of service cabinets;
- 19.6. The pedestrian stairs adjacent to the frontage where not in alignment with the entry path to be replaced with landscaping;
- 19.7. All canopy trees and screen planting along the side boundaries at least 1.5 metres in height at the time of planting;
- 19.8. Planting along the rear boundary to provide for a dense screen. All screening trees/plants must be a minimum height of 3.5m at the time of planting and capable of reaching a mature height of at least 6m;
- 19.9. Details of planting to be provided within the planter boxes facing Manningham Road, with the methods in place to maintain the health of such species;
- 19.10. Details of planter design and drainage, generally in accordance with Condition 1.7.

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

Landscaping Bond

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

Stormwater – On-site detention

21. The owner must provide on-site storm water detention storage or other suitable system (which may include but is not limited to the re-use of stormwater using rainwater tanks), to limit the Permissible Site Discharge (PSD) to that applicable to the site coverage of 35 percent of hard surface or the pre-existing hard surface if it is greater than 35 percent. The PSD must meet the following requirements:

- 21.1 Be designed for a 1 in 5 year storm; and

21.2 Storage must be designed for 1 in 10 year storm.**Construction Plan**

- 22. Before the development starts, a construction plan for the system required by Condition 21 of this permit must be submitted to and approved by the Responsible Authority. The system must be maintained by the Owner thereafter in accordance with the approved construction plan to the satisfaction of the Responsible Authority.**

Drainage

- 23. Stormwater must not be discharged from the subject land other than by means of drainage to the legal point of discharge. The drainage system within the development must be designed and constructed to the requirements and satisfaction of the relevant Building Surveyor. A connection to Council maintained assets must not be constructed unless a Miscellaneous Works Permit is first obtained from the Responsible Authority.**
- 24. The whole of the land, including landscaped and paved areas must be graded and drained to the satisfaction of the Responsible Authority, to prevent ponding and to minimise overland flows onto adjoining properties.**

Site Services

- 25. All services, including water, electricity, gas, sewerage and telephone, must be installed underground and located to the satisfaction of the Responsible Authority.**
- 26. Maintenance of the common area landscaping must be managed by the owners corporation.**
- 27. All upper level service pipes (excluding stormwater downpipes) and any wall mounted spa-bath pump must be concealed and screened respectively to the satisfaction of the Responsible Authority.**
- 28. Any reverse cycle air-conditioning unit erected on the walls, roofs or balconies of the approved dwellings must be located, to not adversely affect the amenity of the area by way of appearance/visual prominence to the satisfaction of the Responsible Authority. Where the Responsible Authority identifies a concern about visual appearance, appropriately designed/finished screening must be installed and maintained to the satisfaction of the Responsible Authority.**
- 29. Unless depicted on a Roof Plan approved under Condition 1 of this permit, no roof plant (includes air conditioning units, basement exhaust ducts, solar panels or hot water systems) which is visible to immediate neighbours or from the street may be placed on the roof of the approved building, without details in the form of an amending plan being submitted to and approved by the Responsible Authority.**

30. A centralised TV antenna must be installed and connections made to each dwelling to the satisfaction of the Responsible Authority.
31. No individual dish antennae may be installed on the overall building to the satisfaction of the Responsible Authority.
32. Any wall-mounted, instantaneous gas hot water system located on a balcony wall or on a general external wall of the building, so as to be visible from off the site must be provided with a neatly designed, durable screen (in perforated metal sheeting, for instance) to the satisfaction of the Responsible Authority or be of the recessed type with a cover plate.
33. If allowed by the relevant fire authority, external fire services must be enclosed in a neatly constructed, durable cabinet finished to complement the overall development, or in the event that enclosure is not allowed, associated installations must be located, finished and landscaped to minimise visual impacts from the public footpath in front of the site to the satisfaction of the Responsible Authority.
34. Any security door/grille to the basement opening must maintain sufficient clearance when fully open to enable the convenient passage of waste collection vehicles which are required to enter the basement and such clearance must also be maintained in respect of sub-floor service installations throughout areas in which the waste collection vehicle is required to travel to the satisfaction of the Responsible Authority.

Maintenance

35. Buildings, paved areas, drainage and landscaping must be maintained to the satisfaction of the Responsible Authority.

Permit Expiry

36. This permit will expire if one of the following circumstances applies:
 - 36.1. The development is not started within two (2) years of the date of this permit; and
 - 36.2. The development is not completed within four (4) years of the date of this permit.

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

CARRIED

2. BACKGROUND

- 2.1 A pre-application request was received by Council in February 2016, proposing a five-storey building on the site. Advice provided by Council Officers highlighted numerous concerns with the proposal.

- 2.2 The Planning Permit Application was received by Council on 3 May 2016. The development included a number of changes to address some of the concerns identified at the pre-application stage, including a reduction in the number of storeys, footprint area and dwelling numbers.
- 2.3 A request for further information was sent on 27 May 2016. This included preliminary concerns which generally related to the building height, sizing of the upper level footprints, and extent of transitioning towards the north.
- 2.4 The proposal was presented to the Sustainable Design Taskforce meeting on 23 June 2016, at which the primary issues raised included the appropriateness of the fourth storey, built form presentation to the north, and importance of greenery upon the building. The architectural scheme was otherwise well received and commended.
- 2.5 All required further information was received on 30 August 2016, and included some refinements to the proposal.
- 2.6 The application was advertised on 12 September 2016.
- 2.7 Following this advertising period, the application was amended under Section 57A of the Act on 12 October 2016. This application declared the intent to reduce the building footprint, however final plans were not formally substituted until 23 March 2017, subsequent to a number of discussions with Council Officers.
- 2.8 The most significant revisions to these amended plans include a reduction in the number of dwellings from 39 to 37 by way of reducing the fourth level footprint, with commensurate increased boundary setbacks to the side and rear boundaries, a reduction in the overall building height by 300mm, increased angling of the mansard roof with associated lowered wall heights, altered balustrade treatment to northern balconies, relocation of vehicular access and to the general basement layout, and a reduced number of car spaces commensurate with the dwelling reduction.
- 2.9 These plans were re-advertised under Section 57B of the Act on 29 March 2017 by ways of sending letter to the adjoining and objecting properties.
- 2.10 The proposal and assessment referred to in the body of this report are based on these substituted plans.
- 2.11 The statutory time for considering a planning application is 60 days, which lapsed on 22 May 2017.

3. THE SITE AND SURROUNDS

The Site

- 3.1 The subject site is located on the north-east side of Manningham Road (north for the purpose of this report), approximately 60m north-west of the road's intersection with Crawford Road and 500m south-east of High Street.
- 3.2 The subject site is the combination of three residential allotments, being No's. 399, 401 and 403 Manningham Road. The site is irregular in shape, having a combined site frontage of 61.7m to Manningham Road, a maximum depth of 40.15m, and overall area of 1,992sqm.

- 3.3 The land slopes unusually, being relatively flat along the length of the northern and eastern boundaries, however with a northward slope following the western boundary. Similarly, there is an eastward cross-fall following the site frontage. A 2.44 metre wide easement, for the purpose of drainage and sewerage, traverses the length of the rear boundary.
- 3.4 The site is currently occupied by three single storey dwellings (one on each allotment). The dwellings are centrally located on their respective lots, with private open space to the rear. Each gains access to the road network via a single width vehicle crossover connecting to the adjoining service road of Manningham Road (to which the site has frontage).
- 3.5 Vegetation coverage is largely concentrated along the site boundaries, none which is assessed as having a high retention value (as per Arboricultural Assessment prepared by AJ Arboriculture).
- 3.6 The side boundaries are defined by 1.9m high paling fences, with fencing of varying of heights between 1.6m-1.9m defining the rear boundary

The Surrounds

The site directly abuts five properties. These properties are described as follows:

Direction	Address	Description
North	1, 3 and 5 Palmerston Avenue, Templestowe Lower	<p>No. 1 Palmerston Avenue shares half of its rear boundary with the eastern portion of the subject site, and is developed with a two storey brick dwelling with pitched tile roof. The section of this property which abuts the site is generally used for secluded private space, with the dwelling located beyond to the east. One habitable room window is oriented to face the site.</p> <p>No. 3 Palmerston Avenue adjoins the central portion of the common boundary, and is developed with a single storey brick dwelling with hipped tile roof. The dwelling is setback a minimum of 2.4m from the site, with secluded private space to its rear and east. A swimming pool is located in the larger area to the east of the dwelling and is setback some 3.0m from the common boundary. One habitable room window is within the rear elevation of the dwelling.</p> <p>No. 5 Palmerston Avenue generally adjoins the western portion of the site, and is developed with a single storey brick dwelling with a hipped tile roof. The dwelling is setback a minimum of 4.8m from the common boundary, and has one habitable room window facing toward the site. Secluded private space is located to the south and west of the dwelling.</p> <p>All of these properties are Zoned General Residential 1.</p>

West	397 Manningham Road, Doncaster	<p>To the immediate west is No. 397 Manningham Road which is developed with a two storey dwelling with pitched tile roof. Vehicular access is via a crossover along the Manningham Road service road. Secluded private open space is provided to the rear and one habitable room window faces the site. This property has the same zoning and overlay controls as the subject site.</p> <p>Further west is an open Council reserve, which has recently undergone a residential rezoning (to RGZ2 and DDO8-1). Land beyond includes the Manningham Centre Nursing Home/Melaleuca Lodge Nursing Home and Ambulance Victoria Regional Headquarters.</p>
East	405 Manningham Road, Doncaster	<p>No. 405 Manningham Road is developed with five, two storey rendered brick townhouses with hipped tile roofing. Vehicular access is via a central double width crossover to the service road.</p> <p>No. 1/405 Manningham Road and No. 2/405 Manningham Road of this development adjoin the length of the western boundary, and are separated by their respective garages. The dwellings are each setback a minimum of 3.0m from the shared boundary, with the intervening areas used as secluded private open space. Unit 2 has one habitable room window facing the site.</p>

- 3.7 The land adjoining (facing Manningham Road) and opposite falls within the Residential Growth Zone, being an area designed for substantial change. The neighbourhood character is therefore in transition. The original housing character of single detached brick dwellings still remains quite prevalent, however higher density townhouses and apartment style buildings are emerging, in line with the intended character. Apartment buildings are typically seen on consolidated allotments, however, are also seen at lower scales and intensities on single sites.
- 3.8 The nearest 'apartment' style developments include 194 & 196 Manningham Road to the south-east and 181-183 Manningham Road to the west. A notice of Decision to Grant a Permit has recently been issued for a three to four storey apartment building at 195-197 Manningham Road.
- 3.9 Land to the north of the site is zoned General Residential, Schedule 1, where a less intensive, incremental level of change (to existing neighbourhood character) is supported. This is enforced by the objectives of Clause 21.05 (Residential) and Clause 22.15 (Dwellings in the General Residential Zone, Schedule 1) under the Manningham Planning Scheme.

- 3.10 Manningham Road is under the jurisdiction of VicRoads, functioning as a Primary Arterial Road which generally runs in an east-west direction between Williamsons Road and Bulleen Road. Three traffic lanes are accommodated in each direction (inclusive of a bus lane), separated by a central median. It is classified as a 'bus priority' route and 'preferred traffic' route by VicRoads. The service road directly adjoining the site serves to support the residential properties in a one-way east-bound traffic flow. It has a carriageway width of approximately 5.3m, which accommodates both a traffic lane and kerbside parallel parking along the northern side. Access into the service lane from Manningham Road is generally in front of No. 397 and No. 399 Manningham Road (north-west corner of the site), with an exit function onto Manningham Road located approximately 95m to the south-east, just beyond Crawford Road.
- 3.11 The subject site is well located with respect to its proximity to a range of commercial and community facilities, public parks and public transport services.
- 3.12 There are two activity centres, being the Macedon Plaza Shopping Centre located 600m to the east, and Westfield Doncaster 'Shoppingtown' approximately 900m to the east. These provide for supermarkets, specialty shops, medical facilities and dining/entertainment service.
- 3.13 Bus routes 281, 903 (Smart Bus) and 305 (Peak) run along Manningham Road directly in front of the site, providing connection to numerous bus services from the Doncaster 'Shoppingtown' Bus Terminal including routes 207, 279, 280, 282, 295, 304, 902, 907 and 961.
- 3.14 Crawford Reserve, Balmoral Reserve, Aquarena Swimming Pool and Lynnwood Parade Reserve all within a 1km radius, whilst St Gregory the Great Primary School is within 500m distance.

4. THE PROPOSAL

- 4.1 It is proposed to demolish the existing buildings and clear all vegetation to enable the construction of a four storey apartment building comprising 37 dwellings, plus associated basement car parking. The proposal also seeks to create and alter access to a road in a Road Zone Category 1.

Submitted plans and documents

- 4.2 The proposal is depicted on plans prepared by Rothe Lowman Architects (dated 20 March 2017, and received 23 March 2017), and the Landscaping Design Report prepared by Tract Consultants (received 3 May 2016). Refer to Attachment 1.
- 4.3 The following reports were submitted in support of the application:
- Town Planning Report – Ratio Consultants, 16 August 2016;
 - Traffic Impact Assessment Report – Ratio Consultants, 21 March 2017;
 - Waste Management Plan – Leigh Design, 14 March 2017;
 - Sustainability Management Plan – Ark Resources, 2 May 2016;
 - Arboriculture Report – AJ Arboriculture, February 2016; and
 - Acoustic Report – Vipac Engineers and Scientists, 27 June 2016.

Development summary

4.4 A summary of the development is provided as follows:

Site area:	1,992.49sqm.	Maximum Building Height:	12.75m.
Maximum number of storeys:	Four		
Site Coverage:	59.7%.	Front setback to Manningham Road (south)	Basement – 5.4m Ground floor – 6.0m First floor – 6.0m Second floor – 6.0m Third floor – 6.0m
Permeability:	34.5%.	Rear setback to northern boundary	Basement – 4.0m Ground floor – 4.0m First floor – 4.0m Second floor – 4.0/6.5m Third floor – 10.8m
Number of Dwellings:	37	Side setback to eastern boundary	Basement – 1.45m Ground floor – 2.13m First floor – 2.13m Second floor – 2.13m Third floor – 5.3m
• 1 bedroom:	2	Side setback to western boundary	Basement – 1.9m Ground floor – 2.3m First floor – 2.3m Second floor – 2.3m Third floor – 3.4m
• 2 bedrooms:	33	Car parking spaces:	47
• 3 bedrooms:	2	Resident spaces:	39 (39 required)
Density:	One dwelling per 53.9sqm.	Visitor spaces:	8 (7 required)

Design layout

4.5 The ground level consists of 10 x 2 bedroom apartments, each provided with a ground level courtyard ranging between 9 square metres and 16.6 square metres in area.

4.6 The first floor consists of 11 x 2 bedroom apartments, each provided with a balcony that ranges from 9.7 to 14.6 square metres in area.

4.7 The second floor consists of 1 x 1 bedroom apartment and 10 x 2-bedroom apartments, with a balconies ranting between 9.7 square metres and 14.6 square metres in area.

4.8 The third floor contains 1 x 1 bedroom apartment, 2 x 2-bedroom apartments and 2 x 3 bedroom apartments. The two larger apartments are provided with balconies of over 70 square metres which are to the north of the building.

- 4.9 A communal garden area is proposed to the west of the building, incorporating BBQ areas and outdoor seating for the use of the residents.
- 4.10 A substation kiosk is situated between the basement ramp and the eastern boundary, setback 2.5 metres from the frontage. It has an area of 31 square metres, and is enclosed by 1.7 metre high blockwork walls to its north and east, and black powdercoated and perforated metal screening where visible from the street.

Pedestrian and vehicle access and layout

- 4.11 Vehicular access is via a double-width crossover proposed at the eastern end of the frontage, leading to two levels of basement car parking.
- 4.12 Access to the dwellings from the basement level is from communal stairs and a lift.
- 4.13 The basement also incorporates a waste storage room, underground water tank, resident bicycle parking spaces and storage spaces for each apartment.
- 4.14 A centrally located foyer defines the entrance to the building, with pedestrian access provided via both stairs and ramp from Manningham Road. The internal lift and stairs service all levels.

Landscaping

- 4.15 All trees are to be cleared from within the site. Canopy trees are proposed adjacent to all site boundaries in addition to formalised plantings in landscaping beds adjacent to the site's boundaries. Planters are incorporated into each balcony edge.
- 4.16 Trees on adjacent properties are protected through appropriate building setbacks.

External presentation

- 4.17 The proposed building is of a contemporary design, with its symmetrical form and mansard roof treatment being a unique and innovative architectural feature. It can be described as cubical in shape, with a raked roof capping. The primary material applied to the external walls is a light grey zinc metal cladding, with contrasting dark metal patterned cladding and vertical glazing used at defined points along the elevations. Balconies are enclosed by a natural stone/blockwork with planters incorporated into their design.

5. LEGISLATIVE REQUIREMENTS

- 5.1 Refer to Attachment 2 (Planning & Environment Act 1987, Manningham Planning Scheme, other relevant legislation policy).

6. REFERRALS

External

- 6.1 Given the proposal includes creating and altering vehicular access to Manningham Road, it is a statutory requirement to refer the application to VicRoads as a Determining Referral Authority.
- 6.2 VicRoads have not objected to the proposal, noting that the access is off a service road that performs a local access function and is unlikely to impact adversely on the safety and performance of Manningham Road.

Internal

- 6.3 The application was referred to a number of Service Units within Council. The following table summarises the responses:
- 6.4 The application was referred to a number of Service Units within Council. The following table summarises the responses:

Service Unit	Comments
Engineering & Technical Services Unit – Drainage	<ul style="list-style-type: none"> • There is adequate point of discharge for the site. All runoff is to be directed to the point of discharge (Condition 23). • On-site stormwater detention system required (Condition 21).
Engineering & Technical Services Unit – Vehicle Crossing	<ul style="list-style-type: none"> • The existing disused vehicle crossovers are required to be removed and the nature strip, kerb and channel and footpath reinstated (Condition 13). • A “Vehicle Crossing Permit” is required.
Engineering & Technical Services Unit – Access and Driveway	<ul style="list-style-type: none"> • Adequate sight lines are available from the exit lane. • Driveway gradients comply with Design Standard 3 and widths comply with Design Standard 1. • There is at least 2.1 metres headroom beneath overhead obstructions.
Engineering & Technical Services Unit – Traffic and Car Parking	<ul style="list-style-type: none"> • Car space dimensions comply and provision of spaces is in accordance with Clause 52.06-5. • There are no traffic issues in the context of the surrounding street network.
Engineering & Technical Services Unit – Car Parking Layout	<ul style="list-style-type: none"> • Tandem car space to be allocated to a three bedroom dwelling (Condition 1.17). • Sight distances from space adjacent to Basement 1 ramp may be limited by adjacent wall. (Addressed in amended design which incorporates greater spacing between ramp and adjacent car space, and a convex mirror).
Engineering & Technical Services Unit – Construction Management	<ul style="list-style-type: none"> • A Construction Management Plan is required (Condition 4).
Engineering & Technical	<ul style="list-style-type: none"> • Private waste collection is required onsite.

Service Unit	Comments
Services Unit – Waste	<ul style="list-style-type: none"> • A final Waste Management Plan to be approved (Condition 6).
Engineering & Technical Services Unit – Easements	<ul style="list-style-type: none"> • Timber paling fence to be used in lieu of blockwork/metal fencing over easement (Condition 1.11). • Build over easement approval required.
Strategic Projects Unit – Sustainability	<ul style="list-style-type: none"> • The depth to width ratios of battle axe bedrooms in apartments 204, 205, 206, 207 to demonstrate proportions not exceeding 2:1 (depth: width), with materials adjacent to be of a lighter colour (Condition 1.3). • Plans to notate tanks size, capacity and area of impervious area draining to them in accordance with SMP (Condition 1.13). • Plans to notate system size of solar panels in accordance with SMP (Condition 1.14).

7. CONSULTATION / NOTIFICATION

- 7.1 Notification of the application was given for a three-week period which concluded on 4 October 2016, by sending letters to nearby properties and displaying three signs along the street frontages.
- 7.2 Three objections were received from the following properties:
- 3/405-409 Manningham Road (adjoining the site to the east);
 - 3 Palmerston Avenue (adjoining the site to the north);
 - 1 Palmerston Avenue (adjoining the site to the north).
- 7.3 The re-advertising of the amended application was also carried out under Section 57B of the Act by way of letters to all adjoining and objecting properties, concluding 20 April 2017. No objection withdrawals were received, however an additional two objections were received from:
- 1/405-409 Manningham Road (adjoining the site to the east);
 - 2/405-409 Manningham Road (adjoining the site to the east).
- 7.4 A total of five (5) objections have therefore been received to date.
- 7.5 The following is a summary of the grounds upon which the above properties have objected to the proposal:
- Neighbourhood character and overdevelopment;
 - Traffic congestion/safety and inadequate car parking;
 - Building height and the interface with adjoining properties;
 - Overlooking and loss of privacy;
 - Overshadowing;
 - Loss of vegetation;
 - Loss of amenity through noise and wind;
 - Health/safety associated with sub-station;

- Construction impacts due to the proximity of basement excavation to boundaries; and
- Property devaluation.

7.6 A response to the grounds of objection are included in the assessment from paragraphs 8.29 to 8.50 of this report.

8. ASSESSMENT

8.1 The proposal has been assessed against the relevant state and local planning policies, the zone, overlay and the relevant particular provisions and general provisions of the Manningham Planning Scheme.

8.2 The assessment is made under the following headings:

- State and Local Planning Policy Frameworks (SPPF and LPPF);
- Design and built form;
- Car parking, access, traffic and bicycle facilities;
- Clause 55 (Rescode);
- Objector concerns; and
- Other matters.

State and Local Planning Policy Frameworks (SPPF and LPPF)

8.3 Key objectives of the SPPF and LPPF seek to intensify activity centres as a focus for high-quality development and encourage increased activity and density as a way to achieve broader urban consolidation objectives.

8.4 At both the SPPF and LPPF levels, policy encourages higher density development in established activity centres or on strategic redevelopment sites, particularly for housing. Whilst the site is not identified as a strategic redevelopment site within the MSS, it substantially meets key criteria as a strategic redevelopment site primarily through its location and proximity to a Principal Activity Centre and a Neighbourhood Activity Centre with good access to public transport and existing services, and the ability of the site to accommodate a higher dwelling yield.

8.5 The use of the site for the purpose of dwellings is appropriate within the zoning of the land and the strategic context of the site. There is policy support for an increase in residential density within and close to activity centres and the activation of street frontages to increase the vibrancy of the area.

8.6 The proposed development exceeds the 11 metre building preferred height requirement outlined in the DDO8 for lots with an area of at least 1,800 square metres. It should be noted, however, that the building remains well below the 13.5 metre height implied by the Residential Growth Zone, where increased housing densities within buildings up to four storeys are anticipated.

8.7 The consolidation of the three allotments provides for a substantial overall site area of nearly 2,000 square metres, in turn allowing for a greater intensity of building scale and height to be supported, within a centralised built form. This is consistent with the objectives for growth zone areas and the overarching intent of the DDO8. The site is located in an area which is undergoing change and revitalisation due to the demand for increased density within the municipality.

- 8.8 While there is a strategic imperative for Council to encourage urban consolidation where an opportunity exists, this is not in isolation and other relevant policies (requiring new design to be appropriate for the physical and social context) are still relevant. The proposed development and its response to the streetscape (including supporting high quality urban design, on and off-site amenity of future occupants and neighbours, energy efficiency and a positive contribution to neighbourhood character) will be assessed in the following sections of this report.
- 8.9 Council has, through its policy statements in the Manningham Planning Scheme, and in particular by its adoption of the DDO8 over part of this neighbourhood, created a planning mechanism that will in time alter the existing neighbourhood character along Manningham Road and in some adjoining side streets.
- 8.10 Council’s planning preference is for higher density, multi-unit developments which can include apartment style developments on larger lots. This higher density housing thereby provides for the “preferred neighbourhood” character which is guided by the design elements contained within the DDO8, in conjunction with an assessment against Clause 21.05 and Clause 55 – Rescode. The resultant built form is contemplated to have a more intense and less suburban outcome.
- 8.11 An apartment development across this site is generally consistent with State Policy and the broad objectives of Council’s planning policy outlined at Clause 21.05 of the Manningham Planning Scheme. The policy encourages urban consolidation (and ‘apartment style’ buildings) in specific location due to its capacity to support change given the site’s main road location and proximity to services, such as public transport. The policy anticipates a substantial level of change from the existing character of primarily single dwellings and dual occupancies which have occurred in the past.

Design and Built Form

8.12 An assessment against the requirements of the DDO8 is provided below:

Design Element	Met/Not Met
<p>DDO8-1 (Main Road Sub-Precinct)</p> <ul style="list-style-type: none"> • The minimum lot size is 1800 square metres, which must be all the same sub-precinct. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage • 11 metres provided the condition regarding minimum land size is met. <p>If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the</p>	<p>Considered Met</p> <p>The site has an area of 1,992.49 square metres that is entirely within the Main Road Sub-Precinct. Given it exceeds the minimum 1800sqm land size, there is a preferred maximum building height of 11 metres. The Residential Growth Zone prescribes a maximum building height of 13.5 metres.</p> <p>The building has a maximum height of 12.75 metres. The increased building height is attributed to the inclusion of a fourth storey component. It must be acknowledged that policy makes reference to ‘three storey buildings’ and a preferred building height. However, the purpose of providing discretion with building heights on the Main Road Sub-Precinct is to allow flexibility to achieve design excellence. The discretion is only provided to this sub-precinct because main road streetscapes are typically more</p>

Design Element	Met/Not Met
<p>maximum height must not exceed 10 metres.</p>	<p>fragmented in character compared to local streets and therefore can absorb some greater height.</p> <p>From a numerical perspective, the sectional diagrams submitted with the application provide a more tangible depiction of the actual building height at varying points across the site. It can be seen that the building remains generally at an 11.0m height in the vicinity of the western boundary, largely due to the benching of the ground level into the south-west corner. However, as a result of the site's cross-fall, the building height naturally increases toward the north-east.</p> <p>A further consideration is the siting of the taller elements in context of what is visibly perceived from surrounding perspectives. This is where the design approach becomes important. The design presented with this proposal utilises an innovative mansard roof styling (characterised by four sloping sides) upon each of the elevations. What this does is to essentially conceal much of the taller wall elements of the building into what appears to be a receding roof. By virtue of this, the 'vertical' wall height at each elevation is reduced, and the taller elements are drawn in toward the centre of the building.</p> <p>This mansard roof design is applied to the fourth storey along the southern half of the building (facing Manningham Road). As seen in the attached perspectives, the building gives the first impression of being only three storeys. This is largely attributed to the receding top level, and clever use of the overhanging framing feature (beginning at the first floor) which draws attention away from the recessed glazing beneath (applied to the more exposed eastern end of the ground level). Numerically, the vertical wall height as measured at the 6.0m front setback mark does not exceed 10m. Where building height increases to 12.2m, this element is setback 8.5m from the frontage. It should also be noted that the site's location adjacent to a service road means that the visual presence of the building to Manningham Road itself will be quite subdued, namely due to the substantial setback and intervening planting within the two road reserves in front.</p>

Design Element	Met/Not Met
	<p>The northern half of the building is treated with a slightly different design approach. Rather than applying the mansard roofing to the top level (as per the front facade), it has been applied to the third storey. The mansard angling begins as low 1m above the third storey floor level (at an approximate 7.5m wall height) and continues up to the balcony edges of the fourth storey. The northern elevation of the fourth storey is then finished in a contrasting dark cladding and perforated metal screen, which gives the appearance of a 'pop up' level within a central location of the building. The use of the dark colouring also creates a 'capping' effect, which gives the impression of a lowered building height.</p> <p>The perceived height of the building is the main impact to consider in this instance, as it can be reasonably argued that the central location of the taller elements, mansard roof approach and dark 'capping' colours will make height appear lower than it would in a more traditional apartment design. There is also argument to suggest that the more generous site area (nearly 2000sqm) could justify some increased intensity.</p> <p>The building heights proposed may ordinarily be considered too much of a departure from policy, however as described above and demonstrated in the attached plans and perspectives, it is adequately justified by the innovative and carefully considered design scheme proposed.</p> <p>The intent of this design objective is therefore considered met.</p>
<ul style="list-style-type: none"> Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. 	<p>Met</p> <p>The building is setback a minimum of 6.0 metres to Manningham Road.</p> <p>There is a 1.0m encroachment of balconies and terraces into this setback, which is within the permissible 2.0m encroachment of the DDO8.</p>
<p>Form</p> <ul style="list-style-type: none"> Ensure that the site area covered by buildings does not exceed 60 percent. 	<p>Met</p> <p>The building has a site coverage of 59.7%.</p>

Design Element	Met/Not Met
<ul style="list-style-type: none"> Provide visual interest through articulation, glazing and variation in materials and textures. 	<p>Met</p> <p>The building has a less traditional form than typically seen in apartment design. Whilst a very uniform module and palette selection is used, the overall symmetry is the key feature of this design. Too much symmetry can often risk a ‘boxy’ outcome, however both interest and articulation is achieved in this case. The most notable façade feature of the building the vertical zinc cladding. This presents as a ‘framing’ element around the fenestration and balconies, and are separated by vertical glazed elements, which creates a three module effect across the front and rear elevations.</p> <p>Further articulation is achieved through the deep set recesses, and contrasting black metal material changes in appropriately chosen locations alongside elevations for interest.</p> <p>The stone finishes on the balconies add a warmer, more natural/earthy tone to the building which provides for some needed “softening” and will complement the green planter theme of the balconies. It is noted that the elevations still refer to the use of a “charcoal” concrete block finish, however this appears to be error on the plans which will require correcting (Condition 1.24).</p> <p>It is also imperative the planting within the planter boxes be maintained in an appropriate manner, to ensure the greenery shown on the front façade continues to feature upon the building (Condition 19.9).</p>
<ul style="list-style-type: none"> Minimise buildings on boundaries to create spacing between developments. 	<p>Met</p> <p>No part of the building is constructed on a boundary. Due to the angled nature of the side boundaries, setbacks range between 1.4m to over 12.0m from the eastern boundary, and between 2.26m and 7.0m from the west. From the street perspective, a very generous corridor of spacing will be perceived along the eastern boundary, providing for a visual break of over 18.0m between the proposed building, and the adjoining dwelling at No. 1/405 Manningham Road. This is considered an appropriate outcome for adjoining properties and the streetscape.</p>
<ul style="list-style-type: none"> Where appropriate ensure that 	<p>Met</p>

Design Element	Met/Not Met
<p>buildings are stepped down at the rear of sites to provide a transition to the scale of the adjoining residential area.</p>	<p>The rear elevation retains the symmetrical design seen upon the front elevation. This approach results in a consistent setback treatment at both the ground and first floor level. Parts of the building (the framing elements) and balcony edges are setback 4.0m from the rear boundary, with the recessed sections (which account for approximately half of the elevation length) being setback 7.1m.</p> <p>On plan, the third storey component does appear at face value to share the same setback configurations as the two levels below. However, with application of the mansard roof, only 1m of the third level wall height shares these setbacks, with the wall area above this angled back to the top of the third storey and beyond to the fourth storey balconies, to eventually reach a setback of 9.0m.</p> <p>This is seen as an acceptable approach, given the wall heights (up to 7.5m in height) are not dissimilar to the two storey dwelling heights adjoining to the north. The recessed sections provide for a good level of relief across the length of the elevation, and the receding mansard pulls any added height away from the rear boundary to achieve a sense of transitioning in scale.</p> <p>As touched on above, the northern elevation of the fourth storey (excluding balconies) is substantially setback over 10m from the rear boundary. This level is effectively concealed by the mansard roof when viewed from the secluded private open space of the neighbouring properties to the north (as demonstrated in the sight line diagrams submitted with the application). Whilst there will arguably be some visibility of the taller elements from some more distant locations within these adjoining properties, the design treatments in place and dark metal material contrast will reduce the visual prominence of this element.</p> <p>It is therefore considered that development provides for an acceptable level of transitioning toward the more sensitive residential properties to the north.</p>

Design Element	Met/Not Met
	It should also be noted that the built form will be further softened by the implementation of advanced tree planting along the rear boundary, as discussed in the landscape section below.
<ul style="list-style-type: none"> Where appropriate, ensure that buildings are designed to step with the slope of the land. 	<p>Met</p> <p>Excavation is proposed at the southern (front) end of the building, in response to the northward slope of the land, which allows the apartments at the northern end to sit closer to the natural ground level. As the land slope is not substantial, there is limited opportunity to provide for a lower level toward the north, without resulting in substantially sunken apartments with compromised amenity. However, when viewing the side elevations, the building gives the impression of 'stepping down', as the mansard roof is applied to a lower floor level than where applied to the front. The building/wall height is consequently lowered toward the more sensitive area at the rear.</p>
<ul style="list-style-type: none"> Avoid reliance on below ground light courts for any habitable rooms. 	<p>Met</p> <p>The building does not rely on below ground light courts for any habitable rooms.</p>
<ul style="list-style-type: none"> Ensure the upper level of a two storey building provides adequate articulation to reduce the appearance of visual bulk and minimise continuous sheer wall presentation. 	<p>Not applicable</p>
<ul style="list-style-type: none"> Ensure that the upper level of a three storey building does not exceed 75% of the lower levels, unless it can be demonstrated that there is sufficient architectural interest to reduce the appearance of visual bulk and minimise continuous sheer wall presentation. 	<p>Met</p> <p>The fourth storey of the building covers 62% of the lower two levels. However, the third storey component, as referred to in this element, essentially replicates the footprint of the levels below. However, for the reasons aforementioned, the third storey appears to be substantially smaller due to the effects of the mansard roof form. If calculating the 'roof area' of the third storey, the floor area would equate to approximately 150sqm less, and a reduction to approximately 81% of the level below. As the top of the wall is where the eye is drawn to, the sense of recessiveness intended by this design objective is achieved. Similarly, the roof area of the fourth storey is approximately 130sqm less than its total floor area and 46% of the levels below.</p> <p>The proposal also demonstrates a high level of architectural interest which effectively reduces the appearance of visual bulk.</p>

Design Element	Met/Not Met
	The proposal is considered to meet the test of achieving exemplary architectural interest and adequately reducing perceived visual bulk.
<ul style="list-style-type: none"> Integrate porticos and other design features with the overall design of the building and not include imposing design features such as double storey porticos. 	<p>Met</p> <p>There are no porticos or imposing design elements proposed. Design features are considered to be well integrated into the overall design of the building.</p>
<ul style="list-style-type: none"> Be designed and sited to address slope constraints, including minimising views of basement projections and/or minimising the height of finished floor levels and providing appropriate retaining wall presentation. 	<p>Met</p> <p>The depth of excavation has suitably addressed site slope, minimised basement projections, and the overall height of the building.</p>
<ul style="list-style-type: none"> Be designed to minimise overlooking and avoid the excessive application of screen devices. 	<p>Met subject to condition</p> <p>Screening mechanisms have been selected carefully, with the only use of translucent glazing being used on the vertical fenestration features facing north. It is noted that each of the bedrooms which are provided with an obscured northern window, are also provided with an additional, unobscured window facing into their respective balconies, ensuring amenity and daylight is maximised. Feature planters are the main form of screening applied to balconies (which also treats overlooking from adjacent living room windows). This provides outward views toward the north, without impacting the privacy of the adjacent dwellings. Some modification is considered necessary to the height of some planters, as discussed in further detail within Rescode section of this report (Condition 1.2).</p>
<ul style="list-style-type: none"> Ensure design solutions respect the principle of equitable access at the main entry of any building for people of all mobilities. 	<p>Met</p> <p>The building entry requires steps to access, however, is accompanied by a pedestrian ramp (1:14) to facilitate equitable access from the footpath.</p> <p>The internal lift provides access to the basement car park and entries to all dwellings.</p>
<ul style="list-style-type: none"> Ensure that projections of basement car parking above natural ground level do not result in excessive building height as viewed by neighbouring properties. 	<p>Met</p> <p>The basement is generally concealed below the natural ground level, eliminating excessive building height. There is a very minor projection to the north, however, this space sits beneath the ground level footprint and the associated courtyards of the north</p>

Design Element	Met/Not Met
	facing dwellings.
<ul style="list-style-type: none"> Ensure basement or undercroft car parks are not visually obtrusive when viewed from the front of the site. 	<p>Met The basement is not visible from the street frontage.</p>
<ul style="list-style-type: none"> Integrate car parking requirements into the design of buildings and landform by encouraging the use of undercroft or basement parking and minimise the use of open car park and half basement parking. 	<p>Met All car parking spaces are provided within the basement car park.</p>
<ul style="list-style-type: none"> Ensure the setback of the basement or undercroft car park is consistent with the front building setback and is setback a minimum of 4.0m from the rear boundary to enable effective landscaping to be established. 	<p>Met From the rear boundary, the basement setback is at least 4.0 metres for its entirety, which provides adequate room for effective landscaping to be established.</p>
<ul style="list-style-type: none"> Ensure that building walls, including basements, are sited a sufficient distance from site boundaries to enable the planting of effective screen planting, including canopy trees, in larger spaces. 	<p>Met Due to the angled nature of the side boundaries, basement and ground level setbacks range between 1.4m to 7.0m from the eastern boundary. Similarly, setbacks from the western boundary range between 1.8m and 7.0m. This provides for ample screen planting opportunity along each boundary, along with deeper pockets which can accommodate smaller canopy trees, which together will soften the appearance of the built form.</p>
<ul style="list-style-type: none"> Ensure that service equipment, building services, lift over-runs and roof-mounted equipment, including screening devices is integrated into the built form or otherwise screened to minimise the aesthetic impacts on the streetscape and avoids unreasonable amenity impacts on surrounding properties and open spaces. 	<p>Met subject to condition Roof mounted equipment is located centrally within the roof space. A1500mm high plant screen is proposed around its perimeter, appearing to be of a black vertical metal screen. Whilst this appears a reasonable choice, a condition will require that the location, material type and colouring be nominated, ensuring that it complements the overall design scheme of the building, and minimises the aesthetic impact on the public realm (Condition 1.10).</p>
<p><u>Car Parking and Access</u></p> <ul style="list-style-type: none"> Include only one vehicular crossover, wherever possible, to maximise availability of on street parking and to minimise disruption to pedestrian movement. Where possible, retain existing crossovers to 	<p>Met One crossover is proposed to service the development. The crossover is 7.5m in width, and will replace the three existing single crossovers along the site frontage. On street parking space will be increased as a consequence. The removal of one street tree is required to accommodate this, which is</p>

Design Element	Met/Not Met
avoid the removal of street tree(s). Driveways must be setback a minimum of 1.5m from any street tree, except in cases where a larger tree requires an increased setback.	identified in the Arboriculture Report as a 5m tall Brush Box, which has been excessively pruned for powerlines and pavement clearance, and compromised by the large overhanging tree to the north. A condition has been included requiring its removal and replacement at the cost of the landowner to the satisfaction of the Responsible Authority (Condition 19.2) .
<ul style="list-style-type: none"> Ensure that when the basement car park extends beyond the built form of the ground level of the building in the front and rear setback, any visible extension is utilised for paved open space or is appropriately screened, as is necessary. 	<p>Met</p> <p>The basement levels project only 550mm into the 6 metre front setback of the building. This encroaching areas is utilised for the planters and courtyards above, thereby not reducing landscaping opportunity in the sites frontage.</p>
<ul style="list-style-type: none"> Ensure that where garages are located in the street elevation, they are set back a minimum of 1.0m from the front setback of the dwelling. 	<p>Not applicable</p>
<ul style="list-style-type: none"> Ensure that access gradients of basement car parks are designed appropriately to provide for safe and convenient access for vehicles and servicing requirements. 	<p>Met</p> <p>Vehicular access into the basement has been appropriately designed to provide for safe and convenient access into the building. Whilst an indicative location for an intercom has been shown, a condition will require that such system be installed to facilitate visitor access into the building (Condition 16).</p>
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> On sites where a three storey development is proposed include at least 3 canopy trees within the front setback, which have a spreading crown and are capable of growing to a height of 8.0m or more at maturity. On sites where one or two storey development is proposed include at least 1 canopy tree within the front setback, which has a spreading crown, and is capable of growing to a height of 8.0m or more at maturity. 	<p>Met subject to condition</p> <p>A landscape concept design has been submitted to demonstrate a potential planting theme for the site. A more formalised plan will be required to demonstrate the precise numbers and locations of plants throughout the site.</p> <p>Given the width of the frontage, a requirement for four canopy trees across the frontage would be a reasonable requirement, along with supporting understory trees and plants. This site has the benefit of established planting within both road reserves of Manningham Road and the service road, which will in itself provide for a green softening of the building in an immediate sense.</p> <p>It is noted that the pedestrian entrance stairs appear unnecessarily wide where adjacent to</p>

Design Element	Met/Not Met
	the site frontage, therefore should be replaced with landscaping where not in alignment with the pathway width (Conditions 1.8 and 19.6).
<ul style="list-style-type: none"> Provide opportunities for planting alongside boundaries in areas that assist in breaking up the length of continuous built form and/or soften the appearance of the built form. 	<p>Met with condition</p> <p>To ensure screen planting has a more immediate effect, trees along the rear boundary will be required to have a height of at least 3.5m at the time of planting. Modification to the communal open space and BBQ location is also required in order to ensure landscaping can be provided along the length of the western boundary. (Condition 1.6 and 19.7)</p> <p>Further detailing regarding the planter box design, material and drainage methods are also required to ensure practicality and maintenance is appropriately considered. (Condition 1.7 and 19.10)</p>
<p>Fencing</p> <ul style="list-style-type: none"> A front fence must be at least 50 per cent transparent. On sites that front Doncaster, Tram, Elgar, Manningham, Thompsons, Blackburn and Mitcham Roads, a fence must: <ul style="list-style-type: none"> not exceed a maximum height of 1.8m be setback a minimum of 1.0m from the front title boundary <p>and a continuous landscaping treatment within the 1.0m setback must be provided.</p>	<p>Met with condition</p> <p>A perforated metal fence is proposed along part of the frontage. The fence is setback 1.65m front the frontage, however the extent of transparency will need to be further detailed to demonstrate a 50% transparency. Continuous landscaping treatment within the setback will also be required. (Conditions 1.24 and 19.5)</p>

Car parking, access, traffic and bicycle facilities

- 8.13 Prior to a new use commencing or a new building being occupied, Clause 52.06-2 requires that the number of car parking spaces outlined at Clause 52.06-6 to be provided on the land or as approved under Clause 52.06-3 to the satisfaction of the Responsible Authority.
- 8.14 This clause requires resident car parking to be provided at a rate of 1 space for each dwelling with one or two bedrooms, and 2 spaces for each dwelling with three or more bedrooms.
- 8.15 Visitor car parking is also prescribed at a rate of 1 car parking space for every five dwellings.

- 8.16 The proposal requires the provision of 39 car parking spaces for residents and 7 car parking spaces for visitors. The proposed parking provision complies with the residential requirements and is satisfactory. There are 8 visitor spaces provided, exceeding the requirements of the Scheme. The provision of one additional visitor space is a positive aspect, ensuring reliance on the service road for parking overflow is further avoided, particularly given objector concerns in this regard.
- 8.17 An assessment against the car parking design standards in Clause 52.06-8 of the Scheme is provided in the table below:

Design Standard	Met/Not Met
1 – Accessways	<p>Met</p> <p>The accessways servicing the basement car park meets the minimum width and height clearance requirements, and has been designed to allow all vehicles to exit in a forward direction onto Manningham Road.</p> <p>The passing bay required dimensions of 5 metres x 7 metres have been exceeded in width to enable provision of a median with visitor parking intercom.</p>
2 – Car Parking Spaces	<p>Met</p> <p>Car parking space dimensions and aisle widths are provided in accordance with the requirements. One tandem arrangement is proposed, which will require allocation to a three-bedroom apartment.</p>
3 – Gradients	<p>Met</p> <p>Gradients of the basement ramp achieve the necessary transitions and transition lengths required.</p>
4 – Mechanical Parking	<p>Not applicable</p> <p>No mechanical parking proposed.</p>
5 – Urban Design	<p>Met</p> <p>The vehicle crossing and accessway are not dominant features in the streetscape, particularly in context of the width of the frontage and main building façade. Treatment of the areas surrounding the car park entry are cohesive with the overall design of the building.</p>
6 – Safety	<p>Met subject to condition</p> <p>The basement car park is provided with automatic doors. A condition will require that the intercom system and automatic doors be installed prior to occupation (Condition 16).</p>
7 – Landscaping	<p>Met subject to condition</p> <p>No ground level car parking is proposed. Landscaping is provided to soften the appearance of the accessway. A condition has been included requiring a Landscaping Plan be submitted for approval (Condition 19).</p>

- 8.18 The Traffic Report suggests that the proposed development is expected to generate 19 residential vehicle movements per am peak and pm peak hour and a in the order of 189 vehicle trips per day. The report concludes that the expected volume of traffic likely to be generated by the development (approximately one vehicle every three minutes) can be accommodated by the surrounding road network without adverse traffic safety or operational issues, noting that traffic will enter and exit via the service road.

- 8.19 Council's Engineering and Technical Services Unit and VicRoads raise no concern in relation to the expected traffic generated by the proposed development. The proximity of the subject site to public transport will encourage a greater variety of transportation methods as opposed to sole reliance on a vehicle.
- 8.20 Overall, the traffic generated as a result of the proposed development (while acknowledging existing traffic congestion and problems in the surrounding street network) is not considered likely to significant impact upon the existing street network.
- 8.21 The proposal is considered to be generally compliant with the broader policy objectives of encouraging sustainable transport modes and ensuring there is a satisfactory level of parking provision as outlined in the SPPF and LPPF.

Land Adjacent to a Road Zone Category 1

- 8.22 A permit is required under Clause 52.29 of the Manningham Planning Scheme as the proposal involves the creation of a new crossover and the removal of existing crossovers in Manningham Road, as it is zoned Road Zone, Category 1.
- 8.23 The decision guidelines of this clause include the views of the relevant road authority.
- 8.24 VicRoads have not objected to the proposal.

Bicycle Facilities

- 8.25 In developments of four or more storeys, one bicycle space is required for every five dwellings (for residents) and one bicycle space is required for every ten dwellings (for visitors).
- 8.26 The proposal requires 11 bicycle spaces, comprising of seven for resident spaces and four for visitors. The proposal exceeds this requirement, offering 10 spaces within the basement levels for residents, and four visitor spaces adjacent to the pedestrian entry ramp to the building. These are provided in the form of 'Ned Kelly' rails and 'towel hitching' racks in the basement, and 'Arc de Triomphe' rails at the entry. These are provided within a lockable storage room for added security.

Clause 55 (Rescode)

8.27 An assessment against the objectives of Clause 55 is provided in the table below:

Objective	Objective Met/Not Met
55.02-1 – Neighbourhood Character <ul style="list-style-type: none"> To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area. 	Met As outlined in the assessment of the proposal against the policy requirements of the Design and Development Overlay – Schedule 8 (DDO8), the proposed apartment development responds positively to the preferred neighbourhood character and respects the natural features of the site, and its surrounds.
55.02-2 – Residential	Met

Objective	Objective Met/Not Met
<p>Policy</p> <ul style="list-style-type: none"> To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services. 	<p>The application was accompanied by a written statement that has demonstrated how the development is consistent with State, Local and Council policy.</p> <p>Clauses 21.05 (Residential) and 43.02 (Design and Design and Development Overlay – Schedule 8), are applicable to the site and support higher density developments on main roads. The development can take advantage of public transport and community infrastructure and services within a walking distance of the site.</p>
<p>55.02-3 – Dwelling Diversity</p> <ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in developments of ten or more dwellings. 	<p>Met</p> <p>The proposal includes a mix of one, two and three bedroom dwellings with a range of floor areas to provide diversity.</p>
<p>55.02-4 – Infrastructure</p> <ul style="list-style-type: none"> To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure. 	<p>Met subject to condition</p> <p>The site has access to all services. The landowner will be required to provide an on-site stormwater detention system to alleviate pressure on the drainage system (Condition 21).</p>
<p>55.02-5 – Integration With Street</p> <ul style="list-style-type: none"> To integrate the layout of development with the street. 	<p>Met</p> <p>The front entry of the development is orientated to face Manningham Road and provides clear and defined pedestrian and vehicle links.</p>
<p>55.03-1 – Street Setback</p> <ul style="list-style-type: none"> To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site. 	<p>Met</p> <p>The building is setback 6 metres to Manningham Road which complies with DDO8.</p>
<p>55.03-2 – Building Height</p> <ul style="list-style-type: none"> To ensure that the height of buildings respects the 	<p>Objective Considered Met</p> <p>The building has a maximum height of 12.75 metres, which is above the 11 metre preferred height</p>

Objective	Objective Met/Not Met
existing or preferred neighbourhood character.	<p>requirement under the DDO8, however compliant with the 13.5m maximum height of the RGZ2.</p> <p>For the reasons discussed in Section 8.12 of this report, the maximum building height is considered acceptable.</p>
<p>55.03-3 – Site Coverage</p> <ul style="list-style-type: none"> To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. 	<p>Met</p> <p>The proposed site coverage is 59.7%, which is below the 60% requirement in the standard.</p>
<p>55.03-4 – Permeability</p> <ul style="list-style-type: none"> To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. 	<p>Met</p> <p>The proposal has 34.5% of site area as pervious surface, which complies with the standard requirement.</p>
<p>55.03-5 – Energy Efficiency</p> <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. 	<p>Met subject to condition</p> <p>Given the orientation of the site, dwellings fronting Manningham Road do not benefit from a northern orientation, however do get exposure to western sun (south-western orientation). These bedrooms of these dwellings are designed in such a way that they incorporate windows facing towards either the side boundary, increasing north-western and south-eastern exposures.</p> <p>As discussed in Section 6.5 Internal Referrals of this report, a condition has been included requiring a revised SMP to be submitted for approval. The condition includes a number of sustainability measures to be incorporated into the building's design (Condition 5).</p>
<p>55.03-6 – Open Space</p> <ul style="list-style-type: none"> To integrate the layout of development with any public and communal open space provided in or adjacent to the development. 	<p>Met</p> <p>A communal open space area is provided to the west of the building at the ground level. This is a positive feature, enabling residents to take advantage of a larger space for recreational and entertainment purposes. The area incorporates BBQs and seating. Some modifications are required to the area to enable planting along the western boundary, as discussed above (Conditions 1.6)</p>
<p>55.03-7 – Safety</p> <ul style="list-style-type: none"> To ensure the layout of development provides for the safety and security of residents and property. 	<p>Met</p> <p>The pedestrian path is visible from Manningham Road and access into the building is restricted. Access into basement is restricted by intercom controlled automatic doors.</p>
<p>55.03-8 – Landscaping</p>	<p>Met subject to conditions</p>

Objective	Objective Met/Not Met
<ul style="list-style-type: none"> To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. 	<p>Generous landscaping can be accommodated within the setbacks to all site boundaries. The development is not expected to have any impact on vegetation within adjoining properties due to the building setbacks.</p> <p>A Landscaping Plan has been provided, but will be required to be amended by a permit condition (Condition 19) to reflect all plan changes under Condition 1 and as discussed above.</p> <p>A landscape maintenance bond of \$10,000 will be required by a permit condition (Condition 20).</p>
<p>55.03-9 – Access</p> <ul style="list-style-type: none"> To ensure the number and design of vehicle crossovers respects the neighbourhood character. 	<p>Met</p> <p>Consideration of access was made in the DDO8 assessment in Section 8 of this report.</p>
<p>55.03-10 – Parking Location</p> <ul style="list-style-type: none"> To provide convenient parking for resident and visitor vehicles. 	<p>Met The internal lift provides equitable access for residents and visitors from all car parking spaces within the basement levels.</p>
<p>55.04-1 – Side And Rear Setbacks</p> <ul style="list-style-type: none"> To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	<p>Met</p> <p>Some areas of non-compliance has been identified. From the western boundary, the wall height (beneath the mansard roof) of Apartment 3.01 comes within 3.4m of the boundary at its closest point toward the southern end. At this point, the 8.6m wall height requires a 3.7m setback. This 300mm shortfall is for a point only, as the remainder of the wall pulls away from the angled boundary. Given it is for one small defined point, and is located adjacent of a non-sensitivie area, this is considered acceptable.</p> <p>Similarly, the bathroom of Apartment 3.05 is setback a mimuum of 5.9m from the western boundary, falling short of the 6.3m setback requirement for a wall hieght of 11.2m. The extent of non-compliance is for less than half of the bathroom wall, and is largely accounted to the perforated screen application which projects beyond the wall itself. Again, being located opposite a non-sentive area, this is considered acceptable.</p> <p>A more significant non-compliance is from the eastern boundary. Apartment 2.08 reaches a wall height of 7.8m (below mansard), which requires a setback of 2.9m. The 2.1m setback proposed at this point is quite</p>

Objective	Objective Met/Not Met
	<p>a notable shortfall. Whilst only for a pinch point, the wall is located opposite a more sensitive SPOS area and therefore compliance is called for. A simple way of achieving this is to require the entire eastern wall of the northern building module to be setback a minimum of 2.9m. This will require a reduction to all associated apartments (G.08, 1.08 and 2.08), without significantly compromising the design and symmetry of the building. A condition will require this, or that compliance be demonstrated in another suitable manner to the satisfaction of the Responsible Authority. (Condition 1.1)</p> <p>All other setbacks comply with or exceed the prescribed requirements of the Standard and Objective. Setbacks to the northern boundary are particularly generous and in excess of the requirements, which is an appropriate response to the more sensitive Zoning of the adjoining land.</p>
<p>55.04-2 – Walls On Boundaries</p> <ul style="list-style-type: none"> To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	<p>Not applicable</p> <p>There are no walls proposed on a boundary.</p>
<p>55.04-3 – Daylight To Existing Windows</p> <ul style="list-style-type: none"> To allow adequate daylight into existing habitable room windows. 	<p>Met</p> <p>All existing and proposed habitable room windows are provided with sufficient light court areas that comply with the standard.</p>
<p>55.04-4 – North Facing Windows</p> <ul style="list-style-type: none"> To allow adequate solar access to existing north-facing habitable room windows. 	<p>Not applicable</p> <p>There are no north-facing habitable room windows within 3 metres of the site.</p>
<p>55.04-5 – Overshadowing Open Space</p> <ul style="list-style-type: none"> To ensure buildings do not significantly overshadow existing secluded private open space. 	<p>Met</p> <p>Overshadowing is required to be considered on the 22nd September equinox between 9am and 3pm (Standard B21).</p> <p>The only property to experience overshadowing from the proposed development, during the control period, is the property to the west at No. 397 Manningham Road.</p>

Objective	Objective Met/Not Met
	<p>This property is impacted at 9am, with shadow cast over the majority of the front garden area. By 10am, shadow has reduced to half of the front garden area, and is almost completely removed by 11am. At no time is the secluded private open space area of this property affected, therefore well exceeding the Standard.</p> <p>The properties 2/4.5 Manningham Road is not impacted by shadows until 3pm. At this time, a small shadow extends marginally beyond the fence shadow, and maintains a compliant level of sunlight access to this existing private open space. It is noted that the requirements to increase the northern modules setback from the eastern boundary will further reduce, or possibly completely remove any shadows affecting this property.</p>
<p>55.04-6 – Overlooking</p> <ul style="list-style-type: none"> To limit views into existing secluded private open space and habitable room windows. 	<p>Met subject to condition</p> <p>Windows facing to the east and west have been treated with an obscured glazing where appropriate. The more sensitive area in terms of overlooking is to the properties to the north, which have their rear yards generally adjoining the subject site.</p> <p>All windows facing this aspect have been treated with obscured glazing. Openability of these windows, however needs to be nominated on the plans for clarity (condition 1.5) from both an overlooking perspective and an internal amenity one.</p> <p>Balconies on the other hand, feature a planter box treatment, which, by virtue of its depth, will prevent views within the 9.0m viewing arc considered under Standard B22. Whilst the Standard is satisfied, there is concern that the extent of views available beyond the 9.0m arc may be quite substantial, which is not ideal, particularly given the large depth of these adjoining garden areas, and inclusion of a pool area within No. 3 Palmerston Avenue in particular.</p> <p>A way of achieving this is to raise the height of the planters, or to add a raised lip of obscured glass their outer edge. It is not expected that the balustrades be raised to 1.7m, as this would result in a poor level of amenity to these respective dwellings, however they should be heightened to a degree which further prevent downward views, whilst still maintaining an outlook. This could be done via the methods aforementioned, or by other suitable treatment to the satisfaction of the Responsible Authority (Condition 1.2).</p>

Objective	Objective Met/Not Met
<p>55.04-7 – Internal Views</p> <ul style="list-style-type: none"> To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. 	<p>Met</p> <p>The proposed design layout will limit internal views into the secluded private open space and habitable room windows of dwellings within the development.</p>
<p>55.04-8 – Noise Impacts</p> <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise. 	<p>Met subject to condition</p> <p>A permit condition will require acoustically treated glazing to be provided to the habitable room windows directly facing Manningham Road, to protect occupants from external traffic noise (Condition 1.12).</p> <p>Plant on the roof is centrally located and may not require screening. Building services, including electrical substations and air inlets for the mechanical basement ventilation are required to be shown on the plans (Condition 1.23).</p>
<p>55.05-1 – Accessibility</p> <ul style="list-style-type: none"> To encourage the consideration of the needs of people with limited mobility in the design of developments. 	<p>Met</p> <p>A pedestrian adjacent to the main entrance allows access for people with limited mobility to the front entry of the building.</p> <p>The internal lift provides access to the basement level visitor parking and entries of all dwellings.</p>
<p>55.05-2 – Dwelling Entry</p> <ul style="list-style-type: none"> To provide each dwelling or residential building with its own sense of identity. 	<p>Met</p> <p>The apartments all derive pedestrian access from the central pedestrian path and foyer at the frontage. The building entry is well identified and sheltered by a canopy.</p>
<p>55.05-3 – Daylight To New Windows</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. 	<p>Met subject to conditions</p> <p>Recommendations from Council’s Sustainability Adviser are summarised in Section 6.5 Internal Referrals of this report.</p> <p>The concern relating to battle axe dimensions appear to achieve the required 1:2 ratio on plan, however further clarification will be required, along with lighter coloured walls to be provided adjacent. (Condition 1.3).</p> <p>A further condition will require that the bedrooms with doors connecting onto their respective balconies be largely glazed, to ensure daylight is maximised (Condition 1.4).</p> <p>Planning reforms in respect to ‘apartment’ style developments have been initiated by the State</p>

Objective	Objective Met/Not Met
	<p>Government, and include design elements relating to room depth, window size and energy efficiency. These have been adopted into the Scheme.</p> <p>Whilst not applicable to this application, the recommended conditions relating to daylight to new windows are consistent with the policy objective and are also consistent with the policy direction anticipated under the new reforms (Refer to Section 9 of this report).</p>
<p>55.05-4 – Private Open Space</p> <ul style="list-style-type: none"> To provide adequate private open space for the reasonable recreation and service needs of residents. 	<p>Met</p> <p>The ground floor dwellings are provided with secluded private open space areas in the form of paved courtyards and with those to the north also having landscaped gardens.</p> <p>The total amount of private open space afforded to each dwelling ranges between 8 square metres and 91 square metres. Balcony depths are generally at a minimum of 1.7m or more. Whilst the ground level courtyards do not achieve an area of 25sqm, application of the Standard for ‘courtyard’ SPOS is generally directed at more traditional housing forms, and is not typically expected in smaller apartment style dwellings.</p>
<p>55.05-5 – Solar Access To Open Space</p> <ul style="list-style-type: none"> To allow solar access into the secluded private open space of new dwellings and residential buildings. 	<p>Met</p> <p>An apartment building design typology, does not always allow all private open space areas to be provided with a northern aspect.</p> <p>Due to the orientation of the site, a northern exposure to all dwellings cannot be achieved, however those generally directed to the south do have some easterly or westerly aspects.</p>
<p>55.05-6 – Storage</p> <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling. 	<p>Met subject to condition</p> <p>6 cubic metres of externally accessible storage is prescribed for each dwelling under the clause.</p> <p>Storage has been provided in the basement levels within separate store areas. The development schedule indicates that a minimum of 6 cubic metres has been provided to each dwelling, however it is unclear how this is achieved. A condition will require that the storage volumes be nominated and that 6 cubic metres be provided for each dwelling (Condition 1.18).</p>
<p>55.06-1 – Design Detail</p> <ul style="list-style-type: none"> To encourage design 	<p>Met subject to condition</p> <p>The apartment building is well designed and incorporates various materials and finishes to reduce</p>

Objective	Objective Met/Not Met
<p>detail that respects the existing or preferred neighbourhood character.</p>	<p>the sense of visual bulk. This is described within the assessment above.</p> <p>A permit condition will also require a full schedule of materials and finishes with colour samples (Condition 1.24).</p>
<p>55.06-2 – Front Fence</p> <ul style="list-style-type: none"> To encourage front fence design that respects the existing or preferred neighbourhood character. 	<p>Met</p> <p>The front fence proposed is compliant with this clause and the requirements of the DD08.</p>
<p>55.06-3 – Common Property</p> <ul style="list-style-type: none"> To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership. 	<p>Met</p> <p>The communal basement, pathway and shared landscaping areas are practically designed. There are no apparent difficulties associated with the future management of these areas. As noted above, some modification to the communal open space area will be required to facilitate additional landscaping.</p>
<p>55.06-4 – Site Services</p> <ul style="list-style-type: none"> To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive. 	<p>Met subject to condition</p> <p>Site services are generally appropriately provided.</p> <p>All fire services, substations etc have been nominated on the site plan, however detail regarding their treatment is lacking in elevation.</p> <p>To bring together the landscaping and screening requirements adjacent to service cabinets, a permit condition will require details to demonstrate how they will be integrated into the development (Condition 1.20).</p> <p>The location of letterboxes may not be compliant with the requirements of Australia Post. A condition will require that it achieve their requirements, or be suitably located adjacent to the frontage. (Condition 1.19)</p> <p>To ensure the appearance of the building does not detract from any elevation, a permit condition will require retractable clotheslines to be installed within all ground level open spaces and balconies to ensure that they are not visible from the street or adjoining properties (Condition 1.21).</p>

Objector issues / concerns

8.28 A response to the grounds of objection is provided in the following paragraphs:

Neighbourhood character and overdevelopment

8.29 The proposal has been assessed against the preferred neighbourhood character anticipated by planning policy at Clause 21.05 of the Manningham Planning Scheme. The policy outlines a substantial level of change is anticipated and a departure from the existing neighbourhood character is therefore inevitable. This, however, does not imply that impacts generated by the preferred neighbourhood character can unreasonably impact adjoining private properties or public spaces.

8.30 This site is capable of being developed for a range of dwelling typologies including that of an 'apartment' style development which is proposed. This typology generates different living standards to detached dwellings and may potentially impact the current outlook of neighbouring properties. One benefit of an apartment style development is the more stringent requirement for a consolidated footprint with generous perimeter setbacks and landscaping.

8.31 The building is provided with articulated facades, varied materials and colours palette and an array of interesting architectural elements that adds visual interest. With conditions to improve east boundary setbacks, the building will be well setback from all boundaries, and particularly that to the north. Adequate physical articulation and modulation is included and dense landscaping can be established and to break up and disguise the length of the building and mitigate visual bulk concerns. Mature planting requirements along the northern boundary will also provide an immediate softening of the built form, with the nominated height of 3.5m meaning that half of the visible wall height will be largely concealed, as canopy spread develops.

Traffic congestion and inadequate car parking

8.32 Council's Engineering & Technical Services Unit has assessed the application and has raised no concerns regarding the impact of the proposal on the surrounding traffic network. The increased traffic movement associated with the development can be readily accommodated in the surrounding street network.

8.33 Manningham Road falls within the jurisdiction of VicRoads, who have not objected to the access arrangements and do not foresee any adverse impacts upon the safety and performance of Manningham Road. Any pre-existing traffic issues associated with location of the service road exit onto Manningham Road, would need to be addressed by VicRoads.

8.34 The development provides a sufficient number of car parking spaces within the basement as required by Clause 52.06 (Car parking) of the Manningham Planning Scheme for resident and visitors. The statutory requirements are exceeded by one space, which has been allocated to visitors. Whilst kerb-side parking within the service road cannot be prevented, exceeding the statutory car parking requirements gives some assurance that the expected parking demands generated are adequately serviced.

Building height and scale

- 8.35 The proposed building exceeds the preferred 11 metre height requirement under the DDO8. A full assessment is made of this in Section 8.12 of the report. Importantly, the height control is not a mandatory control in the Main Road Sub-precinct which applies to the site and discretion can be used in considering designs that exceed the preferred height. The increased height is supported in this instance as the fourth level is a centralised component and designed in a manner that ensures that it has little, if any visibility from the adjoining private open space areas to the north.
- 8.36 It is acknowledged that the outlook from the adjoining properties will be altered by the proposal, however, there are mechanisms to soften these impacts. One will be to include advanced tree planting along the northern boundary to give some immediate relief from these perspectives.
- 8.37 The proposed articulation, selection of building materials and proposed setbacks are considered to be site responsive in their design and provide an acceptable interface to adjoining properties.

Overlooking and loss of privacy

- 8.38 Overlooking was assessed in Section 8 of this report.
- 8.39 With relation to an omitted window from No.1 Palmerston Avenue, this has been considered in the assessment, however the development remains compliant nonetheless. Although, it is agreed that further effort can be made to minimise views into the more sensitive private open space areas to the north by way of modifying the balcony design. **(Condition 1.2).**
- 8.40 In response to overlooking concerns toward the east, all of the habitable room windows on the eastern elevation have been treated with obscured glazing. The only windows with an outlook to the east is the Living room of Apartment 3.04, which is setback in the order of 10m from the respective boundary and compliant with ResCode.

Overshadowing

- 8.41 Overshadowing concerns have been raised by the property owners to the north and east. As demonstrated in the shadow diagrams, the properties to the north are not affected by any overshadowing within the considered control period of 9am to 3pm during the 22nd September equinox. The property at No.2/405 Manningham Road is the only property to the east affected by overshadowing. At 3pm, a small, irregular shadow will extend beyond the fence line by approximately 1 metre. More than 75% of the secluded private open space will remain unaffected by the development, and therefore well within compliance with Standard B21. This shadow is also likely to be reduced as a consequence of the condition requiring the northern module of the building to achieve setback compliance from the east boundary **(Condition 1.1).**

Inadequate landscaping/Loss of vegetation

- 8.42 The planning application was accompanied with a concept Landscaping Plan that provided indicative plantings for consideration. Upper, mid and lower level landscaping treatments, including canopy tree planting, is shown along site boundaries, albeit that some improvements are required along the western boundary (**Condition 1.6**). This level of landscaping is supported under the DDO8 and Clause 55.03-8 (Landscaping) of the Manningham Planning Scheme and is generally considered acceptable.
- 8.43 In relation to the loss of vegetation, the removal of vegetation on the site does not require planning permit approval under the Manningham Planning Scheme. Vegetation loss is to be expected, especially on sites that are supported for a substantial level of change under the MPS, as the site is. It is also noted that no vegetation to be removed was assessed as having a high retention value. A condition has been included to require a complete landscaped treatment which will ensure canopy trees and understory planting is substantially replaced, where practical.
- 8.44 A condition has been included requiring a Landscaping plan be submitted for approval (**Condition 19**), along with the payment of a \$10,000 Landscaping Bond to ensure it is maintained for a 13 week period after completion (**Condition 20**).

Amenity impacts associated with noise, window and sub-station

- 8.45 Ordinary noises emanating from adjoining residential properties must be expected in a residential setting. However, when noise types or levels are excessive, they impact amenity. This concern is a civil matter and is not a consideration that can be contemplated in the planning application assessment process.
- 8.46 The second concern relates to noise generated by vehicles entering/leaving the site. This is not expected to be excessive based upon the entrance design, the numbers of vehicles exiting the site per day, and due to the noise already generated along Manningham Road which carries approximately 29,000 vehicles per day.
- 8.47 In relation to concerns regarding increased wind and associated health implications, it is not clear from the objection if this is referring to impacts associated with the construction phase, or by the building itself. Assuming the impacts are referring to the construction phase, a permit holder is required, by way of a condition on permit, to meet relevant Local Law and EPA regulations regarding construction practices to ensure that amenity impacts are mitigated. In addition to these requirements, for a development of this size, a Construction Management Plan is recommended as a permit condition (**Condition 4**).
- 8.48 In terms of safety issues associated with the sub-station, it is common for larger developments to require a sub-station to provide electricity to the development. These are required to be installed and commissioned in accordance with their design requirements. The EMR emissions generated from the operation of these facilities is not a planning consideration.

Construction impacts due to the proximity of basement excavation to boundaries

8.49 The basement is removed from all site boundaries, being setback 1.45m or greater. Potential damage to the adjoining property from construction is a civil matter that needs to be addressed by the building surveyor responsible for the development.

Property devaluation

8.50 In relation to impact on property prices this is not a consideration at the planning stage. The Victorian Civil and Administrative Tribunal and its predecessors have generally found subjective claims that a proposal will reduce property values are difficult, if not impossible to gauge and of no assistance to the determination of a planning permit application. It is considered the impacts of a proposal are best assessed through an assessment of the amenity implications rather than any impacts upon property values. This report appropriately provides a detailed assessment of the amenity impact of the proposed development.

9. ANY OTHER MATTERS

9.1 On 13 April 2017, Amendment VC136 introduced new provisions into the Planning Scheme, which in summary:

- Defines what an 'apartment' is.
- Adds a new Clause 55.07 to the existing Clause 55, which specifically relates to apartments of 4 storeys or less, which continue to be controlled by Clause 55.
- Exempts apartments of 4 storeys or less from a number of existing requirements of Clause 55, which overlap with the new requirements of Clause 55.07.
- Adds a new Clause 58 for apartments of 5 storeys or more.
- Moves the requirement for an Urban Context report into Clause 58.

9.2 Clause 55.07 implements objectives and standards relating to energy efficiency, communal open space, solar access to communal open space, deep soil areas and canopy trees, integrated stormwater management, accessibility, noise impacts, building entry and circulation, private open space above ground floor, storage, waste and recycling, functional layout, room depth, windows and natural ventilation.

9.3 The operation of this clause remains the same, in that an objective describes the desired outcome to be achieved in the completed development, and the standard contains the requirements to meet the objective. A standard should usually be met, however if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered. Developments must meet all of the objectives that apply to the application.

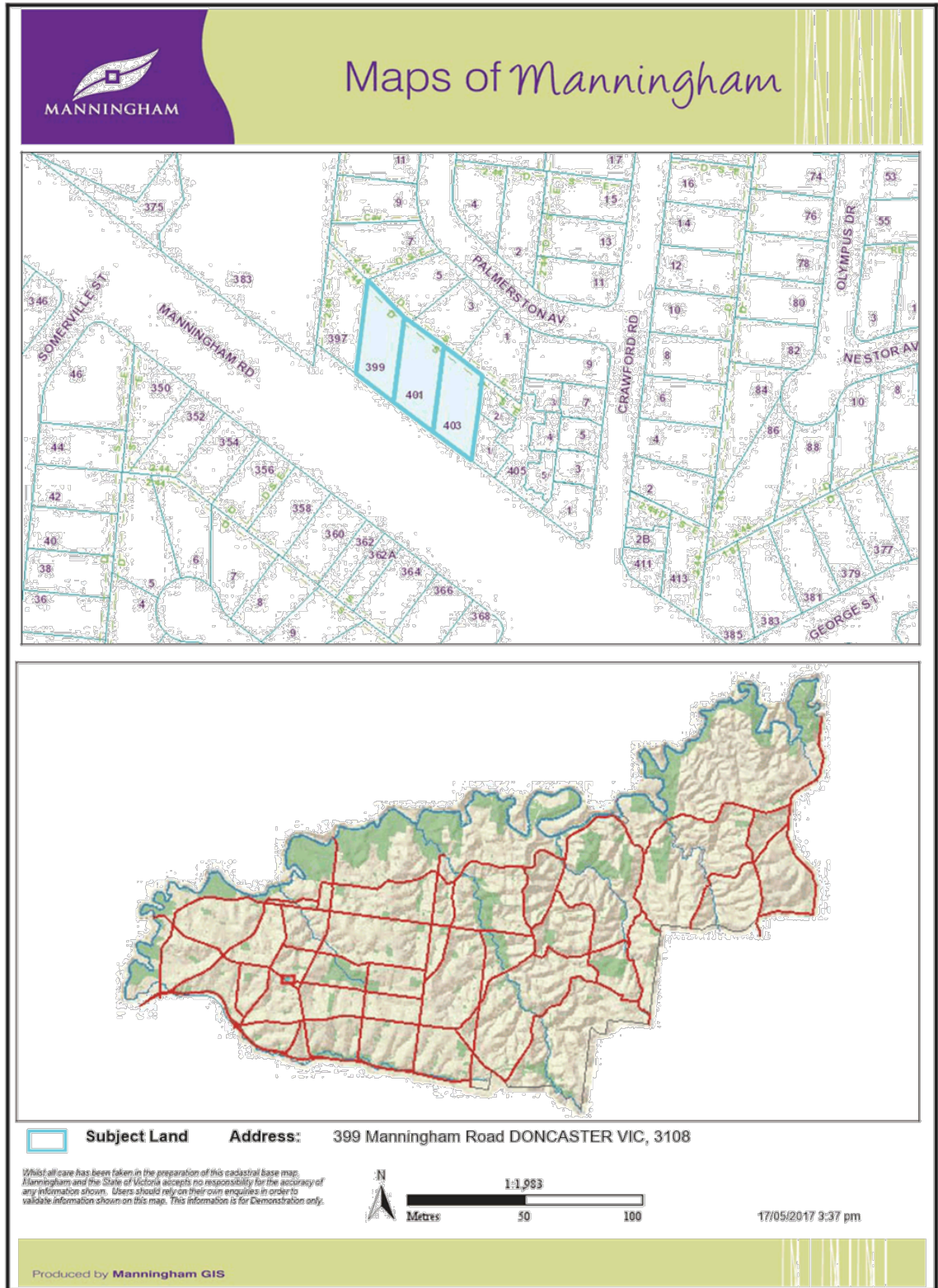
- 9.4 Transitional provisions apply to applications lodged before the gazetted date of this amendment. This application is subject to this exemption, and therefore an assessment has not been made against Clause 55.07, which would otherwise be applicable. Whilst it can be assumed that the objectives could be met, there is an absence of detailing to perform any measurable assessment against the relevant standards.

10. CONCLUSION

It is recommended that the application be supported, subject to conditions.

11. DECLARATION OF CONFLICT OF INTEREST

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



OVERALL DEVELOPMENT SUMMARY

LEVEL	GFA (Excluding Terrace)	GFA Parking	NSA Residential	Residential Amenities	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath Plus Study	3 Bed	Totals
BASEMENT 2	1186.1 m ²	1016.7 m ²	0.0 m ²	0.0 m ²	0	0	0	0	0
BASEMENT 1	1186.1 m ²	992.7 m ²	0.0 m ²	0.0 m ²	0	0	0	0	0
GROUND	974.1 m ²	0.0 m ²	211.7 m ²	0.0 m ²	7	3	4	0	14
LEVEL 1	913.2 m ²	0.0 m ²	865.1 m ²	0.0 m ²	1	15	0	0	16
LEVEL 2	865.2 m ²	0.0 m ²	287.6 m ²	0.0 m ²	2	0	0	0	2
LEVEL 3	562.1 m ²	206.5 m ²	22.8 m ²	0.0 m ²	2	25	7	2	37

UNIT AREA SUMMARY

UNIT	NSA	Terrace PRS	Total	No. of Beds per Unit	No. of Stores (Max. 6.1M)	1 Bed	2 Bed Plus	3 Bed	Total
GROUND						3.4%	70.3%	26.3%	100%
G01	65.1 m ²	14.4 m ²	79.5 m ²	2	1	0	0	0	0
G02	79.5 m ²	16.5 m ²	96.0 m ²	2	1	0	0	0	0
G03	81.4 m ²	13.2 m ²	94.6 m ²	2	1	0	0	0	0
G04	67.7 m ²	15.0 m ²	82.7 m ²	2	1	0	0	0	0
G05	67.7 m ²	15.0 m ²	82.7 m ²	2	1	0	0	0	0
G06	67.7 m ²	15.0 m ²	82.7 m ²	2	1	0	0	0	0
G07	67.7 m ²	15.0 m ²	82.7 m ²	2	1	0	0	0	0
G08	25.8 m ²	11.2 m ²	37.0 m ²	2	1	0	0	0	0
G09	70.1 m ²	8.0 m ²	78.1 m ²	2	1	0	0	0	0
G10	88.3 m ²	12.0 m ²	100.4 m ²	2	1	0	0	0	0
LEVEL 1						0	18.5%	81.5%	100%
L01	68.2 m ²	13.0 m ²	81.2 m ²	2	1	0	0	0	0
L02	87.7 m ²	11.9 m ²	99.6 m ²	2	1	0	0	0	0
L03	81.4 m ²	12.8 m ²	94.2 m ²	2	1	0	0	0	0
L04	67.7 m ²	14.6 m ²	82.3 m ²	2	1	0	0	0	0
L05	67.7 m ²	14.5 m ²	82.2 m ²	2	1	0	0	0	0
L06	67.7 m ²	14.5 m ²	82.2 m ²	2	1	0	0	0	0
L07	67.7 m ²	14.5 m ²	82.2 m ²	2	1	0	0	0	0
L08	25.8 m ²	11.2 m ²	37.0 m ²	2	1	0	0	0	0
L09	81.9 m ²	9.7 m ²	91.6 m ²	2	1	0	0	0	0
L10	73.3 m ²	13.0 m ²	86.3 m ²	2	1	0	0	0	0
L11	65.8 m ²	19.2 m ²	85.0 m ²	2	1	0	0	0	0
LEVEL 2						0	18.5%	81.5%	100%
L21	68.2 m ²	13.0 m ²	81.2 m ²	2	1	0	0	0	0
L22	87.7 m ²	11.9 m ²	99.6 m ²	2	1	0	0	0	0
L23	75.3 m ²	12.8 m ²	88.1 m ²	2	1	0	0	0	0
L24	68.4 m ²	14.5 m ²	82.9 m ²	2	1	0	0	0	0
L25	65.4 m ²	14.5 m ²	79.9 m ²	2	1	0	0	0	0
L26	65.4 m ²	14.5 m ²	79.9 m ²	2	1	0	0	0	0
L27	66.4 m ²	14.5 m ²	80.9 m ²	2	1	0	0	0	0
L28	69.8 m ²	11.2 m ²	81.0 m ²	1	1	0	0	0	0
L29	81.9 m ²	9.7 m ²	91.6 m ²	2	1	0	0	0	0
L30	73.3 m ²	13.0 m ²	86.3 m ²	2	1	0	0	0	0
L31	65.8 m ²	19.2 m ²	85.0 m ²	2	1	0	0	0	0
LEVEL 3						0	18.5%	81.5%	100%
L31	65.8 m ²	14.7 m ²	80.5 m ²	1	1	0	0	0	0
L32	82.2 m ²	15.5 m ²	97.7 m ²	2	1	0	0	0	0
L33	90.7 m ²	30.7 m ²	121.4 m ²	2	1	0	0	0	0
L34	150.4 m ²	70.3 m ²	220.7 m ²	3	1	2	0	0	2
L35	113.5 m ²	50.7 m ²	164.2 m ²	3	1	2	0	0	2

CARPARKING / STORAGE

Level	Residential	Visitor	Total	Storage	Parking	Stairs
BASEMENT 2	25	0	25	0	0	22
BASEMENT 1	14	8	22	10	24	0
GROUND	0	0	0	0	4	0
TOTAL	39	8	47	10	28	22

APPROXIMATE NO. OF UNITS

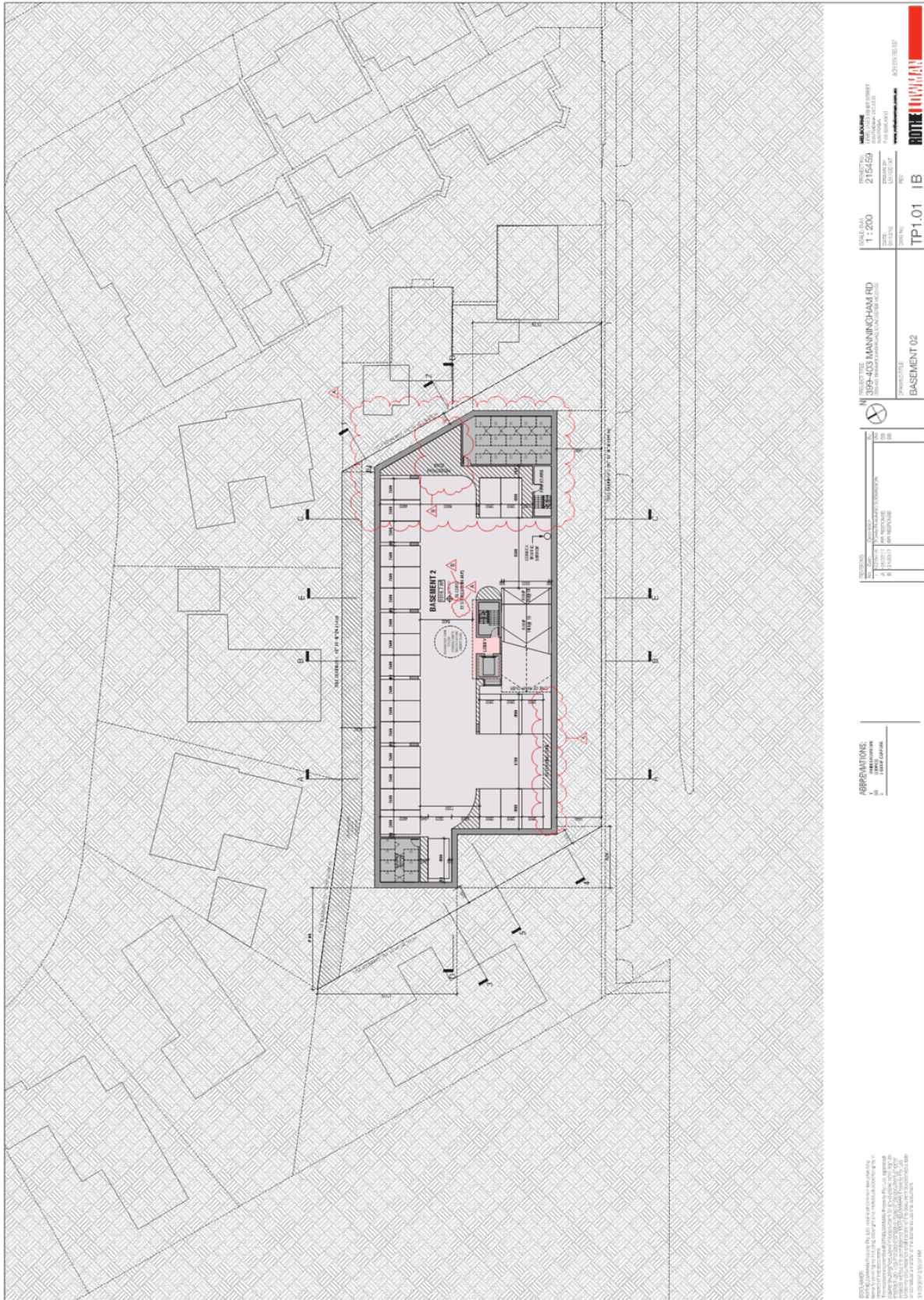
1 Bed	2 Bed Plus	3 Bed	Total
3.4%	70.3%	26.3%	100%

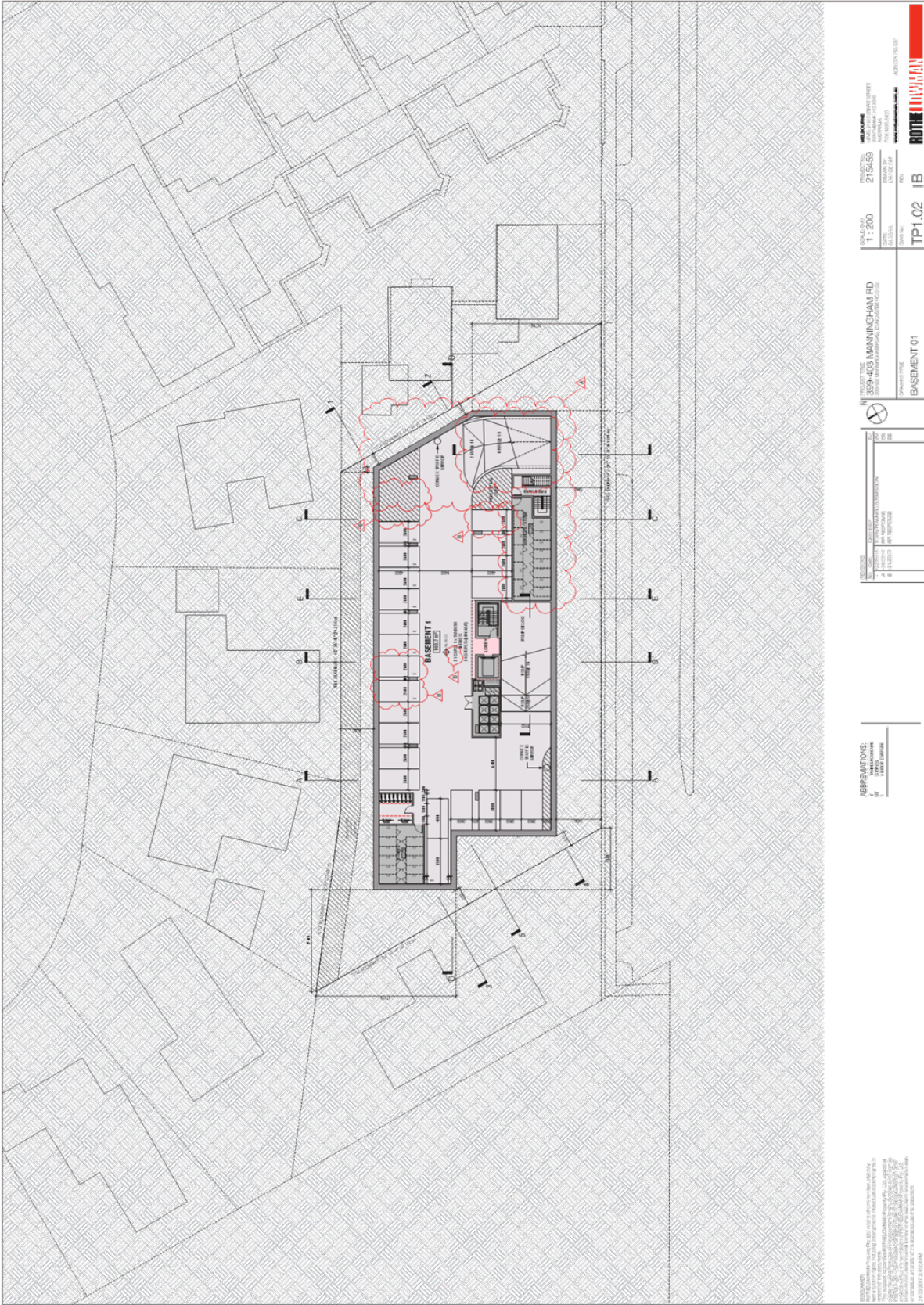
SITE AREA : 11892.499 M²
SITE COVERAGE : 59.7 %
SITE PERMEABILITY : 34.5 %

FOR PRELIMINARY AVAILABILITY PURPOSES, AREAS ARE NOT TO BE USED FOR PURPOSES OF HOUSE OR CAR AGREEMENTS. LAYOUTS MAY NOT COMPLY WITH BUILDING REGULATIONS OR OTHER REGULATORY REQUIREMENTS. THE INFORMATION CONTAINED IN THIS DOCUMENT IS BELIEVED TO BE CORRECT AS OF THE DATE OF PREPARATION. HOWEVER, IT IS NOT GUARANTEED AND SHOULD NOT BE RELIED UPON FOR ANY DECISIONS. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS PROVIDED. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS PROVIDED. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS PROVIDED.





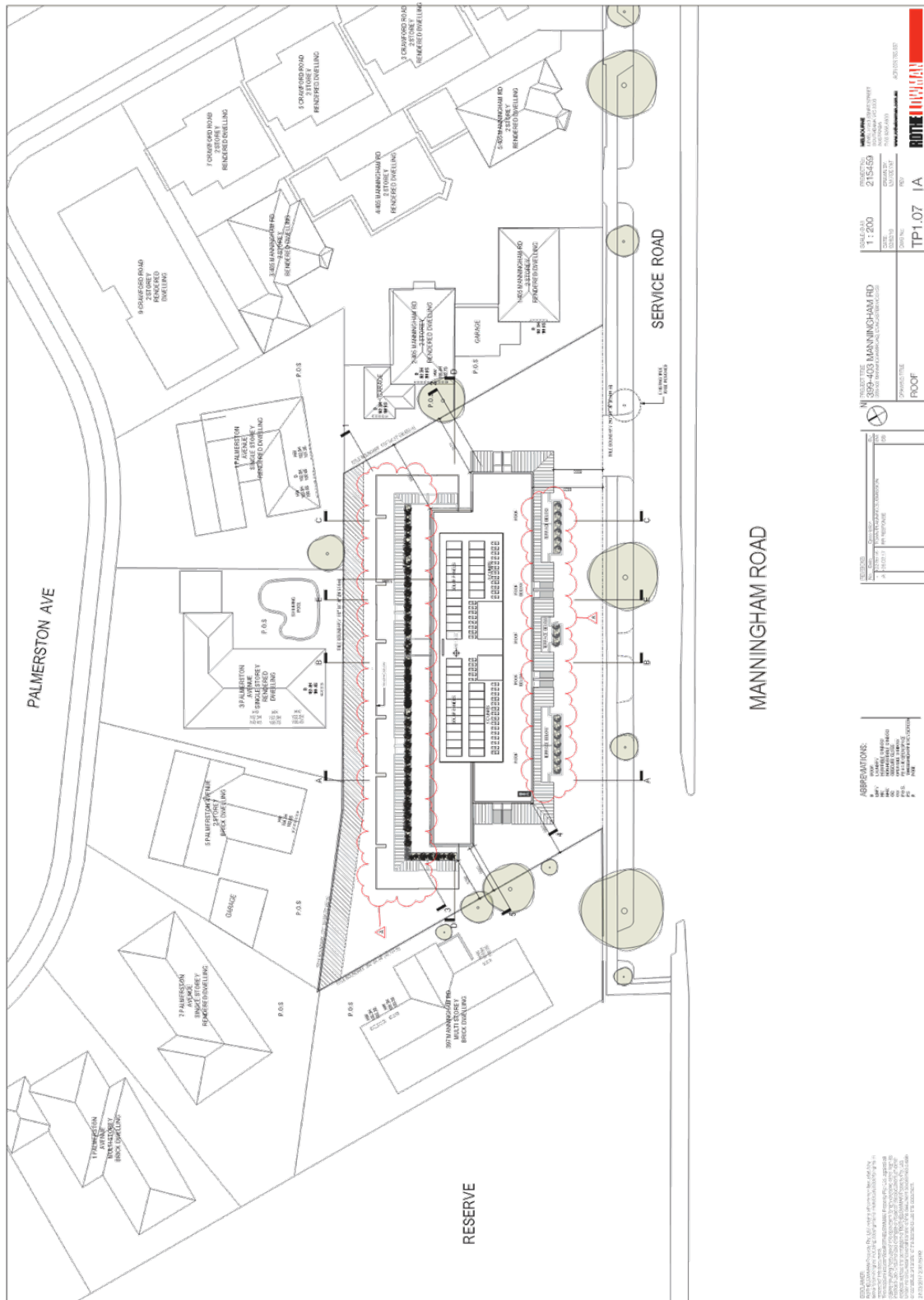












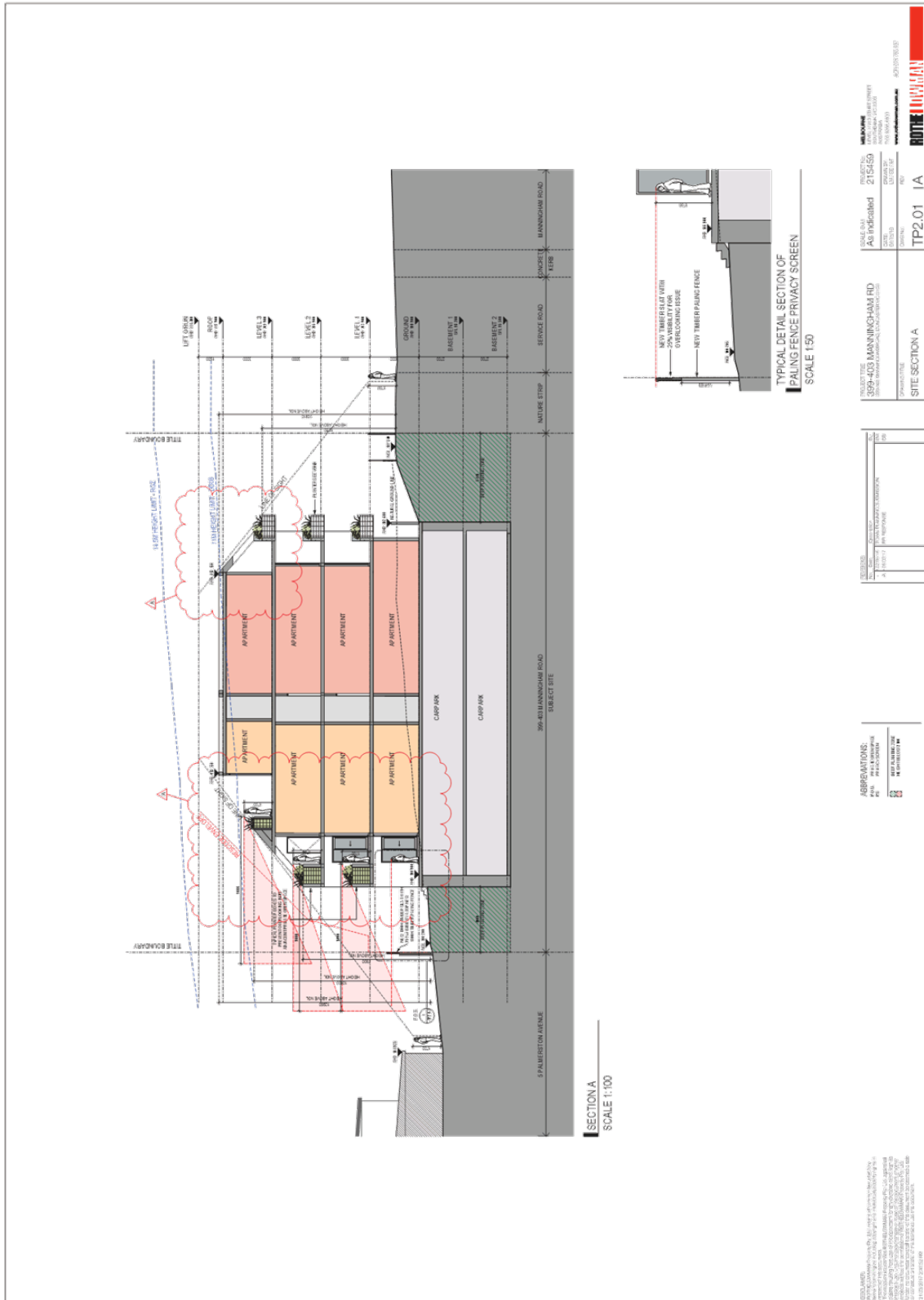
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PROJECT NAME	309-403 MANNINGHAM RD
CLIENT	309-403 MANNINGHAM RD
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DATE	11/200

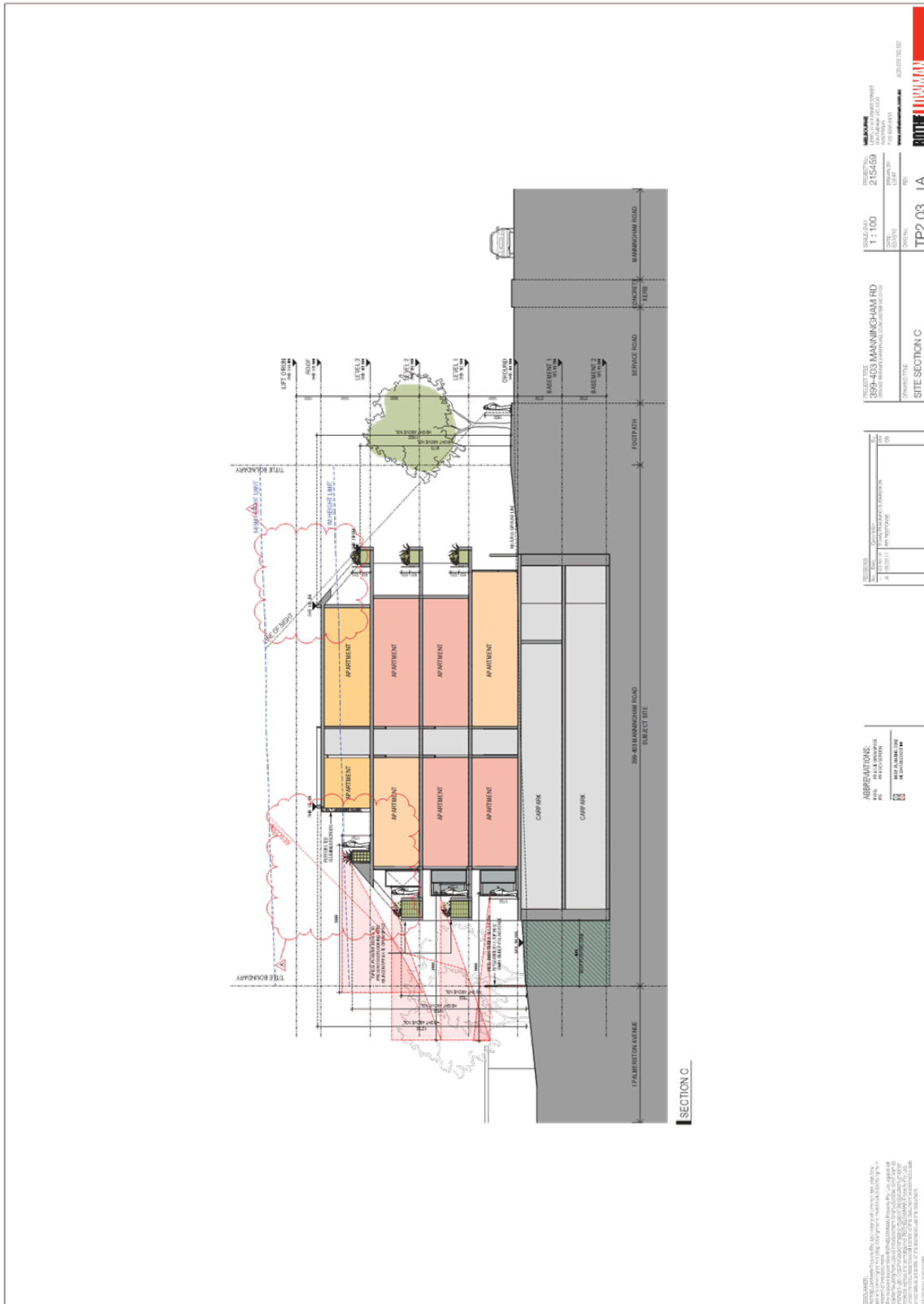
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DATE	11/200

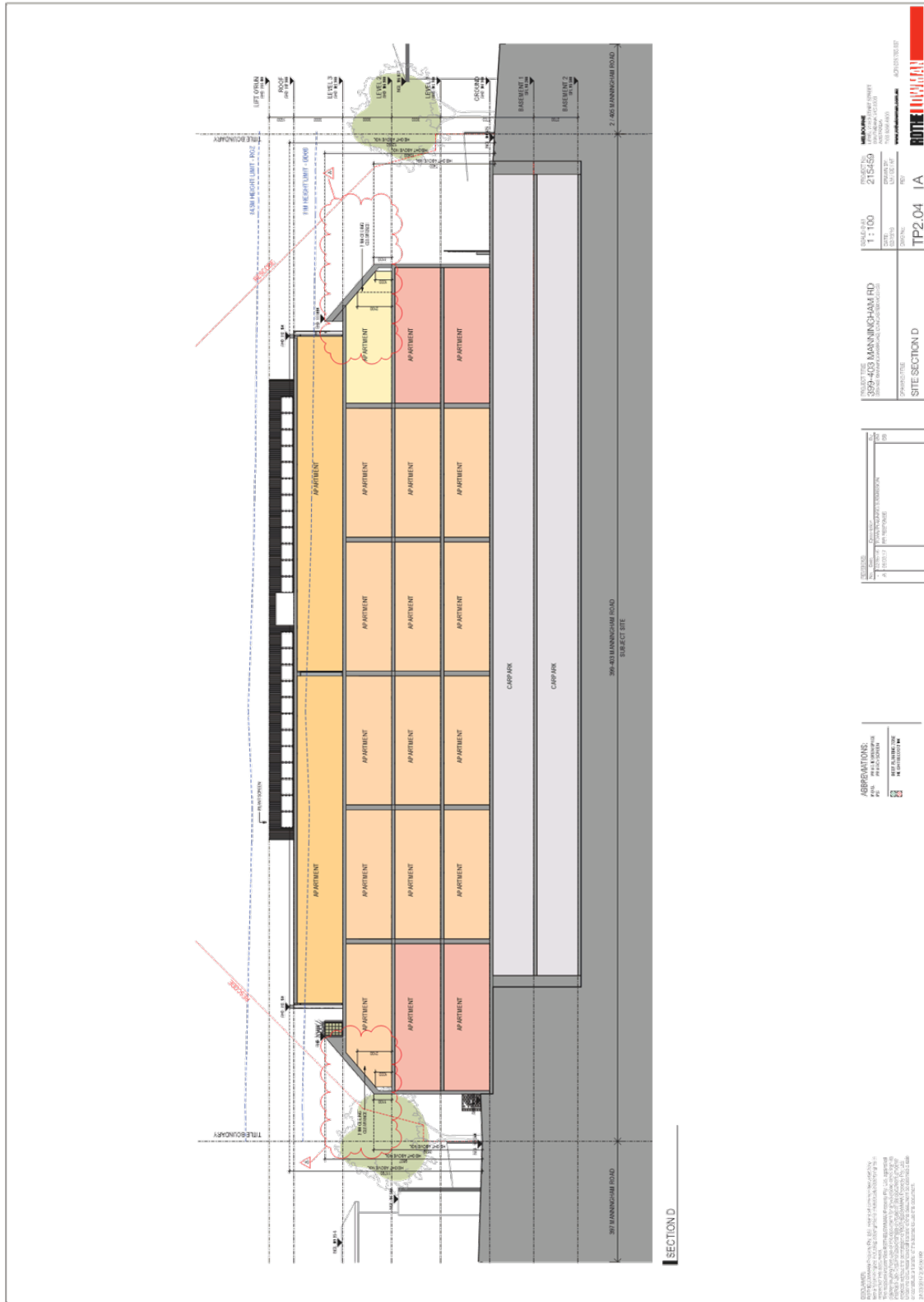
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SCALE	1:100
DATE	11/200





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<p>ABBREVIATIONS:</p> <p>APARTMENT</p> <p>CARPARK</p> <p>FOOTPATH</p> <p>LEVEL</p> <p>ROOF</p> <p>SERVICE ROAD</p> <p>WALKWAY</p>	<p>PROJECT NO:</p> <p>215459</p> <p>PROJECT NAME:</p> <p>392-403 MANNINGHAM RD</p> <p>SCALE:</p> <p>1:100</p> <p>DATE:</p> <p>15/05/2017</p> <p>DESIGNER:</p> <p>TP2.03</p> <p>CHECKER:</p> <p>IA</p>
<p>REVISIONS:</p> <p>NO. DESCRIPTION</p> <p>1.00</p> <p>2.00</p> <p>3.00</p> <p>4.00</p> <p>5.00</p> <p>6.00</p> <p>7.00</p> <p>8.00</p> <p>9.00</p> <p>10.00</p> <p>11.00</p> <p>12.00</p> <p>13.00</p> <p>14.00</p> <p>15.00</p> <p>16.00</p> <p>17.00</p> <p>18.00</p> <p>19.00</p> <p>20.00</p> <p>21.00</p> <p>22.00</p> <p>23.00</p> <p>24.00</p> <p>25.00</p> <p>26.00</p> <p>27.00</p> <p>28.00</p> <p>29.00</p> <p>30.00</p> <p>31.00</p> <p>32.00</p> <p>33.00</p> <p>34.00</p> <p>35.00</p> <p>36.00</p> <p>37.00</p> <p>38.00</p> <p>39.00</p> <p>40.00</p> <p>41.00</p> <p>42.00</p> <p>43.00</p> <p>44.00</p> <p>45.00</p> <p>46.00</p> <p>47.00</p> <p>48.00</p> <p>49.00</p> <p>50.00</p> <p>51.00</p> <p>52.00</p> <p>53.00</p> <p>54.00</p> <p>55.00</p> <p>56.00</p> <p>57.00</p> <p>58.00</p> <p>59.00</p> <p>60.00</p> <p>61.00</p> <p>62.00</p> <p>63.00</p> <p>64.00</p> <p>65.00</p> <p>66.00</p> <p>67.00</p> <p>68.00</p> <p>69.00</p> <p>70.00</p> <p>71.00</p> <p>72.00</p> <p>73.00</p> <p>74.00</p> <p>75.00</p> <p>76.00</p> <p>77.00</p> <p>78.00</p> <p>79.00</p> <p>80.00</p> <p>81.00</p> <p>82.00</p> <p>83.00</p> <p>84.00</p> <p>85.00</p> <p>86.00</p> <p>87.00</p> <p>88.00</p> <p>89.00</p> <p>90.00</p> <p>91.00</p> <p>92.00</p> <p>93.00</p> <p>94.00</p> <p>95.00</p> <p>96.00</p> <p>97.00</p> <p>98.00</p> <p>99.00</p> <p>100.00</p>	<p>PROJECT NO:</p> <p>215459</p> <p>PROJECT NAME:</p> <p>392-403 MANNINGHAM RD</p> <p>SCALE:</p> <p>1:100</p> <p>DATE:</p> <p>15/05/2017</p> <p>DESIGNER:</p> <p>TP2.03</p> <p>CHECKER:</p> <p>IA</p>



ABBREVIATIONS:
 AP APARTMENT
 ST STAIR
 STAIR CORE
 STAIR WALKWAY

REVISIONS:

NO.	DESCRIPTION	DATE	BY	CHK
1	ISSUED FOR PERMIT	21/05/17	TP	TP

PROJECT INFORMATION:
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 CLIENT: MANNINGHAM CITY COUNCIL
 PROJECT NO: TP2.04 | A
 SHEET NO: 21/05/17

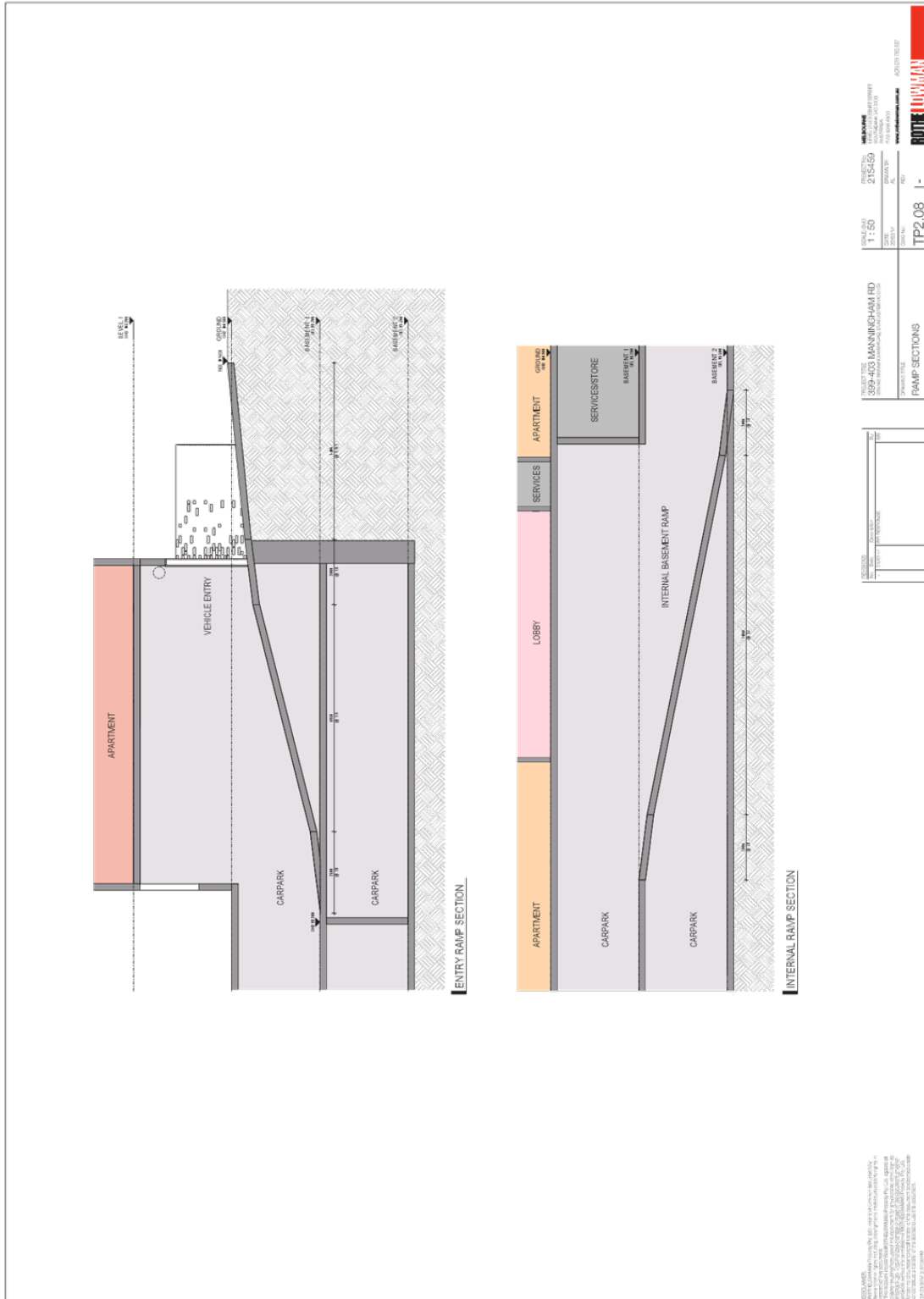
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1	ISSUED FOR PERMIT	21/05/17	TP	TP

DATE:	21/05/17
SCALE:	1:100
DRAWN BY:	TP
CHECKED BY:	TP
DATE:	21/05/17

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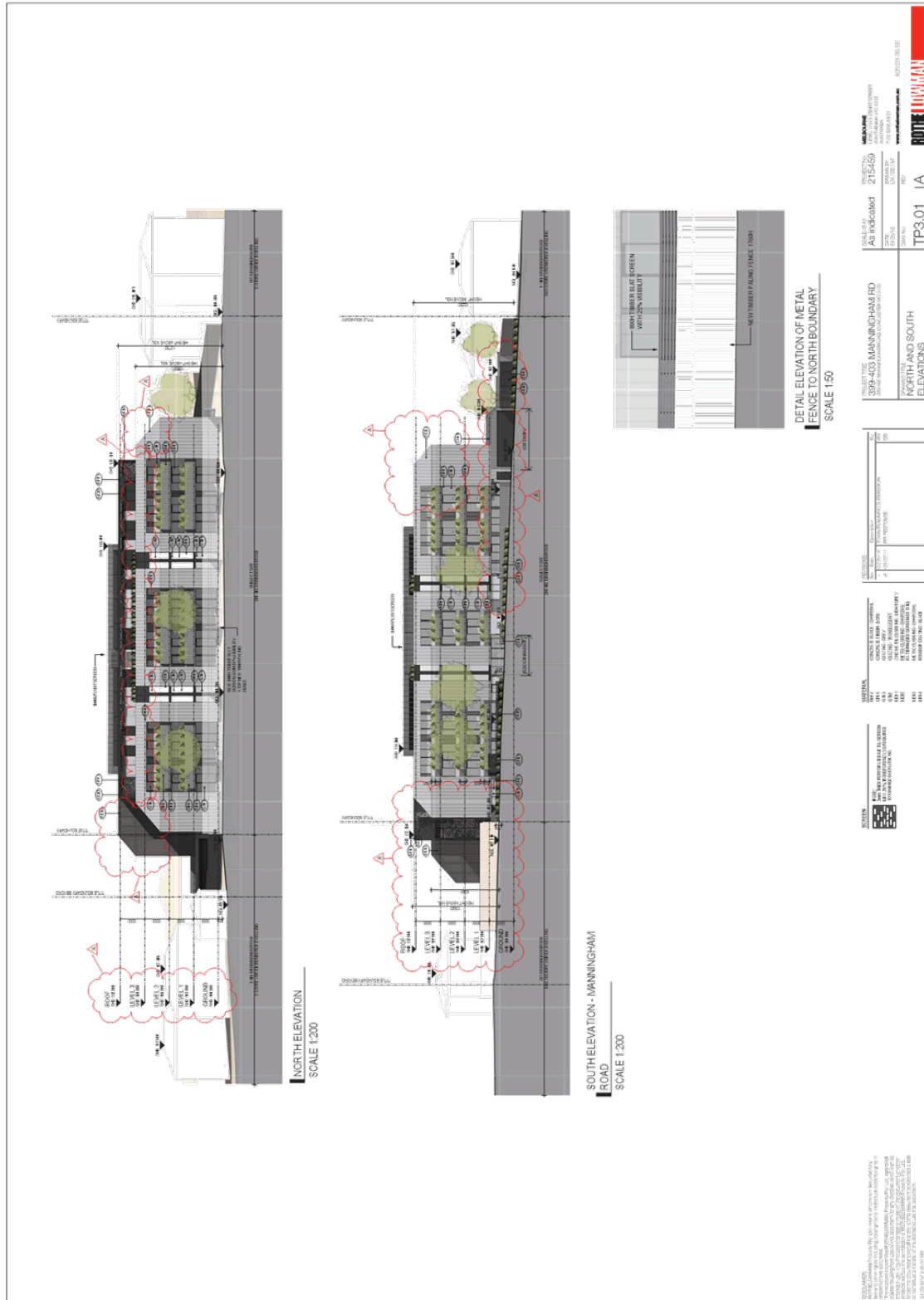




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PROJECT TITLE: MANUKA HUB
 PROJECT NO: 215459
 SCALE: 1:50
 DATE: 2017/05/01
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

TP2.08 | RAMP SECTIONS
 PROJECT NO: 215459
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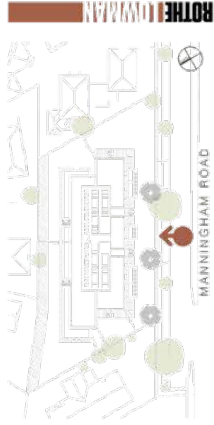




399-403 MANNINGHAM ROAD, DONCASTER

DESIGN PROPOSAL

DESIGN PROPOSAL - 3D PERSPECTIVE



VIEW ALONG MANNINGHAM ROAD LOOKING NORTH

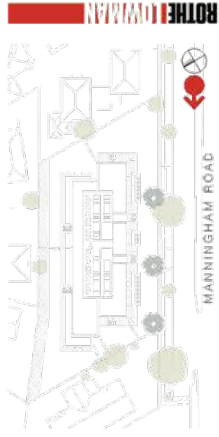
Plot 4, Laverton Property Pty Ltd ACN 605 783 387

2017-03-07_316168 Manningham Road - Donkers

399-403 MANNINGHAM ROAD, DONCASTER

DESIGN PROPOSAL

DESIGN PROPOSAL - 3D PERSPECTIVE



VIEW ALONG MANNINGHAM ROAD LOOKING WEST

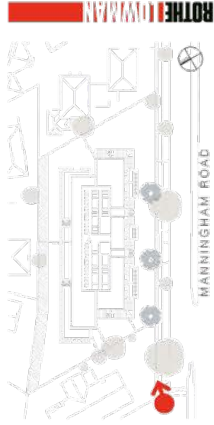
Rothel Aylmer Property Pty Ltd ACN 003 703 366

2017-05-07_15:45 Manningham Road - Planets

399-403 MANNINGHAM ROAD, DONCASTER

DESIGN PROPOSAL

DESIGN PROPOSAL - 3D PERSPECTIVE



VIEW FROM MANNINGHAM ROAD LOOKING EAST

Ref: Luvuan Property Pty Ltd ACD/003 703 887

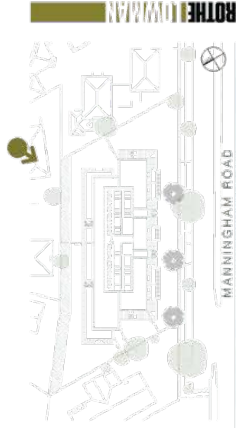
2017-03-07 2:14:53 Manningham Road Render0

399-403 MANNINGHAM ROAD, DONCASTER

4.0 DESIGN PROPOSAL

4.05 DESIGN PROPOSAL - 3D PERSPECTIVE

CURRENT PROPOSAL



VIEW FROM ADJACENT PRIVATE OPEN SPACE

Plot 6, Lonsdale Property Pty Ltd ACN 602 762 967

2017-05-16, 3:18:09 Manningham Road, PTJ Suranasek

399-403 MANNINGHAM ROAD, DONCASTER



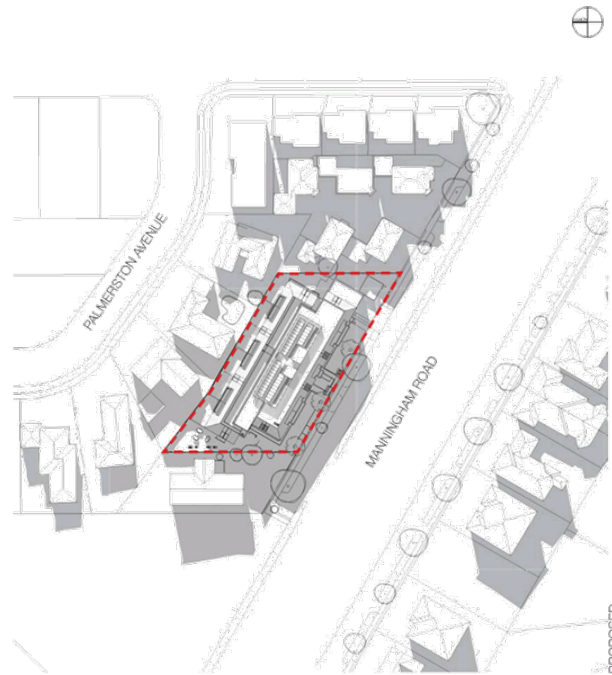
5.0 SHADOW ANALYSIS

399-403 MANNINGHAM ROAD, DONCASTER

5.0 SHADOW ANALYSIS

5.01 9AM ANALYSIS - 22ND SEPTEMBER

ESGLANER Survey topography, building heights and fence heights used to produce these shadow diagrams have been measured for accuracy. Shadow diagrams have been calculated and drawn to the best of our ability and are not intended to present 100% accuracy.



Redevelopment Property Pty Ltd ACN 605 762 967

2017-05-16_2145233 Manningham Road, PM Suburb/lot

25

399-403 MANNINGHAM ROAD, DONCASTER

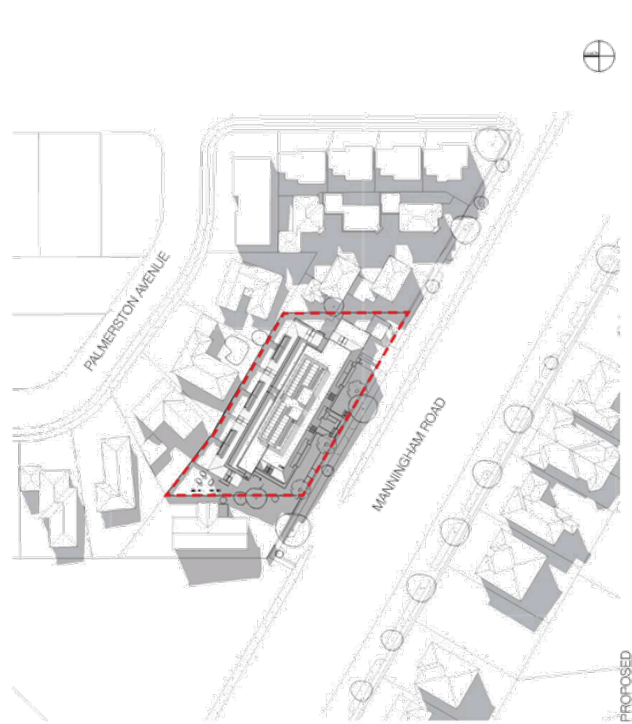
5.0 SHADOW ANALYSIS

5.02 10AM ANALYSIS - 22ND SEPTEMBER

DISCLAIMER: Sun's trajectory, building heights and floor heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



Ref: 14/16/15/003 Property: P/L 152 ACN 003 733 907



2017-05-10_10:00:00 Manningham Road P/L 152 Acn 003 733 907

399-403 MANNINGHAM ROAD, DONCASTER

5.0 SHADOW ANALYSIS

5.03 11AM ANALYSIS - 22ND SEPTEMBER

DESIGNER'S SHADOW ANALYSIS: Building height and floor heights used to produce these shadow diagrams have been provided by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care to ensure their accuracy.



Ref: 41 Junction Property Pty Ltd ACN 605 783 907



2017-05-10 3:10:59 Manningham Road RFI Submission

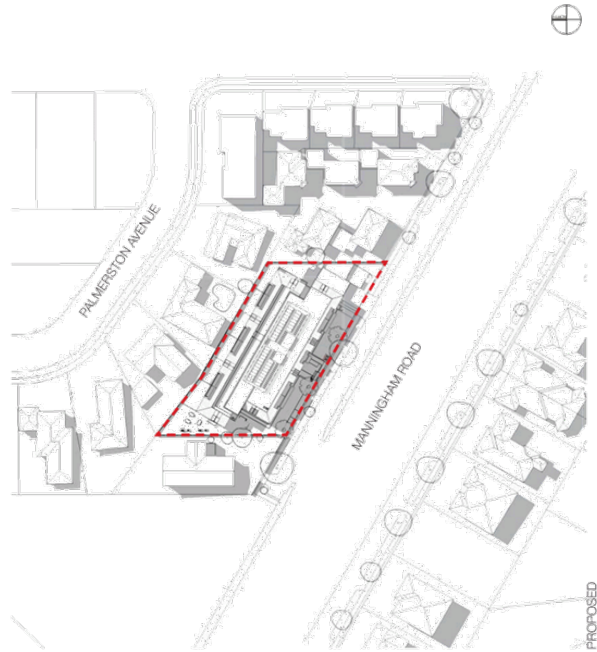


399-403 MANNINGHAM ROAD, DONCASTER

5.0 SHADOW ANALYSIS

5.04 12PM ANALYSIS - 22ND SEPTEMBER

DISCLAIMER: Sunlight, topography, building heights and fence heights used to produce these shadow diagrams have been provided by others. Shadow diagrams have been calculated and drawn to the best of our ability using all data available to ensure their accuracy.



Blue Luma Property Pty Ltd A/CN 003 732 807

2017-05-16 3:14:53 Manningham Road F03 30m1300



399-403 MANNINGHAM ROAD, DONCASTER

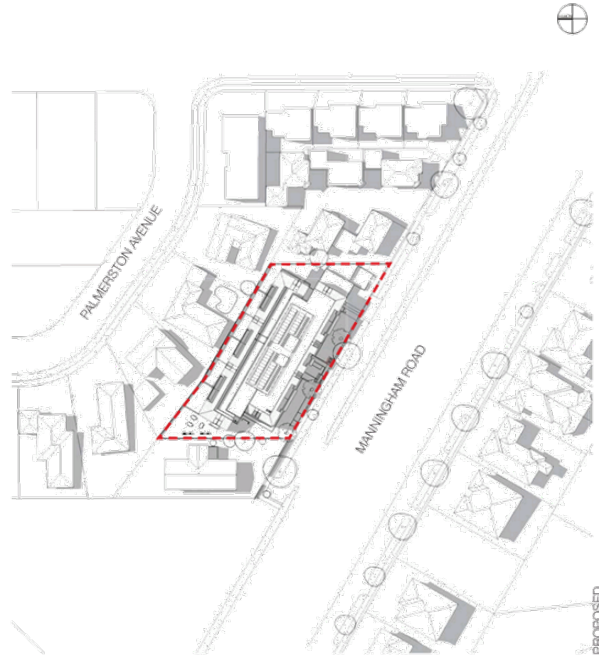
5.0 SHADOW ANALYSIS

5.05 1PM ANALYSIS - 22ND SEPTEMBER

DISCLAIMER: Shadow photographs, building heights and shadow lengths used to produce these shadow diagrams have been provided by others. Shadow diagrams have been calculated and drawn to the best of our ability given the information to our own best accuracy.



Roth & Lumsden Property Pty Ltd ACN 103 783 997



2017-05-16 3:50:03 Manningham Road, RfL Surmashale



399-403 MANNINGHAM ROAD, DONCASTER

5.0 SHADOW ANALYSIS

5.06 2PM ANALYSIS - 22ND SEPTEMBER

DISCLAIMER: Sunytopography, building heights and fence heights used for produce these shadow studies are based on information provided by the client. Sunytopography does not warrant the accuracy of the information provided and does not accept any liability for any errors or omissions.



399-403 MANNINGHAM ROAD, DONCASTER

5.0 SHADOW ANALYSIS

5.07 3PM ANALYSIS - 22ND SEPTEMBER

DISCLAIMER: Sunway Photographic Building Heights and Floor Heights used to produce these shadows are based on data provided by others. Shadow algorithm has been calculated and drawn to the best of our ability and is not intended to be used for accuracy.



Plot 6 Loxman Property Pty Ltd A/CN 005 713 967



2017-65-16 23500 Manningham Road JHT/LS/LS/LS/LS

5. LEGISLATIVE REQUIREMENTS

5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

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

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

- *The relevant planning scheme;*
- *The objectives of planning in Victoria;*
- *All objections and other submissions which it has received;*
- *Any decision and comments of a referral authority which it has received; and*
- *Any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development.*

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

5.2 MANNINGHAM PLANNING SCHEME

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

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

Zone

Clause 32.07 Residential Growth Zone, Schedule 2

The purpose of the Residential Growth Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activities areas.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and areas of restricted housing growth.*
- *To allow educational, recreational, religious, community and a limited range of other non residential uses to serve local community needs in appropriate locations.*

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

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

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

Overlay

Clause 43.02 Schedule 8 to the Design and Development Overlay

The design objectives are as follows:

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

Permit Requirement

- *A permit is required to construct or extend a front fence within 3 metres of a street, if the fence is associated with 2 or more dwellings on a lot or a residential building.*
- *A permit is not required to construct or extend one dwelling on a lot more than 500 square metres.*

Building Height & Setbacks

- Any building or works must comply with the requirements set out in Table 1 and 2 of this Schedule.
- A permit cannot be granted to vary the condition regarding the minimum land size and configuration specified in Table 2 to this Schedule.

- A permit cannot be granted to vary the Maximum Building Height specified in Table 2 to this Schedule. This does not apply to:
 - The rebuilding of a lawful building or works which have been damaged or destroyed.
 - A building which exceeds the specified building height for which a valid building permit was in effect prior of the introduction of this provision.
- For the purposes of this Schedule, the Maximum Building Height does not include building services, lift over-runs and roof mounted equipment, including screening devices.
- For the purposes of this Schedule, balconies, terraces, and verandahs may encroach within the Street Setback by a maximum of 2.0m, but must not extend along the width of the building.

Table 1

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size	Street Setback
DDO8-1 Main Road Sub-Precinct	11 metres provided the condition regarding minimum lot size is met. If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	1800 square metres must be all the same sub-precinct. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage	<p>For one dwelling on a lot:</p> <ul style="list-style-type: none"> • Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser. • Minimum side street setback is the distance specified in Clause 54.03-1. <p>For two or more dwellings on a lot or a residential building:</p> <ul style="list-style-type: none"> • Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. • Minimum side street setback is the distance specified in Clause 55.03-1.

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

State Planning Policy Framework

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

Clause 15.01-1 Urban design

The objective of this policy is:

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

Clause 15.01-2 Urban design principles

The objective of this policy is:

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

Clause 15.01-4 Design for safety

The objective of this policy is:

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

Policy guidelines

Planning must consider as relevant:

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

Clause 15.01-5 Cultural identity and neighbourhood character

The objective of this policy is:

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

Clause 15.02-1 Energy and resource efficiency

The objective of this policy is:

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

Clause 16.01-1 Integrated housing

The objective of this policy is:

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

Clause 16.01-2 Location of residential development

The objective of this policy is:

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

Clause 16.01-4 Housing diversity

The objective of this policy is:

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

Clause 16.01-5 Housing affordability

The objective of this policy is:

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

Local Planning Policy Framework (LPPF)**Municipal Strategic Statement**Clause 21.03 Key Influences

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

This increasing pressure for re-development raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs,

the challenge is to provide for residential re-development in appropriate locations, to reduce pressure for development in more sensitive areas, and in a manner that respects the residential character and amenity valued by existing residents.

Clause 21.05 Residential

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

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

A substantial level of change is anticipated in Precinct 2. Whilst this area will be a focus for higher density developments, there are three sub-precincts which each stipulate different height, scale and built form outcomes to provide a transition between each sub-precinct and adjoining properties, primarily in Precinct 1 – Residential Areas Removed from Activity Centres and Main Roads.

The three sub-precincts within Precinct 2 consist of:

Sub-precinct – Main Road (DDO8-1) is an area where three storey (11 metres) ‘apartment style’ developments are encouraged on land with a minimum area of 1,800m². Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage. The area of 1,800m² must all be in the same sub-precinct. All development in the Main Road sub-precinct should have a maximum site coverage of 60 percent.

Higher developments on the perimeter of the Main Road sub-precinct should be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct A or B, or other adjoining zone.

Sub-precinct A (DDO8-2) is an area where two storey units (9 metres) and three storey (11 metres) ‘apartment style’ developments are encouraged. Three storey, contemporary developments should only occur on land with a minimum area of 1800m². Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage. The area of 1800m² must all be in the same sub-precinct. In this sub-precinct, if a lot has an area less than 1800m², a townhouse style development proposal only will be considered, but development should be a maximum of two storeys. All development in Sub-precinct A should have a maximum site coverage of 60 percent.

Higher developments on the perimeter of sub-precinct A should be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B, or other adjoining zone.

Sub-precinct B (DDO8-3) is an area where single storey and two storey dwellings only will be considered and development should have a maximum site coverage of 60 percent. There is no minimum land area for such developments.

The site is located within **Sub-Precinct – Main Road**.

Development in Precinct 2 should:

- *Provide for contemporary architecture*
- *Achieve high design standards*

- *Provide visual interest and make a positive contribution to the streetscape*
- *Provide a graduated building line from side and rear boundaries*
- *Minimise adverse amenity impacts on adjoining properties*
- *Use varied and durable building materials*
- *Incorporate a landscape treatment that enhances the overall appearance of the development.*
- *Integrate car parking requirements into the design of buildings and landform.*

Clause 21.05-2 Housing

The relevant objectives of this policy are:

- *To accommodate Manningham's projected population growth through urban consolidation, in infill developments and Key Redevelopment Sites.*
- *To ensure that housing choice, quality and diversity will be increased to better meet the needs of the local community and reflect demographic changes.*
- *To ensure that higher density housing is located close to activity centres and along main roads in accordance with relevant strategies.*
- *To promote affordable and accessible housing to enable residents with changing needs to stay within their local neighbourhood or the municipality.*
- *To encourage development of key Redevelopment Sites to support a diverse residential community that offers a range of dwelling densities and lifestyle opportunities.*
- *To encourage high quality and integrated environmentally sustainable development.*

The strategies to achieve these objectives include:

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

Clause 21.05-4 Built form and neighbourhood character

The objective of this policy is:

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

The strategies to achieve this objective include:

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

Local Planning Policy

Clause 22.08 Safety through urban design

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

Clause 22.09 Access for disabled people

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

Particular Provisions

Clause 52.06 Car Parking

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

- 1 space for 1 and 2 bedroom dwellings.
- 2 spaces for 3 or more bedroom dwellings.
- 1 visitor space to every 5 dwellings for developments of 5 or more dwellings.

Clause 52.06-8 outlines various design standards for parking areas that should be achieved.

Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road

The purpose of this clause is:

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

A permit is required to create or alter access to a road in a Road Zone, Category 1. A permit is required to create or alter access to land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.

Clause 52.34 Bicycle Facilities

Pursuant to Clause 52.34-3, the following number of bicycle spaces are required in development of four or more storeys:

- 1 space for every 5 dwellings for residents.
- 1 space for every 10 dwellings for visitors.

Clause 55 Two more dwellings on a lot and residential buildings

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

General Provisions

Clause 65 Decision Guidelines

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

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

10 PLANNING & ENVIRONMENT

10.1 Amendment C109 - Review of Land Subject to Inundation Overlay and Special Building Overlay - Progress Report

File Number: IN17/291
Responsible Director: Director Assets and Engineering
Attachments: Nil

EXECUTIVE SUMMARY

The purpose of this report is to update Council on the further consultation undertaken with submitters in relation to Amendment C109 to the Manningham Planning Scheme, and the next steps required to progress Council's assessment of the submissions received and, hence, the Amendment, and the additional time that is required to afford this its due consideration.

1. COUNCIL RESOLUTION

MOVED: CR MIKE ZAFIROPOULOS
SECONDED: CR PAUL MCLEISH

That Council notes:

- A. The activities undertaken by Council officers following the Council resolution of 21 February 2017 to defer this matter for three months.**
- B. The work still to be undertaken by Council officers in relation to the consideration of submissions to Amendment C109.**
- C. That due to the work still to be undertaken, including further discussions with Melbourne Water, all submitters have been advised in writing that the earliest possible date for a Council meeting to consider the submissions and request an independent panel, is likely to be September 2017.**

CARRIED

2. BACKGROUND

2.1 In relation to its consideration of submissions to Amendment C109 to the Manningham Planning Scheme, at its meeting of 21 February 2017, Council resolved "*that this matter be deferred for three months to enable further consultation with councillors*".

2.2 In response to that resolution:

- Council officers wrote to all 523 submitters on 1 March February 2017, (the number of submitters at that time) advising them of the Council resolution and inviting them to make an appointment for a one on one information session to discuss the officers' response to their submissions;

- This letter also anticipated that a submitters meeting and Council meeting would be held towards the end of May 2017; and
- Your Say Manningham consultation portal and the FAQs (frequently asked questions) were updated.

2.3 As of Thursday 11 May 2017, Council officers had met **222** submitters at one on one meetings over 16 disparate days, including 6 evening sessions and two Saturday sessions. 27 new submissions have been received taking the number of submissions to 550.

3. DISCUSSION / ISSUE

Actions

3.1 The meetings have resulted in a number of follow up actions:

- Resulting from the information sessions, there are requests for 45 follow up site inspections to be undertaken by Council's engineers.
- The information sessions have generated a significant amount of follow up review work to be undertaken by Council officers and the consultants. This work includes investigating new issues and information raised through the meetings in addition to the original submissions, further reviewing of the flood shape based on topographical information submitted by several submitters and responding to requests for further detailed information from the consultant. This work may impact on the Council officers' recommendations and will be reported back to Council in due course.
- Twenty seven (27) new submissions have been received since the 21 February Council meeting, requiring further technical reviews and invitations to attend one on one sessions with Council officers following completion of the review.
- Importantly, Council officers are having further discussions with Melbourne Water about proposed changes to their flood modelling filtering criteria to determine any potential implications on the extent of the proposed overlays for this amendment. The original flood mapping for this amendment was undertaken in accordance with Melbourne Water's standards at the time.

3.2 It is anticipated that the above further work may impact on the number of properties affected by the overlays. The outcomes of this additional work will form the basis of the next report to Council.

3.3 Submitters will be notified of these changes prior to the next Council meeting.

3.4 Based on the above additional work, it has not been possible to meet the May Council meeting cycle.

3.5 It is anticipated that the above work may take an additional 3 months to complete and the earliest date for a Council meeting to consider the submissions and request an independent panel, is likely to be September 2017.

3.6 An updated letter has been sent to submitters dated 4 May 2017, advising that the matter is now likely to be considered at the September Council meeting.

Communications

- 3.7 Since the February Council meeting, Council officers have provided two major updates to ensure all submitters and the broader community are informed on the status of Amendment C109.

March update:

- A letter, dated 1 March, was sent to all submitters together with an updated FAQ (frequently asked questions) fact sheet and technical report. The technical report detailed how each submitter's individual property was affected and officers' response to their submission. The letter invited submitters to meet individually with officers to discuss the officers' response to their submission.
- The *Your Say Manningham* website was updated to provide information on each of the key topic themes arising from the submissions received. The FAQs were also updated on this page.

May update:

- A letter, dated 4 May, was sent to all submitters to advise that Amendment C109 is expected to be considered in September. A summary of the letter, translated in the six main community languages other than English, was included with the letter.
 - The *Your Say Manningham* portal was updated, including the FAQs fact sheet.
 - An email update was sent to all *Your Say Manningham* e-Newsletter subscribers.
- 3.8 Prior to Council considering Amendment C109 at the September Council meeting, a further update will be provided to all submitters via post and online. This update will include details of the recommendation and Council officers' response to their individual submission. The FAQs and *Your Say Manningham* page will also be updated at this time.
- 3.9 In the meantime, the FAQs will continue to be updated as any further information becomes available or if Council receives enquiries in relation to additional issues.

11 ASSETS & ENGINEERING

11.1 Roads Benchmarking Survey - January 2017

File Number: IN17/286
Responsible Director: Director Assets and Engineering
Attachments: 1 Manningham Road Benchmarking Report 2017

EXECUTIVE SUMMARY

This report considers the outcomes of the annual roads maintenance and infrastructure benchmarking survey of Manningham against five (5) other municipalities, carried out during January 2017. A detailed and comprehensive road benchmarking survey report is attached.

The roads infrastructure benchmarking survey is solely an initiative of Council, which has been conducted annually since 1999 and provides valuable trend data, and is a key exercise in assisting with the prioritising of Council's resources.

The results indicate that Manningham continues to present its roads at a high standard in comparison to other councils and is generally performing well in the areas of pot hole and drainage pit maintenance, and in the overall cleanliness of local roads.

Overall, Manningham rated top 2 in 6 of the key road infrastructure performance categories. However, although the survey rated Manningham's performance as best in the presentation of garden beds, and second best in line marking and sign maintenance, performance was found to be somewhat inconsistent in these areas.

It is recommended that the report and benchmarking survey outcomes be noted, including the resultant outcomes and improvement opportunities to raise the overall level of performance in relation to the standard of maintenance of roads throughout Manningham.

1. COUNCIL RESOLUTION

MOVED: CR GEOFF GOUGH
SECONDED: CR ANDREW CONLON

That Council:

- A. Receive and note the report.**
- B. Note the improvement opportunities identified in the report, to improve the overall level of performance in relation to the standard of maintenance of roads throughout Manningham.**

CARRIED

2. BACKGROUND

- 2.1 An external consultant, Gilbert Consulting, and Council's Asset Co-ordinator carried out a roads maintenance benchmarking survey of six (6) municipalities. The councils surveyed were the Cities of Manningham, Whitehorse, Monash, Maroondah, Knox and Banyule.
- 2.2 The roads benchmarking survey was carried out on 17 and 18 January 2017.
- 2.3 Roads infrastructure benchmarking surveys have been conducted annually since 1999, and the results of the key elements inspected have been compared over this period. In addition, the results for Manningham over the past surveys have been compiled, to assist in identifying any key trends or issues that may require further analysis, and to assist with resource prioritisation. The surveys are an initiative of Manningham.
- 2.4 The main objective of the benchmarking survey exercise is to determine the overall performance, from a community perspective, of each council surveyed in terms of road infrastructure maintenance, and to establish an appropriate visual benchmark on which to compare the overall performance and urban amenity with that of Manningham.
- 2.5 The road infrastructure benchmarking survey is assessed by a "windscreen" survey of approximately 30km of local roads in each municipality, and includes the following key elements: road pavement, signs, line marking, side entry pits, garden beds and overall tidiness.

3. DISCUSSION / ISSUE

- 3.1 It is proposed that the report and roads benchmarking survey outcomes be noted, and that the proposed improvement opportunities be endorsed for action, to enhance the overall level of performance in relation to the presentation of roads throughout Manningham.
- 3.2 A summary of the survey results for Manningham, and the comparisons of performance against the other councils surveyed, is outlined in the following table:

(The table summarises the number of incidents/ratings recorded for the various performance categories within the road infrastructure survey. The lower the number of recorded incidents, the better the performance, and conversely, the higher the rating, the higher the standard of maintenance/presentation at the time of the survey).

No. of Incidents / Standard Rating				
Road Infrastructure (30 km) Performance Categories	Manningham Results	Average Results (All Councils)	Best Results (All Councils)	Worst Results (All Councils)
No. of Signs Incidents	96	176	91	316
No. of Side Entry Pits Incidents	6	16	6	33
No. of Potholes Incidents	3	8	0	16

Line Marking Rating	3.4	3.3	3.5	3.1
Garden Beds Rating	4.2	3.7	4.2	3.2
Overall Tidiness Rating (local roads)	3.9	3.9	4.2	3.5

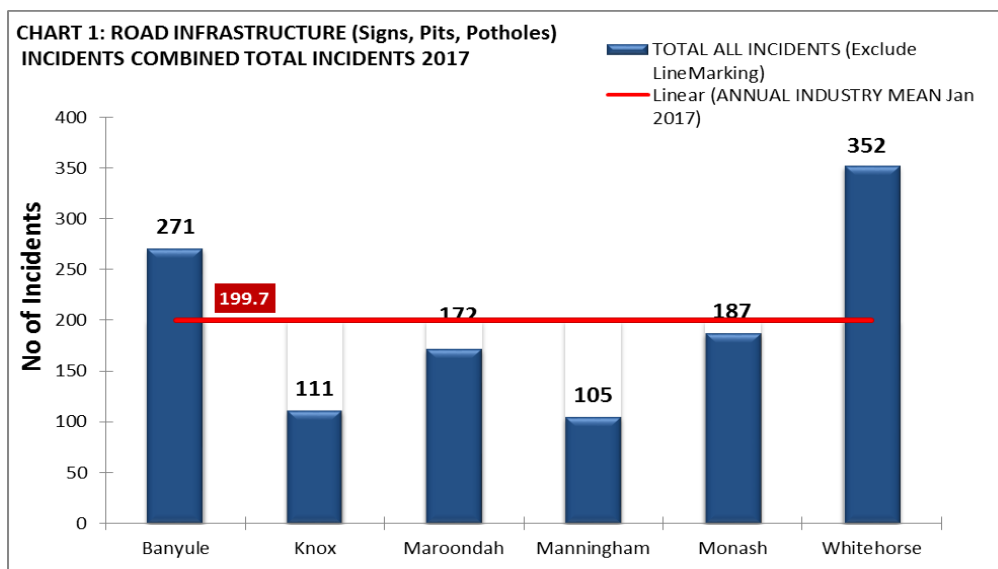
Note: Ratings are scored out of a maximum of 5 points.

- 3.3 The results indicate that Manningham continues to present its roads at a high standard in comparison to other councils and is generally at or above the benchmark mean in all performance categories, with a relatively low number of road infrastructure incidents recorded. Overall, Manningham rated top 2 in 6 of the key road infrastructure performance categories.
- 3.4 Whereas the results generally reveal that Manningham is performing well in the areas of pot hole and drainage pit maintenance, the long term trends indicate that Manningham's performance was found to be somewhat inconsistent in the areas of garden bed maintenance, line marking, sign maintenance and in the overall cleanliness of local roads, despite rating top and second top in most of these categories.
- 3.5 Whilst there has been a slight decrease in line marking compared to the 2016 results, Manningham's 2017 results continue to be above the five year industry benchmark mean for this group of councils. Although the results have been relatively steady over the past 3 surveys, some inconsistencies and variances in performance were observed, particularly the need to maintain the quality of line marking at acceptable visibility standards. Refer to the table at paragraph 3.13 for management's response.
- 3.6 The 2017 survey results reached a new performance peak in the presentation of garden beds compared to previous years, with general improvement and less inconsistent performance found between the garden beds inspected. Whilst Manningham continues to be above the five year industry mean, it is proposed that the improved performance of garden bed standards and practices be built upon to obtain better consistency across all garden beds. Refer to table at paragraph 3.13.
- 3.7 In terms of signs, the 2017 survey recorded a slight drop in the number of sign incidents compared to the 2016 and 2015 results, the number of bent/broken/twisted signs and leaning/bent poles are still higher than earlier years with an overall upward trend. Whilst Manningham performance shows a decline in the number of recorded incidents over past 3 surveys, it is proposed that a review of sign maintenance standards and practices be undertaken to achieve further improvements. Refer to table at paragraph 3.13.
- 3.8 Whilst there has been a slight increase in local road cleanliness compared to previous results, Manningham's 2017 results have shown a slight drop in comparative performance with other councils rating only fourth compared to equal second in 2016. It is proposed that the increasing performance of road cleanliness must continue to achieve a higher standard to match improvements observed in other municipalities by examining and reviewing the maintenance standards and practices.

3.9 The following is a summary of Manningham’s performance in comparison to the other councils surveyed, including trends over past surveys:

- **Signs** - Second lowest number of incidents recorded in 2017, with an upward trend in the number of incidents over earlier surveys, but with a slight improvement in the past 3 years. Overall, very good performance.
- **Garden Beds** - Continuation of improvement in performance over previous surveys with the 2017 results reaching a new peak and recording the overall highest rating in comparison with previous years. Overall, very good performance.
- **Side Entry Pits** - Further decrease in incidents and lowest number of incidents compared to other councils. The results are considered very good.
- **Line Marking** - Achieved second highest rating with a slight decrease in performance on previous two surveys. Although some improvement is needed to stop the slightly downward trend. This is considered as good performance.
- **Potholes** - Achieved second lowest number of recorded incidents, with a significant decrease in the number of incidences recorded in the 2017 survey. Overall, very good performance.
- **General Tidiness** - Continuation of consistent performance with continued improvement over last four surveys, however there has been a slight drop in comparative performance with other councils. Overall, performance is considered very good.

3.10 From a community prospective, signs, pits and potholes are the most obvious for comment and recognition of their councils focus on road infrastructure maintenance. The chart below summarises the total number of recorded incidents during the 2017 survey and shows that Manningham had the lowest number of road infrastructure incidents recorded and is well below the Annual Industry Mean.



- 3.11 The appearance of Council's roads is well regarded, and historically, Manningham's performance over time has rated well in comparison to other councils.
- 3.12 The survey provides a comprehensive urban amenity benchmark to assist in comparing Manningham's overall performance and amenity, in regard to road infrastructure maintenance, and enables comparisons with other councils surveyed.
- 3.13 Four improvement opportunities have been identified, as a result of the roads benchmarking survey, to meet the needs and reasonable expectations of the community and improve the overall standard of maintenance of roads throughout Manningham. The following is a summary of the recommended action plan and management response:

Recommended Action	Management Response
1. The drop in the number of sign incidents must be built upon to achieve further improvements by examining and reviewing the inspection and intervention maintenance standards and practices.	A review of maintenance standards and practices will be undertaken to continue to achieve improvements.
2. The improved performance of garden beds be examined and the maintenance standards and practices be reviewed to obtain better consistency, particularly at roundabouts containing feature trees.	A review of maintenance standards and practices will be undertaken to continue to achieve a higher standard of garden beds. Additional funds have also been included in the 2017/18 capital work program to assist with the ongoing refurbishment of garden beds.

<p>3. A review of line marking be undertaken to address the inconsistency in service delivery, particularly the need to keep the quality of the line marking at acceptable visibility standards.</p>	<p>Following a review of line marking programs and resourcing in 2013, additional funds were allocated in the operating budget to bolster resources required to improve the line marking on roads throughout the municipality.</p> <p>Council's main roads (link and collector) were initially targeted during this time, as a part of an ongoing program.</p> <p>It will take approximately 5-6 years to complete the entire municipality based on current funding allocations. At the time the road benchmarking audit was undertaken in January, the impact of these works had not been fully realised, and the results would vary depending on whether the audit was done in an area that had been targeted under the current line marking program.</p> <p>It should be noted, however, that Manningham's 2017 results are now equal to five year Industry Mean and there has been a vast improvement in performance compared to previous surveys.</p>
<p>4. The increasing performance of road cleanliness must continue to achieve a higher standard to match improvements observed in other municipalities, to be achieved by examining and reviewing the maintenance standards and practices.</p>	<p>A review of maintenance standards and practices will be undertaken to continue to achieve a higher standard of road cleanliness.</p>

4. IMPACTS AND IMPLICATIONS

- 4.1 The annual road benchmarking survey, involving the Cities of Manningham, Whitehorse, Monash, Knox, Maroondah and Banyule, continues to provide Council with a practical means of measuring its performance against similar councils. It also enables trends to be identified and effective process improvements to be implemented, to improve the consistency in performance.
- 4.2 The January 2017 survey results have shown that high maintenance standards are being achieved in all areas, although some challenging trends are emerging, especially in relation to line marking standards sign incidents, road cleanliness, and garden bed maintenance.
- 4.3 The survey has identified some improvement opportunities in regard to the overall level of performance and standard of maintenance of roads throughout Manningham, and a management response has been provided with corrective actions.

5. IMPLEMENTATION

5.1 Finance / Resource Implications

The road infrastructure benchmarking survey is provided for within the Assets and Engineering Directorate budget.

6. DECLARATIONS OF CONFLICT OF INTEREST

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



Manningham Road Benchmarking Report

January 2017

Prepared by
Gilbert Consulting
with Manningham City Council

CONTENTS

CONTENTS	3
1. OBJECTIVE	4
2. MAINTENANCE ITEMS SURVEYED	4
3. COUNCILS SURVEYED	4
4. METHODOLOGY	4
4.1 ROAD INFRASTRUCTURE	4
5. ASSESSMENT CRITERIA	5
5.1 INCIDENT RECORDING	5
5.2 VISUAL RATING ASSESSMENTS	6
6. LIMITATIONS OF THE SURVEY	8
7. SURVEY RESULTS	8
7.1 SUMMARY TABLE INCIDENT & RATING ASSESSMENTS JANUARY 2017	9
7.2 TOTAL INCIDENTS OVERALL - JANUARY 2017	10
7.3 SPECIFIC ROAD INFRASTRUCTURE CATEGORY RESULTS	10
8. SUMMARY INFRASTRUCTURE ITEM ASSESSMENTS JANUARY 2013 TO JANUARY 2017	14
8.1 TOTAL INCIDENTS – SIGNS, PITS AND POTHLES	14
8.2 GARDEN BEDS	15
8.3 DRAINAGE – SIDE ENTRY PIT INCIDENTS	15
8.4 POTHLES	16
8.5 LOCAL ROAD CLEANLINESS	17
8.6 LINE MARKING	17
9. MANNINGHAM ASSESSMENT TRENDS JANUARY 2013 – JANUARY 2017	18
9.1 TOTAL INCIDENCES – SIGNS, PITS AND POTHLES	18
9.2 LINE MARKING	18
9.3 DRAINAGE PITS	19
9.4 GARDEN BEDS	20
9.5 ROAD TIDINESS/CLEANLINESS	21
9.6 SIGNS	21
10. CONCLUSION	22
10.1 SUMMARY COMPARISON WITH FIVE OTHER COUNCILS	22
10.2 SUMMARY PERFORMANCE OVER A PERIOD OF TIME	23
10.3 KEY RECOMMENDATIONS	25

1. OBJECTIVE

To determine the overall performance, from a “community” perspective, of six (6) councils in terms of road infrastructure maintenance and to compare that performance with the performance of Manningham based on a visual “driver” perspective, *“to view the streetscape (road and nature strip) as would a member of the community driving along that road”*.

The two key outcomes sought are to:

- Compare Manningham’s performance with previous years and to ascertain the level of consistency or change in performance from year to year; and
- Compare Manningham’s performance against five (5) other similar Victorian (metropolitan) councils to ascertain the relativity between their respective performances.

2. MAINTENANCE ITEMS SURVEYED

The Road infrastructure survey included:

- Road pavement - potholes;
- Signs;
- Line marking;
- Side entry pits;
- Garden bed maintenance (within road reserves); and
- Overall tidiness (street cleaning, extent of litter and overall appearance).

3. COUNCILS SURVEYED

The six councils surveyed were the cities of Manningham, Whitehorse, Monash, Knox, Maroondah and Banyule.

4. METHODOLOGY

4.1 Road Infrastructure

The Road infrastructure was assessed by a “windscreen survey” undertaken by two persons in the one vehicle. The key components of the road infrastructure survey of each council involved:

- Travelling along thirty (30) kilometres of road under the care and management of the Council in each municipality (this information was obtained from each Council’s Road Management Plan to ensure all are local roads and provide greater consistency between Council’s surveyed);
- Random selection of a wide variety of roads including residential, commercial/ industrial, collector and local roads within each municipality;
- Recording the number of “incidents” and assessment of line marking, garden bed maintenance and overall tidiness against specified Assessment Criteria outlined in Section 5;

- The inclusion of the infrastructure elements of intersecting road in the vicinity of the intersection that are clearly visible from the road being assessed; and
- Assessments carried out by persons experienced in infrastructure maintenance and management and independent of the Manningham maintenance operations.

As recommended in previous survey reports, only those roads as designated within each Council's Road Register were surveyed. This ensured that all roads selected are maintained by each council and eliminate any potential inconsistencies for maintenance responsibilities between councils surveyed.


5. ASSESSMENT CRITERIA




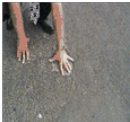
The two methods of assessing performance were by:

1. Recording the number of "incidents" in each road infrastructure category; and
2. Visually assessing and recording performance against agreed assessment criteria for the following elements:
 - Line marking;
 - Landscape (garden bed); and
 - Overall tidiness.

5.1 Incident Recording

The criteria used within each municipality for assessing the comparative performance of the road infrastructure for incidents, is set out in the following table:


Performance Categories	Performance Criteria
SIGNS	
Leaning Poles	Poles with leans of approximately 3 degrees (> 50mm lean over length of 2000mm) or more from the vertical.
Twisted/broken or bent signs	<p>Twisted signs included signs facing wrong way on pole and/or the sign itself twisted.</p> <p>Broken signs include those broken and part of the sign remains or sign has been removed from its position and lying on the ground/pavement.</p> <p>Bent signs included obvious deformation of the sign even if still legible.</p> 
Missing Signs	A pole without a sign or a bracket fixed to a pole but no sign.
Graffiti on sign	A sign defaced by stickers, writing, spray paint etc


Performance Categories	Performance Criteria	
Faded/Dirty sign	A sign difficult to read due to faded lettering/symbol and/or build-up of dirt, rust etc.	
SIDE ENTRY PITS		
Blocked Inlet	Inlet pit throat blocked by more than 50% of opening.	
Broken lintel	Lintel structure broken/damaged/deformation	
PAVEMENT - POTHOLES		
Greater than 300mm diameter	Pothole in road surface greater than 300mm in diameter and greater than 25mm deep.	
Less than 300mm diameter	Pothole in road surface less than 300mm in diameter and greater than 25mm deep.	




Note: Bus Stop signs and poles are excluded from the survey, as the maintenance responsibility between municipalities for these items is not consistent.


5.2 Visual Rating Assessments

For the assessment of Line marking, Landscape elements and the Overall Tidiness, a score rating system of 5 (best) to 1 (worst) was used. The following tables identify the assessment criteria and the corresponding rating for that element.


GENERAL TIDINESS (Overall street cleanliness & litter rating):		
5. Excellent	No Litter and overall street very neat and tidy	
4. Very Good	Little (not unsightly)	
3. Good	Scattered amounts of unsightly litter	

GENERAL TIDINESS (Overall street cleanliness & litter rating):		
2. Fair	Significant amounts of unsightly litter	
1. Poor	Excessive amounts of unsightly litter	

GARDEN BEDS (rating):		
5. Excellent	Healthy plants, dense cover and no weeds and /or litter	
4. Very Good	Healthy plants with some weed growth and /or litter	
3. Good	Plants with some distress and/or some weed growth and /or litter	
2. Fair	Plants with significant distress and/or weed growth and /or litter	
1. Poor	Plants with excessive distress and/or weed growth and /or litter	

LINE MARKING (Extent of fading/broken)		
5. Excellent	Highly visible with continuous line marking with no breaks.	
4. Very Good	Clearly visible with continuous line marking with no breaks.	
3. Good	Visible with little or no breaks due to paint loss/cracked, repair works to road surface	
2. Fair	Some line marking areas with poor visibility in daylight and/or some breaks due to paint loss/cracked, repair works to road surface	

LINE MARKING (Extent of fading/broken)	
1. Poor	Either very difficult to see in daylight and requires painting or non-existent and/or with significant number of breaks due to paint loss/cracked, repair works to road surface



6. LIMITATIONS OF THE SURVEY

The following lists the limitations of the survey and the results presented in this report:

- The evaluation of the Road Infrastructure was from a "windscreen" survey;
- The performance criteria (standards of each Council) may not match the individual council's required performance/standard;
- Survey undertaken over two consecutive day period and weather conditions may vary;
- Survey does not assess or make comment on the adequacy of the infrastructure; and
- The number of incidents or ratings recorded for each category is a score for that sample and may not reflect as a percentage the total infrastructure in that category.

7. SURVEY RESULTS

The surveys were undertaken during 17th and 18th January 2017 with fine weather conditions consistent over the two days except for some light morning rain on the 18th.

The results have been divided into three sections as follows:

- Section 7.1 – Summary Table Incident & Rating Assessments January 2017;
- Section 7.2 – Total Incidents Overall - January 2017; and
- Section 7.3 – Specific Road Infrastructure Category Results - January 2017.

To assist in making comparisons with all previous year assessments, an overall **Industry Mean** has been calculated and provided on each of the Charts utilising data from the past five (5) survey years (January 2013 to January 2017).

In Section 7, an Annual Mean for January 2017 results has also been included to assist in determining relevant performance for that year.

7.1 Summary Table Incident & Rating Assessments January 2017

The following table summarises the various incidents recorded within the survey of each of the municipalities. It identifies the various key elements of signs, garden beds, side entry pits, line marking, potholes and overall general tidiness results with their sub-elements where relevant.

Municipality	Length Surveyed km	SIGNS (No)					GARDEN BEDS (Rating) Litter/ weeds/ plants	SIDE ENTRY PITS			LINE MARKING (Rating) Faded / Broken Lines	POTHOLE S (No)			TOTAL ALL INCIDENT S (Exclude LineMarking)	TOTAL KM		Ave GENERAL TIDINESS/km Condition
		Poles Broken/ Twisted Sign	Missing Sign	Graffiti on Sign	Faded/ Dirty Sign	TOTAL SIGNS		Blocked Inlet >50%	Broken Lintel	TOTAL SIDE ENTRY PITS		>300mm	<300mm	TOTAL POTHOLE S		Urban Roads Local	Urban Roads Council	
Jan-17																		
Banyule	30.0	154	3	62	3	222	3.6	20	13	33	3.1	5	11	16	271	30.0	0.0	3.5
Knox	30.0	74	1	16	0	91	3.7	6	2	8	3.5	3	9	12	111	30.0	0.0	4.1
Maroondah	30.1	117	2	34	5	158	3.2	7	3	10	3.2	0	4	4	172	30.1	0.0	3.7
Manningham	30.1	85	0	8	3	96	4.2	4	2	6	3.4	3	0	3	105	30.1	0.0	3.9
Monash	30.1	145	3	19	4	171	3.7	14	2	16	3.5	0	0	0	187	30.1	0.0	4.2
Whitehorse	29.9	293	0	21	2	316	3.9	16	8	24	3.2	3	9	12	352	29.9	0.0	4.0

Table 1: Summary Table Incident & Rating Assessments January 2017

Notes:

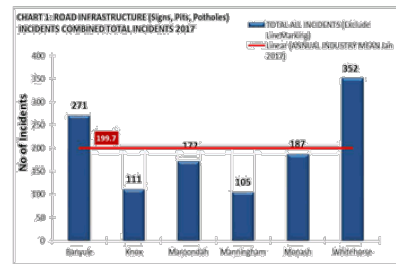
1. For those areas where ratings are used, e.g. Garden Beds, Line Marking and General Tidiness, the higher the rating, the higher (better) the performance.
2. In the other areas, the lower the number of recorded incidents, the higher (better) the performance.

7.2 Total Incidents Overall - January 2017

In terms of the total number of incidents at each municipality identified during the survey (excluding ratings for line marking, garden beds and overall tidiness of the road infrastructure inspected), the following charts identify the various assessments for each municipality recorded during the survey period. These incidents include Signs (bent/twisted, missing, graffiti and faded), Pits (blocked and broken) and Potholes (small & large).

The lower the number of recorded incidents indicates better performance overall within each category assessed.

Chart 1 shows that Manningham again had the lowest number of road infrastructure incidents recorded, closely followed by Knox and then Maroondah and Monash, all well below the Industry Mean. In 2015 and 2016 Manningham was also the lowest.



Whitehorse recorded the most incidents, with a decrease from 2016. Banyule experienced a large decrease from 2016 however; both remain well above the Industry Mean. These two municipalities have significantly higher number of recorded incidents, which would be clearly visible to the local communities and road users within these municipalities.

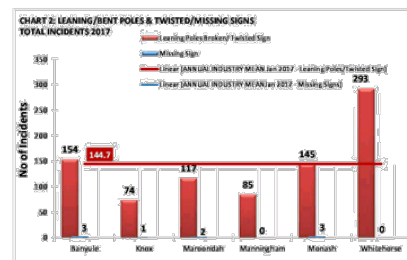
7.3 Specific Road Infrastructure Category Results

The Table in Section 7.1 shows the comparative performances of various road infrastructure based on the number of incidents or ratings in each category.

The following summarises the various assessments within each specific category for each municipality.

7.3.1 Total Sign Incidents (leaning poles, bent/twisted, missing signs)

Based on these results, Chart 2 indicates that Knox had the lowest number of



recorded sign incidents followed closely by Manningham then Maroondah, all three below the industry Mean. Monash scored at the Industry Mean level with Banyule just above and Whitehorse well above the Industry Mean.

Manningham recorded equal lowest with Knox in 2015 and lowest in 2016, however Knox had made substantial improvements over the last year with less incidents than Manningham, even though Manningham had also improved.

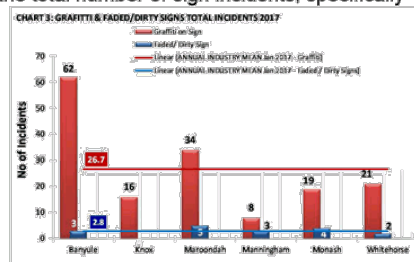
As in previous surveys, missing signs were very rare.

Whitehorse continues to record a significantly high number of sign incidents.

From a driver and pedestrian aspect, signs are very evident and based on the results above the Whitehorse community would see significantly more incidents within their community. In addition the community perception would be of differing maintenance values (levels of service) between the six councils.

7.3.2 Total Sign Incidents continued - (Graffiti and Faded/Dirty Signs)

A further analysis and breakdown of the total number of sign incidents, specifically reviewing the number of graffiti and faded signs incidents recorded as indicated in Chart 3.



In terms of graffiti, which is directly impacted upon by the level of community activity, Manningham had the lowest number recorded followed by Knox, Monash and Whitehorse, all below the Industry Mean. Banyule registered the highest incidences of graffiti with Maroondah the next highest and both above the Industry Mean.

In terms of faded/dirty signs, the overall number of incidents decreased with Knox recording zero (0) incidents, and Maroondah the highest with five (5) incidents. Manningham recorded three (3) incidents. Faded/dirty signs are an activity not generally influenced by the community, such as occurs with graffiti. The number of incidents recorded generally indicates the level of focus (maintenance) placed on this issue by those councils.

7.3.3 Garden Beds (weeds/litter and plant healthiness)

These results are based on the visual assessment undertaken of garden beds within road reserves surveyed (generally centre medians, centre of roundabouts or at interstions). It should be noted that *“the lower the rating, the poorer the condition of the garden beds”*.

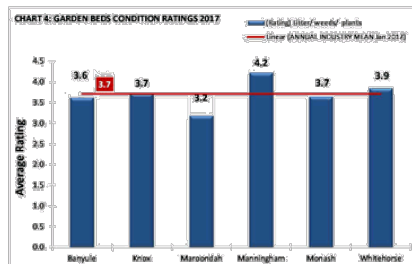


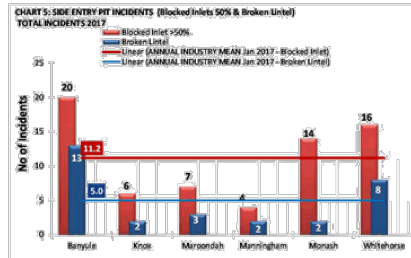
Chart 4 indicates that the garden beds within road reserves for Manningham rated the best followed by Whitehorse, Knox and Monash, all at or above the Industry Mean with Maroondah and Banyule rating below the Industry Mean.

It is noted that overall a higher standard was observed with the Industry Mean increasing to a higher

level than in 2016. This may have been due in part to more rain over the summer months and a concentrated effort by the councils to improve standards.

The garden beds assessed during the inspections indicate Maroondah had the lowest rating garden beds and were generally in poorer condition with more distressed plants and higher evidence of weeds.

7.3.4 Pits (Blocked Inlets > 50% & Damaged Lintels)



As indicated in **Chart 5**, Manningham had the least number of recorded **blocked pits**, followed by Knox and Maroondah, all below the Industry Mean. Overall the total number of blocked pit incidences has continued to decrease from the peak recorded in 2013 of a total 381 incidences, 208 in 2015, 170 in 2016 with a dramatic decrease to 67 this 2017 audit.

In terms of **broken lintels/damaged pits** Manningham, Knox and Monash the equal lowest numbers indicating high focus on this area, followed by Maroondah who were all below the Industry Mean. Banyule had the highest number of incidences followed by Whitehorse, both above the Annual Industry Mean. The total number of broken pits recorded this survey maintained a downward trend recording less than 2016 indicating an increased focus on this issue.

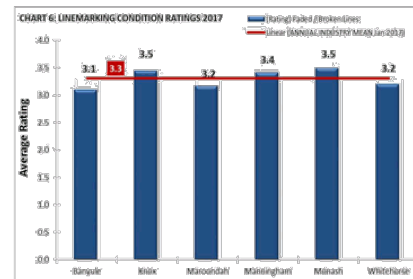
The decrease in the number of **blocked pits** within Manningham has continued to decrease to the equal lowest level (Dec 2011) since surveys commenced with only four (4) incidents recorded in 2017.

The 2017 result may reflect the positive impact of Council's asset renewal/maintenance programs however, it should be noted that weather conditions can have a significant impact on blocked pits.

7.3.5 Line Marking

Chart 6 (note the lower the rating the poorer condition) highlights that Banyule recorded the lowest rating and was below the Industry Mean. Knox and Monash had equal highest ratings followed by Manningham.

Even though the linemarking is in good condition Monash (+0.2) is the only council to improve on the 2016 results. Banyule and Knox remained the same with Manningham (-0.1), Maroondah (-0.2) and Whitehorse (-0.2) decreasing. The Annual Industry Mean for 2017 remaining the same as 2016. This indicates that overall linemarking maintenance remained the same but has declined in three councils, including Manningham, since 2016.



The rating system records all roads inspected that have line marking and assesses the overall condition of that linemarking per road inspected. The small difference in average condition between the highest and lowest council, a difference of 0.4 indicates that the condition of the line marking remains reasonably consistent, although this year more faded lines were noticeable in three (3) municipalities and this would be readily observed by the community both during the day and night.

The line marking in Banyule remained lower than all other Council's, however it rated the same as 2016.

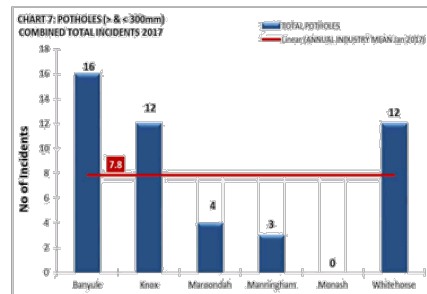
It was noted that in many instances the linemarking was borderline between a good or lesser result as it was beginning to fade and at the point where it will need attention to maintain a good score.

7.3.6 Potholes (>&< 300 mm diameter &> 25mm deep)

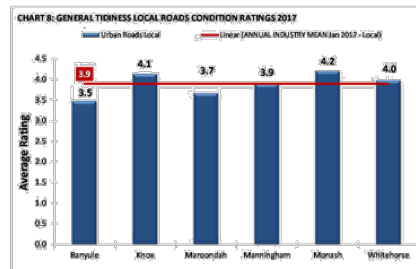
There was an overall improvement in all councils surveyed with the industry average decreasing from 13.8 incidents in 2016 to 7.8 incidents in 2017. Overall there has been a decrease in the total number of incidences with 83 potholes in 2016 compared to 47 in 2017.

Although Banyule, Knox and Whitehorse decreased in the number of potholes they remained well above the Industry Mean as evidenced in Chart 7.

All councils, including Manningham, had less numbers of potholes than in 2016. Monash had the least with no potholes closely followed by Manningham, 3 potholes, and Maroondah 4 potholes, all below the Industry Mean. The overall decrease in the number of potholes since 2016 is reflective of a higher maintenance/renewal focus in all municipalities.



7.3.7 Overall General Tidiness



The cleanliness within the overall road network (local and collector roads) predominantly focusses on the cleanliness of the kerb and channel and the extent of debris/litter within the road reserve (note the highest score of 5 indicates no litter, the lower the rating the poorer the overall tidiness)

Factors such as the extent of leafy trees, slope of channel and recent rainfall has a direct impact on the results within this aspect.

In terms of tidiness, **Chart 8** highlights that Monash was the best followed closely by Knox, Whitehorse and Manningham, all rating at or above the Industry Mean. Banyule decreased from 2016 and Maroondah remained the same, with the other councils improving on 2016 results. In some areas, particularly Banyule and Maroondah, the amount of general litter and leaf litter was more evident.

8. SUMMARY INFRASTRUCTURE ITEM ASSESSMENTS JANUARY 2013 TO JANUARY 2017

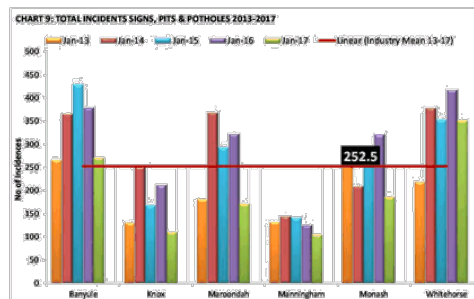
Benchmarking assessments (surveys) have been undertaken within the six (6) municipalities, generally on an annual basis since April 1999. Whereas some aspects of the surveys have been improved (e.g. condition rating of line marking and the introduction of garden bed assessment), the overall survey methodology remains consistent and provides an excellent base to compare performances over a long period.

Whilst information from 1999 is available, it was considered more beneficial to review the past five (5) year surveys to provide more meaningful comparisons. The Charts and Industry Mean compare the past five (5) surveys (January 2013 - January 2017) to better highlight recent trends.

8.1 Total Incidents – Signs, Pits and Potholes

From a community perspective, signs, pits and potholes are the most obvious for comment and recognition of their councils focus on road infrastructure maintenance.

Chart 9 summarises the total number of recorded incidents during the recent January 2017 survey and aligns these with the results of the previous four (4) surveys for each municipality.



As evidenced in the Chart, there are significant variations in recorded incidents over the five-year period. Over the first four years of surveys there was a general steady increase in the overall number of incidences recorded plateauing in 2016 with all councils decreasing in 2017.

It was noted that although the number of incidents was less for each individual council in 2017, the Five Year Industry Mean increased as the December 2011 very low values dropped off from the Industry Mean calculation. This year has seen a further increase in the overall average number of incidents with the Five Year Industry Mean being 193.4 in 2013, 224.9 in 2014, 224.2 in 2015, 241.6 in 2016 and this survey 2017, 252.5.

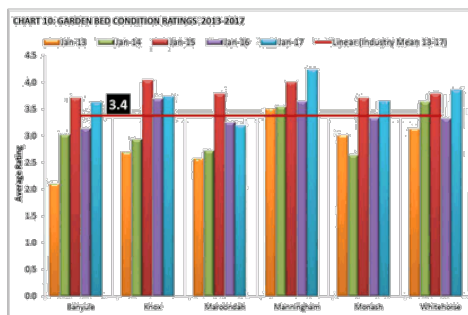
Manningham continued with its downward trend since the January 2014 Survey and attained a further 17% decrease from 126 to 105 incidences over the last two survey periods.

Manningham continues to exhibit significantly less incidents than all other councils indicating a higher focus on maintenance/renewal of these very visible, key infrastructure items.

8.2 Garden Beds

A review of the garden bed ratings (litter/ weeds/plant conditions/ mulch etc), as per **Chart 10**, indicates that five (5) of the six (6) councils improved from the 2016 survey. Maroondah dropped by 0.1. Overall this demonstrates a reversal of the declining trend of the 2016 survey.

Manningham and Whitehorse showed the greatest increases since 2016, both improving by 0.6 rating points each.



Banyule, Knox, Manningham, Monash and Whitehorse are above the Five Year Industry Mean. The overall improvement in garden bed ratings indicates there has been an upgrading in the quality of bed maintenance for the five councils.

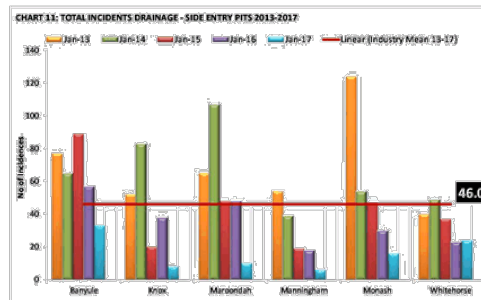
The Industry Mean has steadily increased from

The milder summer weather has clearly had a positive impact and observations of less distressed plants, litter and weeds in the field also indicate better focus and increased level of service towards garden bed maintenance/presentation.

Damage to garden beds caused by vehicles was observed.

8.3 Drainage – Side Entry Pit Incidents

In terms of road drainage side entry pits incidents, **Chart 11** highlights that between the five (5) surveys there appears to be a general continuation of the past trend of decreasing numbers of incidents since 2014 with all councils except Whitehorse experiencing a substantial decrease in incidents since the last 2016 Survey.



Maroondah experienced the most significant decrease (38 incidents) and Whitehorse the only council to show an increase (1 incident).

Manningham had the smallest decrease, although coming off the lowest 2016 figure and achieving the lowest number of incidents (6) in the 2017 Survey.

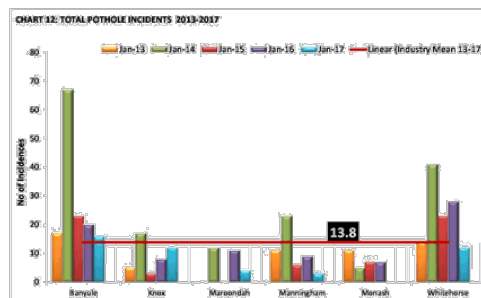
All councils are below the Five Year Industry Mean.

The lower scores in part resulted from less leaf debris blocking pit inlets and attention to repairing broken lintels.

Manningham, Knox and Maroondah have the cleanest pit entrances whilst Manningham, Knox and Monash have lower numbers of broken lintels indicating Manningham has the best overall maintenance service and continues to be a consistent, high performer, in this area.

8.4 Potholes

Overall, the number of potholes evident within the five (5) councils road systems assessed (30kms each) was significantly lower than in January 2016 with a total 83 potholes (2016) and 47 potholes (2017), **Chart 12**.



Knox was the only council to exhibit an increase since the 2016 Survey. All other councils, including Manningham, experienced decreases in the number of pothole incidents, with Monash recording zero (0) potholes.

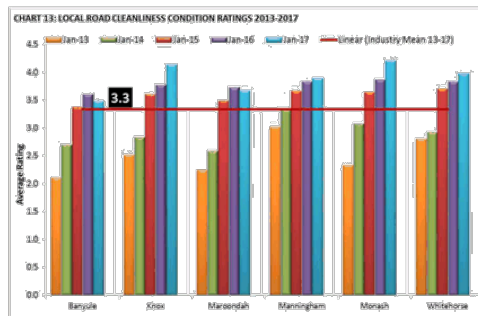
The Five Year Industry Mean of 13.8 is lower than the 14.1 of 2016 with five of the six councils below the Five Year

Industry Mean. Although Banyule is above the Industry Mean, Banyule continues to show improvement compared with the 2014, 2015 and 2016 surveys.

The overall decrease in potholes indicates that additional funds are most likely being directed to renewal and maintenance in this area.

Whilst in the 2014 survey the number of potholes in the majority of councils had increased and concern was expressed that it may indicate a significant shift with changes in inspection programs and appropriate resource allocations to maintain low levels of potholes. It would appear that trend is in reverse. The Road Management Act and the requirement to inspect and repair have certainly kept up the focus on road maintenance in previous years, and this is evident in the 2017 results.

8.5 Local Road Cleanliness



The local road cleanliness assessment is based on the higher the score the cleaner the road eg rating of 5 indicates excellent condition with no visible litter.

Chart13 indicates that apart from Banyule the other councils either stayed the same (Maroondah) or continued the trend of higher ratings with the 2017 ratings being higher than 2016,

which in turn were higher than 2015 and 2014. Banyule experienced a slight drop

This is an excellent result with all councils remain above the Five Year Industry Mean which was first achieved in 2015. The Industry Mean has also increased from 3.2 (2016) to 3.3 (2017).

Manningham continues to be rated above the Five Year Industry Mean indicating consistent performance over many years.

In 2013 it was thought the poorer results appeared to be an aberration rather than a trend. The 2014, 2015, 2016 and 2017 results have continued the improvement trend confirming that the 2013 results were most likely an aberration.

8.6 Line Marking

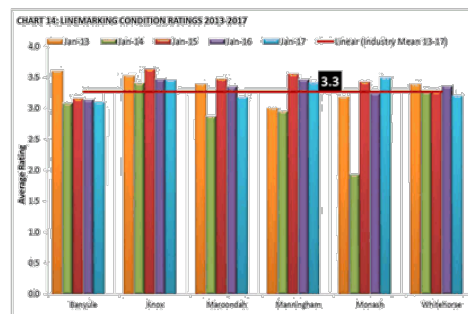


Chart 14 highlights that line marking ratings which, except for Whitehorse, declined in 2016 continued to show varying results in 2017. In 2017 Monash showed an improvement (0.2), Banyule and Knox experienced no change, Manningham dropped by (0.1) and Maroondah and Whitehorse dropped by (0.2).

Banyule, Maroondah and Whitehorse remained

below the Five Year Industry Mean while Knox, Manningham and Monash remain above the Five Year Industry Mean, which is the same as 2014, 2015 and 2016 at 3.3.

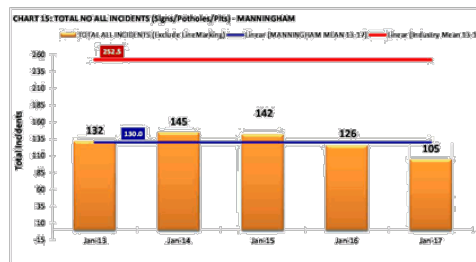
All councils have demonstrated a fairly consistent performance over the last three surveys, although only three councils, Knox, Manningham and Monash have maintained their ratings at or above the Five Year Industry Mean in that period.

Knox and Monash are the better performers in 2017 with both 0.2 above the Industry Mean.

9. MANNINGHAM ASSESSMENT TRENDS JANUARY 2013 – JANUARY 2017

To give a better understanding of Manningham’s performance over the past five (5) surveys Jan 2013, Jan 2014, Jan 2015, Jan 2016 and Jan 2017, the following information is provided. To assist in this assessment the Industry Mean in addition to Manningham’s Mean has also been compared to the various assessments to better understand where Manningham results are compared to the other five (5) councils.

9.1 Total Incidences – Signs, Pits and Potholes



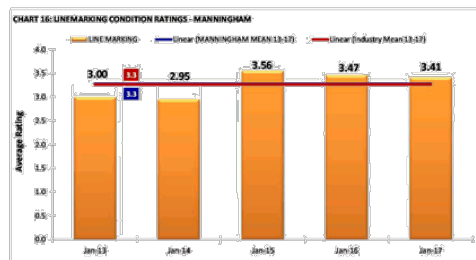
Over the past five (5) years, the total number of incidents within Manningham peaked at 2014, with a decreasing trend in 2015, 2016 and again in 2017. All scores have remained well below the overall Industry Mean.

As evidenced in **Chart 15**, the Manningham Mean continues to be significantly lower than

the Industry Mean in the number of total incidents recorded each year.

Whilst the overall results for Manningham, compared to other councils is good, it is also pleasing that the earlier trend of a significant rise in incidents to 2014 is now reversed and the downward trend provides a total number of incident in 2017 which less than recorded in 2013.

9.2 Line marking



Line marking performance, in **Chart 16**, indicates a peak performance in 2015 with a slight downward trend in the following two years, 2016 and 2017. Even though there is a drop in performance since 2015, the Manningham Mean which in 2015 remained below the Industry Mean with a score of 3.1 is equal at 3.3.

However, the level of service in line marking needs to be closely monitored to ensure that the downward movement in 2016 and 2017 is halted.

Similar to 2016 it was observed that there were a number of instances of varied performance as some sections of a road appeared good, but within the same road some sections were fading.

Evidence in the field indicates substantial variations in performance between roads inspected, although compared to previous years no roads scored were considered poor. For example line marking in Blackburn Road (Porter St to Heidelberg-Warrandyte Rd), Church Road (Reynolds Rd to Porter St) and Swanston Street were considered excellent to very good with scores of 4.5, with 23% of road sections considered very good scoring (4.25 - 4), 55% of road sections rated very good to good scoring (3.75 - 3), 16% of road sections rated fair scoring (2.75-2), while 0% were considered poor, scoring (1.75 - 1).

This range of variation has also occurred in previous surveys.

Overall, the performance compared to previous surveys revealed reasonably constant good line marking. However there was a slightly higher percentage with lines beginning to fade and changes in line marking standard along a section of road. There is room for improvement by ensuring the lines are repainted at frequencies that intervene before they fade and become unserviceable and making sure the quality of line marking is consistent along sections of road.

As recommended in previous Benchmarking reports, it is again recommended that due to the importance of line marking there is room for further improvement in the line marking and a thorough examination of the line marking standards, schedules and resources to occur. It is also recommended that the review of line marking to determine the frequency of relining (based on road hierarchy) and subsequent cost and that the required level of service be considered by Council as part of the budget process.



Faded Line Marking - Sheahans Road Manningham

9.3 Drainage Pits

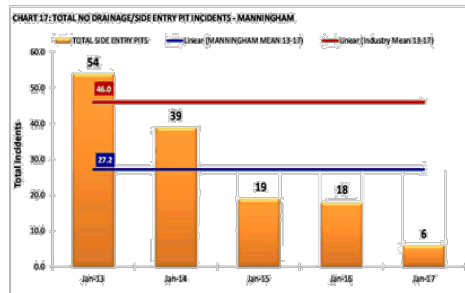
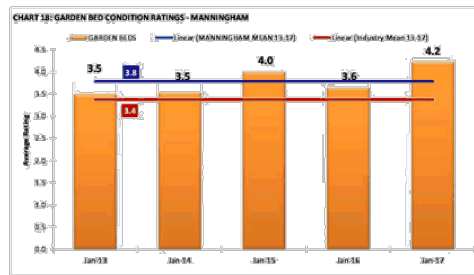


Chart 17 indicates a positive trend with a continuous decline in the number of drainage pit incidents from the peak in Jan 2013 to the 2017 results.

It is noted that the pit incidents reduction trend from 2013 to 2017 coincides with the continuous improvement in street cleanliness ratings over the same period, as per Section 9.5.

The Manningham results have improved in the past four surveys with the 2017 number being a very low six (6) and the Manningham Five Year Mean (27.2) remaining well below the number of incidents for the Industry Five Year Mean (46). It is important that inspection processes and the approach to cleaning pit openings continues which has rendered the improvements, continues.

9.4 Garden Beds



The results from January 2017, as per Chart 18, indicate inconsistent performance over the past five surveys with the garden bed rating trending upwards to 2015 then a decline in 2016 and a best result in 2017.

However over the same period the Manningham Mean has increased from 2015

(3.3), 2016 (3.6) to 2017(3.8) remaining higher than the 2017 Industry Mean (3.4).

Improvement in the 2017 garden bed rating places them much higher than the Manningham Mean and Industry mean for the five year period.

There was overall evidence in the field of a more consistent performance between garden beds inspected.

Of thirteen (13) garden beds inspected two (2), Santa Rosa Boulevard and Devlaw Drive achieved an excellent rating of (5), eight (8) rating excellent to very good (4.5 - 4), and three (3) rating as very good to good (3.75 - 3.5). The lowest score was 3.5 which is an improvement on last year where two (2) garden beds rated between 2.5 and 1.5.

The improvement in garden beds could be due in part to the milder summer experienced over 2016/17 and a lift in the level of maintenance.

One area that could be addressed where a roundabout has a large feature tree the under-story be either densely planted or no planting with mulch. Ayr Street is such an example where there is a large gum tree with scarce understory planting.



Excellent Garden Bed - Santa Rosa Blvd - Manningham



Ayr Street Roundabout - Large Feature Tree



Ayr Street Roundabout - Understorey Planting

9.5 Road Tidiness/Cleanliness

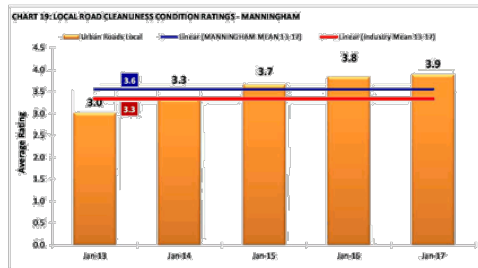


Chart 19 highlights the overall cleanliness ratings for local roads respectively over the past five (5) surveys. In this survey no arterials were inspected and all roads inspected were listed within each council's road register as local roads. This provided for greater consistency between Council's surveyed.

Results from this survey indicate a trend of continued improvement in the overall cleanliness each year from Jan 2013, with the 2017 rating being the highest of the last five surveys. This is considered a very good trend and sets the challenge to continue the upward move.

The Manningham Five Year Mean remains better than the Industry Mean for that period.

9.6 Signs

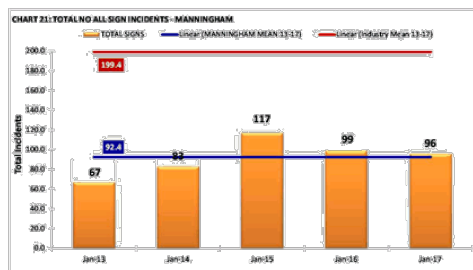


Chart 21 highlights that the total number of sign incidents identified at each survey increased over the first three from Dec 2011 peaking in 2015 and then decreasing over the last two years.

The 2017 survey recorded a number of sign incidents which are above the Manningham Five Year Mean.

The number of bent/broken/twisted signs and leaning/bent poles was the major contributor to this high number.

The Manningham mean continues to be significantly lower than the average Annual Industry Mean indicating higher focus and performance in sign maintenance compared to other councils.

However there is room for improvement by ensuring the signs are inspected and intervention maintenance undertaken so they are more serviceable and presentable.

10. CONCLUSION

Since 1999, seventeen (17) road infrastructure surveys have been undertaken utilising the concept of assessing "through community eyes" as to how the council present their infrastructure from a "road user" (driver) perspective.

The assessment of road infrastructure items such as potholes, signs, line marking, storm water side entry pits, garden beds within road reserves and general road/street tidiness was based on the following methods of assessment:

- The number of incidents recorded; and
- Infrastructure condition ratings based on specified criteria.

This process reflects the condition of the visible infrastructure as expected to be observed by the many users of these roadways (residents and visitors) either as motorists, cyclists or pedestrians and reflects on the "delivered level of service" for each category

Arguably the inspection process is how a "member of the public" would view the level of performance of the council having regard to these visible elements and allow them to reflect on the "level of service" the council engages in presenting their road infrastructure to the community.

The two (2) key objectives of the benchmarking project were to compare Manningham performance to similar councils and to ascertain its own relative performance over a period of time.

10.1 Summary Comparison with Five Other Councils

The following is a synopsis in regards to comparing Manningham and the other five (5) councils in the survey.

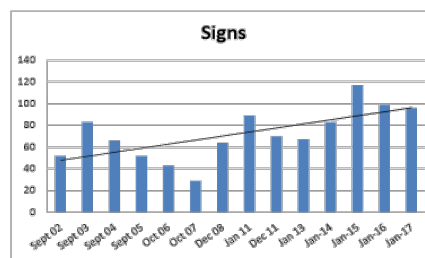
- **Total Number of Incidents:** Manningham continues to have the lowest number of road infrastructure incidents recorded. This position has been maintained since surveys commenced. Very good performance
- **Signs:** Manningham just beaten by Knox in having the lowest number of sign instances (leaning poles, broken and twisted signs) and had the lowest graffiti on sign incidents. There was a significant upward trend in the number of sign incidents recorded in 2015, however this decreased in 2016 and further again in the 2017 survey. Very good performance.
- **Garden Beds:** An improvement in performance compared with the 2016 survey. Rated best performer in 2017 with general improvement in presentation and greater consistency between garden beds. Overall, very good performance.
- **Side Entry Pits:** Further decrease in incidences from 2016 and remains the lowest incidences compared to other councils in survey. The results are considered excellent.
- **Line Marking:** Achieved second highest ranking but behind Knox and Monash with equal highest rankings. A further slight decrease in condition rating from the previous two years. Although some improvement is needed to stop the slightly downward trend, this result is considered good performance.

- Potholes:** Manningham achieved the second lowest recorded incidents to Monash who scored zero potholes. A significant decrease in the number of incidences recorded in 2017 compared with 2016. Very good performance.
- General Tidiness:** Performs well in local road cleanliness with consistently high ratings, with a further slight increase in rating from 2016. However, there has been slight drop in comparative performance with the other councils, indicating room for further improvement. In this 2017 survey Manningham rated only fourth, whereas in 2016 was equal second highest, compared to the highest in 2015. Overall, performance very good.

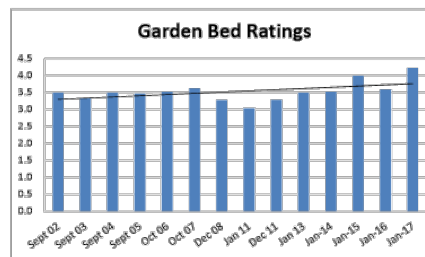
10.2 Summary Performance Over a Period of Time.

In terms of comparing Manningham's performance over time the following provides a synopsis of that performance and trends of these fourteen (14) surveys.

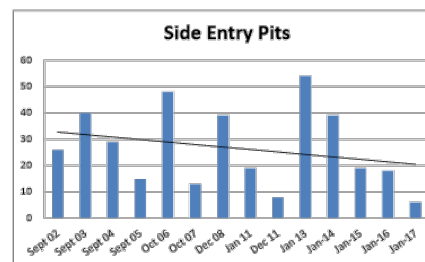
Signs: Trend of an overall increase in incidents peaking in 2015 with a decline in incidents in 2016 and 2017. Overall trend is still upwards, although trend slope is now beginning to flatten off over the last two surveys. There was an increase in incidents since 07, whereas 03 to 07 saw steady improvement.



Garden Beds: Jan 17 results reached a new peak in comparison with previous years. Over fourteen surveys a noticeable improvement in performance.

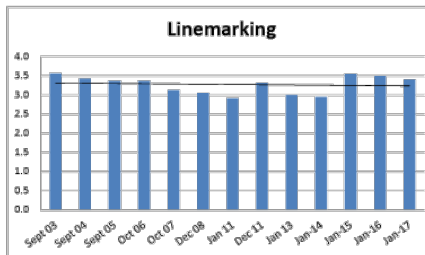


Side Entry Pits: Jan 17 recorded the lowest number of pit incidents since surveys commenced. A continuation of a significant decrease in incidents since the peak of 2013. Overall downward trend continues.

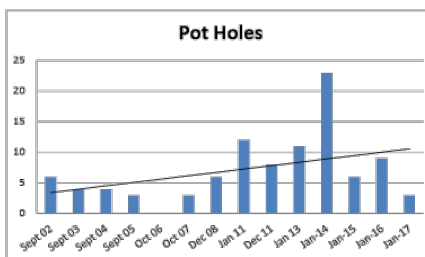


Manningham Road Benchmarking Report 2017

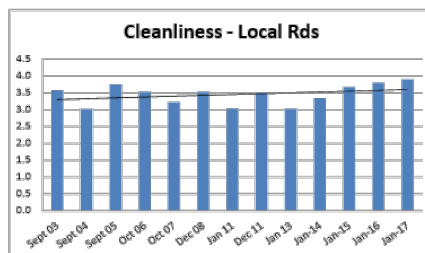
Line marking: The 2017 results were very good and slightly down on 2015 and 2016. Indicates consistency with maintaining higher rating, but some improvement required. The overall trend, although downward, has flattened off a little.



Potholes: Overall number of potholes continues to be low, with a further decrease in 2017 on the 2016 and 2015 surveys. However, the trend over the fourteen (14) surveys, although flattening off a little, still indicates an increasing trend in the number of potholes. This is mainly due to the large upward spike in 2014.



General Tidiness: Local Roads generally consistent performance rating with further improvement in 2017. There is now an overall upward trend in performance.



Overall, the January 2017 survey indicates Manningham continues to perform reasonably well when compared to the other councils although some challenging trends are emerging especially in relation to sign incidents, need to maintain linemarking, garden beds and road cleanliness.

1. In terms of signs, with 2017 recording a decreased number of twisted/ bent signs and leaning poles compared to the 2016 survey, the numbers are still higher than earlier years and other councils are also improving performance. It is recommended that maintenance standards and practices be reviewed and improved.
2. In terms of line marking, although there has only been a slight decrease in standard this is the second year since the 2015 survey where the standard has decreased. There was a noticeable decline in consistency along road lengths. There remains the issue of some inconsistency in service delivery.

particularly the need to keep the quality of the line marking at acceptable visibility standards.

3. In terms of garden beds there was a noticeable improvement in presentation and achieved the highest overall rating compared to other councils. However, other councils also lifted their standards and the challenge will be for Manningham to continue to lift its own performance, especially with roundabout ground cover plantings where there are feature trees in the centre of the roundabout.
4. In terms of road cleanliness, although there was an improvement in Manningham's performance in 2017, overall it rated only fourth best in comparison to other councils where it was evident that other councils had lifted their own performances. The challenge is for Manningham to continue to improve its own management of road cleanliness.

10.3 Key Recommendations

The "Road Benchmark Survey Infrastructure Performance" survey, involving the cities of Manningham, Whitehorse, Monash, Knox, Maroondah and Banyule continues to provide council with a practical means of measuring its performance against similar councils. It also enables trends to be identified and effective process improvements implemented to improve the consistency in performance.

The following are the key recommendations:

1. The drop in number of sign incidents recorded in 2017 must be built upon to achieve further improvements by examining and reviewing the inspection and intervention maintenance standards and practices;
2. A review of line marking be undertaken to address the inconsistency in service delivery, particularly the need to keep the quality of the line marking at acceptable visibility standards
3. The improved performance of garden beds in 2017 be built upon to achieve even higher standards particularly through examining and reviewing the planting out of roundabouts containing feature trees and the maintenance standards and practices to obtain better consistency across all garden beds; and
4. The increasing performance of road cleanliness must continue to achieve a higher standard to match improvements observed in other municipalities. This to be achieved by examining and reviewing the maintenance standards and practices.

12 COMMUNITY PROGRAMS

There were no Community Programs reports.

13 SHARED SERVICES

There were no Shared Services reports.

14 CHIEF EXECUTIVE OFFICER

14.1 Report on the Conduct of the 2016 General Elections

File Number:	IN17/292
Responsible Director:	Executive Manager People and Governance
Attachments:	1 Victorian Electoral Commission Report on the Conduct of the 2016 Municipal Elections

EXECUTIVE SUMMARY

In accordance with clause 14 of Schedule 3 of the Local Government Act 1989 (the Act), this report presents to Council the Victorian Electoral Commission's report on the conduct of the 2016 Municipal General Elections.

1. COUNCIL RESOLUTION

MOVED: CR PAUL MCLEISH
SECONDED: CR ANNA CHEN

That Council note the Victorian Electoral Commission's report on the conduct of the 2016 Municipal General Elections.

CARRIED

2. BACKGROUND

Local government elections were held across Victoria in October 2016. The elections were conducted by the Victorian Electoral Commission (VEC), as the statutory election service provider in accordance with clause 1 of Schedule 2 of the Act. Council's elections were conducted as postal elections.

3. DISCUSSION / ISSUE

The Election Report details the operational aspects of the conduct of the general elections and includes a detailed analysis of voting and voter participation.

In accordance with clause 14 of Schedule 3 the Act, this report presents to Council the VEC's Election Report on the conduct of the 2016 Municipal General Elections.

4. COUNCIL PLAN / STRATEGY

Municipal elections are conducted in accordance with the Local Government Act 1989 and form the basis of Council's good governance in the sound stewardship of the City.

5. IMPACTS AND IMPLICATIONS

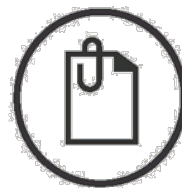
The Election Report is presented for information in accordance with Council's obligations under the Act.

6. DECLARATIONS OF CONFLICT OF INTEREST

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



Manningham City Council



**ELECTION
REPORT**

Victorian Electoral Commission





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Letter of Transmittal

20 January 2017

Warwick Winn
Chief Executive Officer
Manningham City Council
699 Doncaster Road
Doncaster Vic 3108

Dear Mr Winn

Pursuant to clause 14 of Schedule 3 of the *Local Government Act 1989*, I submit this report on the Manningham City Council general election held in October 2016.

Yours sincerely

A handwritten signature in black ink, appearing to read 'W. Gately', is positioned above the typed name.

Warwick Gately AM
Electoral Commissioner

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Contents

Introduction	1
Election timeline.....	2
Voters' roll.....	3
Returning Officer.....	4
Election office.....	4
Candidates	4
Voting	5
Results	6
Election statistics.....	6
Complaints.....	6
Post-election activities	7
Evaluating the VEC's services.....	7
Schedule 1: Record of ballot papers.....	8
Schedule 2: Certification statement.....	11
Appendix 1: Breakdown of the voters' roll.....	12
Appendix 2: Public notices	13
Appendix 3: Schedule of media releases and advisories	19
Appendix 4: Daily telephone enquiries	20
Appendix 5: Final list of candidates in ballot paper order.....	21
Appendix 6: Candidates' statements and photographs	23
Appendix 7: Daily breakdown of the general mail out	32
Appendix 8: Result information.....	33
Appendix 9: Election participation statistics	36

Introduction

The Manningham City Council general election was held on 22 October 2016 by postal voting.

The election was conducted by the Victorian Electoral Commission (VEC), as the statutory election service provider to Manningham City Council in accordance with clause 1 of Schedule 2 of the *Local Government Act 1989 (the LG Act)*.

About the Victorian Electoral Commission

The VEC is an independent and impartial statutory authority established under the *Electoral Act 2002 (the Electoral Act)*. The VEC conducts Victorian State elections, local government elections, certain statutory elections, commercial and community elections, conducts boundary reviews, electoral representation and subdivision reviews, and maintains the Victorian electoral enrolment register. The VEC's electoral education and research programs work to engage and inform all Victorians who are entitled to enrol and vote in the democratic process.

The Electoral Commissioner is Warwick Gately AM and the Deputy Electoral Commissioner is Liz Williams. The Commissioner reports to the Victorian Parliament in relation to the VEC's activities.

The Commissioner and Deputy are assisted by an Executive Management Group to deliver the functions of the VEC. The Local Government Program Manager, Keegan Bartlett, oversees the VEC's local government electoral activity and chairs the Planning Group, comprised of activity and project leads from across the organisation. The Executive Management and Planning Groups jointly met each weekday morning for the duration of the 2016 local government elections timeline.

About Manningham City Council

Manningham City Council is comprised of nine councillors elected from three three-councillor wards. The structure was last reviewed through an electoral representation review in 2007. The next scheduled review of Manningham City Council is required before the 2020 local government elections.

Figure 1 shows the electoral structure of Manningham City Council.

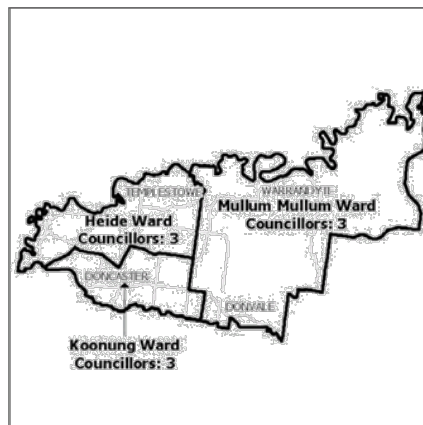


Figure 1. The electoral structure of Manningham City Council at the general election held on 22 October 2016.

Key changes

Changes in legislation

The electoral provisions in the LG Act were amended in 2015 to clarify responsibilities for preparing and conducting local government elections, strengthen provisions in relation to the eligibility of candidates, and consider the powers of the Returning Officer. In July 2016, the Victorian Government also made the new Local Government (Electoral) Regulations 2016 (**the Regulations**) to come into effect in time for the 2016 local government elections.

Extended postal vote receipt period

The Regulations provided an extended period for postal votes to be received and accepted by the Returning Officer during the week after Election Day. This changed the VEC's timeline for completing the counting of ballot papers and the availability of results for all contested elections.

Introduction of the candidate questionnaire

The Regulations also introduced a set of prescribed questions that candidates were invited to answer through the candidate questionnaire.

Changes to indication of preferences

In August 2016, the Legislative Council disallowed Regulation 38 of the Regulations. This removed the opportunity for candidates at elections held by postal voting to lodge an indication of preferences for inclusion in the ballot pack mailed to voters.

Election timeline

Deadline fixed by the Registrar for council primary enrolment data	Monday 11 July 2016
Entitlement date	4.00 pm on Friday 26 August 2016
Opening of the election office to the public	Wednesday 14 September 2016
Certification of the voters' roll and opening of nominations	Thursday 15 September 2016
Close of nominations	12 noon on Tuesday 20 September 2016
Ballot draw	From 1.00 pm on Tuesday 20 September 2016
Deadline for lodging candidate statements, photographs and candidate questionnaires	12 noon on Wednesday 21 September 2016
General mail out of ballot packs to voters	Tuesday 4 October – Thursday 6 October 2016
Close of voting	6.00 pm on Friday 21 October 2016
Election day	Saturday 22 October 2016
Close of the extended postal vote receipt period	12 noon on Friday 28 October 2016
Declaration of the election	10.00 am on Monday 31 October 2016

Bordered dates relate to contested elections only.

Voters' roll

The VEC prepared the Manningham City Council voters' roll for the general election under section 8(2)(c) of the Electoral Act and in accordance with section 24 of the LG Act. Pursuant to section 24(6) of the LG Act, the Registrar, Melanie Davidson, certified the voters' roll on 15 September 2016.

The certified voters' roll for the 2016 Manningham City Council general election included 88,265 enrolled voters.

Composition of the roll

The LG Act specifies that the voters' roll for a local government election is formed by combining two separate lists of voters:

1. **The Victorian Electoral Commissioner's (EC's) List of State electors.**
The EC's List made up 94.53 percent of the Manningham City Council voters' roll.
2. **The Chief Executive Officer's (CEO's) List of council-entitled voters.**
The CEO's List made up 4.85 percent of the Manningham City Council voters' roll.

Refer to **Appendix 1** for a further breakdown of the Manningham City Council general election voters' roll.

Amendments to the voters' roll

In accordance with section 24A of the LG Act, the Registrar was able to amend any error in the preparation, printing or copying of the voters' roll, or correct any misnomer or inaccurate description of any person, place or thing on the voters' roll. If the amendment relates to a CEO's List voter, the Registrar must obtain the approval of the Council's Chief Executive Officer.

The Registrar made eight amendments to the Manningham City Council voters' roll.

Advertising and communication

Advertising

The VEC published a series of statutory notices in relation to the Manningham City Council general election. These notices are required by the LG Act and contain critical information relevant to each point of the election timeline. Refer to **Appendix 2** for further information in relation to the statutory advertising.

A statewide advertising campaign complemented the statutory advertising. The campaign concentrated on maximising the promotion of local government elections across the key areas of enrolment and voting. Coverage included major metropolitan and regional newspapers, metropolitan and regional radio, ethnic print and radio media, and social media.

The VEC also ran interactive advertisements on Facebook. These advertisements targeted geographic areas as well as demographic segments of the population that typically have low participation rates. In addition, Google search advertising was used to direct enquiries to VEC information online.

Accommodating voters with special needs

The VEC worked with a number of partners to provide suitable communication services for blind and low vision voters, voters with disability, and culturally and linguistically diverse voters.

Blind and low vision services

The VEC worked with Vision Australia and Blind Citizens Australia to provide election information to blind and low vision voters. This included making large print and audio files available for download, 'BrowseAloud' functionality of the VEC website, and assisted reading equipment at all attendance election offices and the Melbourne City Council election office. Braille and large print ballot material was also available on request.

Interpreting services

In addition to in-language information presented through ethnic print and radio media as part of the statewide advertising campaign, the VEC engaged the Victorian Interpreting and Language Services' Language Link to provide a telephone interpreting service for multi-language telephone enquiries. The VEC advertised direct lines for 20 languages other than English and a general line for all other languages.

Media liaison

The VEC's media liaison program principally featured staged media releases aimed to highlight key milestones during the election timetable and capitalise on existing general news coverage. More information on the VEC's media release schedule is available at **Appendix 3**.

Two media briefing sessions were held for media outlets from across Victoria; an in-person media

briefing was held on 1 August 2016 and an online webinar media briefing was held on 3 August 2016. The webinar was also accessible to council officers and could be downloaded or accessed at a later time for those who were unable to participate live. The media briefing summarised the planning and timeline for the 2016 local government elections, and also provided a specific update in relation to the availability of election results in light of the extended postal vote receipt period introduced to the Regulations.

Media outlets were provided with a media information booklet that outlined the election timeline and key messages, and provided the VEC's head office media contacts. The VEC's communication team supported each Returning Officer as the primary media spokesperson in relation to each election.

Telephone enquiry service

The VEC operated a local telephone enquiry service at the election office from 14 September 2016 until the close of voting at 6.00 pm on 21 October 2016. The types of calls related to:

- voting entitlements and obligations
- enrolment questions
- ballot pack had not been received
- ballot material was spoilt or destroyed, so replacement ballot material was required
- a voter advising that he or she was overseas or interstate, and
- queries regarding the content of the ballot pack.

The telephone enquiry service was supplemented by an overflow call centre at the VEC's head office. The overflow call centre received calls made directly to the VEC's head office line (131 VEC or 131 832) and diverted calls from the election office when the lines were at capacity.

A breakdown of the daily number of calls received by the telephone enquiry service and the overflow call centre in respect to the Manningham City Council general election is available at **Appendix 4**.

Returning Officer

The VEC maintains a pool of trained senior election officials located across the State to fill election management roles that occur for State and local government elections. Additional election-specific training is provided to relevant senior election

officials prior to each election management appointment.

In accordance with section 3 of the LG Act, the Electoral Commissioner appointed Brian Kelly as the Returning Officer for the Manningham City Council general election. The Electoral Commissioner appointed Mary Facci as the Deputy Returning Officer for the election.

Election office

The Returning Officer established an election office at 2 Hummell Way, Doncaster. The election office was provided by the Council.

The election office was open to the public from 14 September 2016 until 21 October 2016. The election office was open 9.00 am to 5.00 pm weekdays, except on public holidays. Opening hours were extended on 20 October 2016 (9.00 am to 8.00 pm) and 21 October 2016 (9.00 am to 6.00 pm) to allow for last minute voting enquiries.

Candidates

Nominations for the election opened at 9.00 am on 15 September 2016 and closed at 12 noon on 20 September 2016. Nomination forms were required to be lodged by candidates in person at the election office. A \$250 nomination fee applied.

Information for candidates

Candidates were able to access the VEC's information about the process of nominating and becoming a candidate for the election from 8 August 2016, when the VEC's *Candidate Handbook* was published online. From early September, candidates were able to access a candidate information kit, which included the *Candidate Handbook*, as well as a number of other relevant forms and documents.

The Returning Officer conducted two information sessions. Approximately 26 attended the sessions. The presentation at the sessions summarised critical aspects of the *Candidate Handbook* and the election timeline.

Candidates in the election

The election involved a total of 32 candidates. There were 12 candidates for Heide Ward, seven candidates in Koonung Ward, and 13 candidates in Mullum Mullum Ward.

The ballot draws were held shortly after the close of nominations on 20 September 2016 to determine the order of candidates' names on the ballot papers (see **Appendix 5**).

Further information about the candidates, including candidate statements and photographs (where lodged), is available at **Appendix 6**.

Candidate questionnaire

In addition to a statement and photograph, candidates were able to lodge their answers to a set of prescribed questions in accordance with the Regulations. The Returning Officer accepted questionnaire submissions lodged by all of the candidates at the election.

Voters could access candidates' answers to the candidate questionnaire through the VEC website, or by requesting a hardcopy from the Returning Officer.

Voting

Early votes

The Returning Officer may issue an early vote upon request by an enrolled voter if the request is reasonable. Requests for early votes could be processed from 21 September 2016, the day after nominations closed, until the general mail out. Due to the timing for early votes, some early voters may not have had access to the candidates' statements, photographs, or candidate questionnaires.

The Returning Officer issued 72 early votes.

General mail out

The VEC mailed out 88,271 ballot packs between 4 October 2016 and 6 October 2016. This included 11 ballot packs that were redirected to alternative addresses by voters that had applied to redirect their ballot pack before 15 September 2016.

In accordance with the Regulations, no more than 35 percent of ballot packs were mailed out on any one day during the mail out period. All ballot packs were mailed out using Australia Post's priority paid service.

Refer to **Appendix 7** for a daily breakdown of the ballot packs mailed out on each day during the general mail out.

Following the general mail out, the Returning Officer also issued 859 replacement ballot packs to

enrolled voters that advised they had not received, destroyed, or spoilt their general mail out ballot pack.

Unenrolled declaration votes

Unenrolled declaration votes were issued to persons that did not receive a ballot pack and whose name could not be found on the voters' roll and who believed that they were entitled to be enrolled for the election. The unenrolled ballot pack includes a declaration that was required to be completed by the person to be assessed by the Returning Officer prior to admitting the ballot pack for counting.

The Returning Officer issued 7 unenrolled declaration votes and none were admitted to the count.

Return of ballot paper envelopes

Completed ballot paper envelopes returned inside the reply-paid envelopes were returned using Australia Post's priority paid service. The VEC's arrangements with Australia Post allowed returned mail to be pre-sorted and could be collected by the Returning Officer or delivered to the election office from a nearby postal facility or distribution centre.

The Returning Officer received 60,832 returned ballot paper envelopes through the post by the close of voting at 6.00 pm on 21 October 2016.

For the 2016 local government elections, the Regulations allowed for the Returning Officer to admit returned ballot paper envelopes received by post before 12 noon on 28 October 2016 if satisfied that the vote had been posted prior to the close of voting. The Returning Officer received 8,617 returned ballot paper envelopes during the extended postal vote receipt period.

In total, the Returning Officer admitted 68,521 ballot paper envelopes to the extraction and counting process. Any ballot paper envelopes not signed by the voter or, in the case of unenrolled declaration votes, where an entitlement was not found for the person, were set aside and not admitted to the extraction and count.

By the close of voting, 873 ballot packs had been returned to the Returning Officer as return-to-sender mail. Most of this mail was due to the addressee having left the address.

Results

Extraction

Following the close of voting, the extraction of ballot papers occurred at the election office beginning on 22 October 2016. The extraction of all admitted ballot paper envelopes was completed on 28 October 2016, following the end of the extended postal vote receipt period. The extraction process involved separating the declaration flaps containing the voter's details from each admitted ballot paper envelope, and then extracting the contents from the envelopes. This two-stage process maintains anonymity and ensures the number of envelopes is tracked for ongoing reconciliation.

Any returned ballot paper envelopes found not to contain a regulation ballot paper or contained more than one ballot paper were required to be rejected and could not be counted. There were 196 returned ballot paper envelopes rejected during the extraction activity.

Following the extraction of ballot papers from the returned ballot paper envelopes, a total of 68,325 were submitted for counting.

Counting

Computer count

Ballot papers for the election were counted by computer data entry using the VEC's computer counting application at Deakin University (Burwood Campus), 221 Burwood Highway, Burwood. The application distributes preferences using the proportional representation method once data entry of ballot paper preferences is complete. The Returning Officer invited candidates and their scrutineers to attend an information session on the computer count process, which was held at 7.00 pm on 18 October 2016 at the election office.

Following the completion of data entry, the provisional results were calculated at 2.00 pm on 29 October 2016 at the election office. The provisional results were published to the VEC website as they became available.

For a breakdown of the results by ward, refer to **Appendix 8**.

Declaration of results

The results of the 2016 Manningham City Council general election were declared at 10.00 am on 31 October 2016 in the Council Chamber, Council Offices, 699 Doncaster Road, Doncaster.

The VEC website was updated following the declaration to reflect the elected candidates from the election.

Election statistics

Turnout

As a percentage of the total enrolment for the 2016 Manningham City Council general election, the number of ballot papers counted (formal and informal) was 77.41 percent. This is compared with an average turnout of 75.67 percent for all postal elections across the State at the 2016 local government elections (excluding Melbourne City Council). Manningham City Council recorded a turnout of 75.62 percent at its last general election in October 2012.

Refer to **Appendix 9** for further information on turnout, including a breakdown by enrolment category and by ward.

Informality

The informal vote recorded at the 2016 Manningham City Council general election was 5.46 percent, compared with 6.06 percent for all postal elections across the State at the 2016 local government elections. Manningham City Council recorded an informal rate of 5.04 percent at its last general election in October 2012.

Complaints

Type of Complaints

At local government elections, complaints generally fall into two broad categories:

1. **The conduct of participants in the election.**
Complaints about the conduct of candidates and other participants in the election, at times alleging a breach of the LG Act or local laws.
2. **The administration of the election.**
Complaints about the conduct of the election and services to voters.

The majority of complaints at the 2016 local government elections were related to category one, often where the complainant alleged inappropriate or illegal action by another person or group associated with the election.

Complaints process

The VEC operated a streamlined complaints process that had been developed in consultation with local councils and enforcement agencies. The process required complaints to be lodged, in writing, and was processed through the VEC's head office in Melbourne.

Each complaint was evaluated and an appropriate course of action was determined. Complaints alleging a breach of the LG Act, for example, were forwarded to the Local Government Investigations and Compliance Inspectorate. Complaints about the VEC's services or the behaviour or actions of VEC staff and election officials were the responsibility of the VEC. In these cases, the VEC investigated the matter and determined the most appropriate response.

Complaints received

The VEC received six written complaints in relation to the 2016 Manningham City Council general election. Of these complaints two related to the administration of the election, one related to the conduct of a participant in the election and three related to a possible breach of the LG Act or local laws.

Post-election activities

Storage of election material

All records from the election are required to be kept by the VEC safely and secretly in accordance with Regulation 117 of the Regulations.

Refund of nomination fee

Nomination fees were refunded to eligible candidates in December 2016. Eligible candidates included those who were elected or who received at least four percent of the first preference vote. Any forfeited nomination fees were remitted to Manningham City Council in December 2016.

Courts and tribunals

Following the Manningham City Council general election, an application to the Municipal Electoral Tribunal was made by Stella Yee, a candidate for

the Koonung Ward election. Ms Yee's application was primarily concerned with the level of awareness about resident enrolment entitlements for non-citizen ratepayers at local government elections, which the applicant believed had disenfranchised these potential voters. The application was heard at a directions hearing on 9 December 2016 and the applicant failed to appear. At the time of preparing this election report, the VEC was waiting for advice from the Municipal Electoral Tribunal on whether it would continue to hear the application.

Non-voter follow up

In accordance with Division 7 of Part 3 of the LG Act, the VEC has commenced its compulsory voting enforcement following the 2016 local government elections. Any person who was required to vote at the 2016 Manningham City Council general election and failed to vote will be issued with an apparent failure-to-vote notice. A person who does not respond to that notice or does not provide a satisfactory response to the notice may be fined.

Following the conclusion of the notices, the VEC will lodge the file of any remaining non-voters with the Infringements Court. A non-voter who is issued with a notice may also request for the matter to proceed directly to court.

Evaluating the VEC's services

The VEC is committed to providing high quality election services to its local government clients. Through the VEC's formal feedback and debriefing program, the VEC is able to gauge its performance and seek advice for future local government election projects.

Feedback from Manningham City Council

Through its contact officer at Manningham City Council, the VEC has invited feedback on its services. Further feedback may also be provided to the Local Government Program Manager by emailing LGProgram@vec.vic.gov.au.

Internal debriefing activity

The VEC has commenced its internal debriefing activity following the 2016 local government elections.

In due course, the VEC will publish a consolidated report on its performance and key statistics from the elections. A copy of this report will be forwarded to Manningham City Council.

Schedule 1: Record of ballot papers

Manningham City Council, Heide Ward election	
Ballot papers printed	
Victorian Electoral Commission	35,000
Returning Officer	24
Total	35,024
Ballot papers issued	
General mail out	29,229
Replacement votes	325
Unenrolled declaration voters	3
Spoilt	Not applicable
Unused	5,467
Total	35,024
Declarations returned	
General mail out admitted to the count	22,566
Replacement votes admitted to the count	297
Unenrolled declaration voters admitted to the count	0
Returned declarations unable to admit to count	453
Total	23,316

Manningham City Council, Koonung Ward election	
Ballot papers printed	
Victorian Electoral Commission	35,000
Returning Officer	31
Total	35,031
Ballot papers issued	
General mail out	29,752
Replacement votes	334
Unenrolled declaration voters	4
Spoilt	Not applicable
Unused	4,941
Total	35,031
Declarations returned	
General mail out admitted to the count	22,132
Replacement votes admitted to the count	303
Unenrolled declaration voters admitted to the count	0
Returned declarations unable to admit to count	455
Total	22,890

Manningham City Council, Mullum Mullum Ward election	
Ballot papers printed	
Victorian Electoral Commission	35,000
Returning Officer	20
Total	35,020
Ballot papers issued	
General mail out	29,290
Replacement votes	272
Unenrolled declaration voters	0
Spoilt	Not applicable
Unused	5,458
Total	35,020
Declarations returned	
General mail out admitted to the count	22,997
Replacement votes admitted to the count	226
Unenrolled declaration voters admitted to the count	0
Returned declarations unable to admit to count	381
Total	23,604

Schedule 2: Certification statement

I certify that Schedule 1 of this report on the conduct of the 2016 Manningham City Council general election is a true and correct account of the number of ballot papers issued, returned and not used in this election.



Warwick Gately AM
Electoral Commissioner

Appendix 1: Breakdown of the voters' roll

Manningham City Council	
Whole of council enrolment	
Voters enrolled through an entitlement under section 12 of the LG Act	83,437
Voters enrolled through entitlements under sections 13 – 16 of the LG Act	4,828
Total	88,265

Heide Ward election	
Voters enrolled through an entitlement under section 12 of the LG Act	27,982
Voters enrolled through entitlements under sections 13 – 16 of the LG Act	1,247
Heide Ward election total	29,229

Koonung Ward election	
Voters enrolled through an entitlement under section 12 of the LG Act	27,283
Voters enrolled through entitlements under sections 13 – 16 of the LG Act	2,464
Koonung Ward election total	29,747

Mullum Mullum Ward election	
Voters enrolled through an entitlement under section 12 of the LG Act	28,172
Voters enrolled through entitlements under sections 13 – 16 of the LG Act	1,117
Mullum Mullum Ward election total	29,289

Appendix 2: Public notices

Schedule of public notices

Manningham City Council election	
Notice of entitlement (see Appendix 2.1 for example)	
<i>The Age</i>	6 August 2016
<i>Manningham Leader</i>	8 August 2016
Notice of election (see Appendix 2.2 for example)	
<i>The Age</i>	3 September 2016
<i>Manningham Leader</i>	29 August 2016
Voting details notice (see Appendix 2.3 for example)	
<i>The Age</i>	1 October 2016
<i>Manningham Leader</i>	26 September 2016
Reminder notice (see Appendix 2.4 for example)	
<i>The Age</i>	15 October 2016
<i>Manningham Leader</i>	17 October 2016
Notice of results (see Appendix 2.5 for example)	
{Publication name}	19 November 2016
{Publication name}	21 November 2016

Appendix 2.1: Notice of entitlement for Manningham City Council

Manningham City Council elections

Your Council, Your Vote



MANNINGHAM
BALANCE OF CITY AND COUNTRY

You must be enrolled to vote

Elections will be held for Manningham City Council in October 2016.

To be able to vote, you must be enrolled by 4.00 pm on Friday 26 August 2016.

Am I enrolled to vote?

You are already enrolled for these elections if:

- you will be 18 years of age or over on 22 October 2016 **AND**
- you live in the City of Manningham **AND**
- you are on the State electoral roll for your present address.

Or if:

- you own a property within the City of Manningham but don't live in the municipality.

You may also be enrolled to vote for these elections if you pay rates for a residence or corporation within the City of Manningham. If you enrolled directly with Manningham City Council for a previous election you will need to renew your application if you wish to be enrolled for these elections.

How can I check my enrolment?

If you are an Australian citizen you can check your enrolment details at vec.vic.gov.au at any time, or call 1300 805 478.

If you have any other voting entitlement, contact the council on (03) 9840 9353.

How do I enrol?

You must enrol by 4.00 pm on Friday 26 August if you are an Australian citizen, living in Victoria, aged 18 or over on 22 October 2016, and:

- you are not on the State electoral roll or
- you have lived at your present residential address for at least a month and have not updated your enrolment details.

Complete an enrolment form online at vec.vic.gov.au or pick one up at any post office or Australian Electoral Commission office and return it to the Victorian Electoral Commission by 4.00 pm on Friday 26 August.

If you are not on the roll for this election, but you do pay rates in the City of Manningham, you may be eligible to apply to be enrolled with council. Please contact the council on (03) 9840 9353 for more information.

Enrol before 4.00 pm Friday 26 August 2016

Register for SMS and email alerts at vec.vic.gov.au

For enquiries in languages other than English call our interpreting service:

• ግዛዝት 9209 0190 Amharic • العربية 9209 0100 Arabic • Босански 9209 0191 Bosnian
 • 粵語 9209 0101 Cantonese • Hrvatski 9209 0102 Croatian • دڙي 9209 0193 Dan
 • Dinka 9209 0119 Dinka • Ελληνικά 9209 0103 Greek • Italiano 9209 0104 Italian • ខ្មែរ 9209 0192 Khmer
 • 한국어 9209 0194 Korean • Македонски 9209 0105 Macedonian • 國語 9209 0106 Mandarin
 • فارسی 9209 0195 Persian • Русский 9209 0196 Russian • Српски 9209 0107 Serbian
 • Soomaali 9209 0108 Somali • Español 9209 0109 Spanish • Türkçe 9209 0110 Turkish
 • Việt-ngữ 9209 0111 Vietnamese • All other non-English languages 9209 0112



vec.vic.gov.au
 [/electionsvic](https://www.facebook.com/electionsvic)
 [@electionsvic](https://twitter.com/electionsvic)


Victorian Electoral Commission

Authorised by W. Cately, AM, Electoral Commissioner, 530 Collins Street, Melbourne, Victoria. 630400A

Appendix 2.2: Notice of election for Manningham City Council

Manningham City Council elections

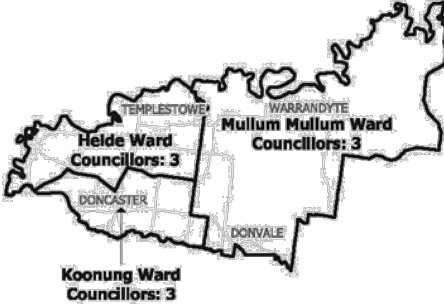
Your Council, Your Vote



MANNINGHAM
BALANCE OF CITY AND COUNTRY

Vote by post this October

Voting
Ballot packs will be mailed to voters enrolled in the Manningham City Council elections from Tuesday 4 October 2016. Your completed ballot material must be in the mail or hand delivered to the Returning Officer by 6.00 pm on Friday 21 October.



Large print and braille ballot papers
Large print or braille ballot papers are available for blind and low vision voters who register by Tuesday 13 September. To register, call (03) 8620 1122 during business hours.

How to nominate as a candidate
To nominate as a candidate you must complete a nomination form and lodge it, together with the \$250 nomination fee, in person with the Returning Officer. Nomination forms can be lodged during business hours from Thursday 15 September until 12 noon on Tuesday 20 September at:
2 Hummell Way, Doncaster

To help reduce waiting time while nominations are processed, visit vec.vic.gov.au and pre-complete your nomination form using the Candidate Helper. The Candidate Helper will be available from Thursday 1 September. Print your pre-completed form, sign it and lodge it with the Returning Officer along with the \$250 nomination fee.

Call the Returning Officer from Wednesday 14 September on (03) 8619 1660 to make a nomination appointment.

Candidate information sessions
When: 7.00 pm on Monday 12 September
7.00 pm on Wednesday 14 September
Where: Council Chamber, Council Offices,
699 Doncaster Road, Doncaster

Candidate Information Kits containing nomination forms and other electoral information will be available at these sessions.

Brian Kelly
Returning Officer

**Nominations close 1
2 noon Tuesday 20 September**


**Register for SMS and email alerts at
vec.vic.gov.au**

If you will be away
If you will be away when ballot packs are mailed, or your address has changed since Friday 26 August, your ballot pack can be redirected by writing to:
Returning Officer
Manningham City Council elections
c/- Victorian Electoral Commission
Level 11, 530 Collins Street
Melbourne VIC 3000

Please include the address for redirection.
Alternatively, you can fax your request to (03) 9620 1568 or scan and email it to redirections@vec.vic.gov.au.
Each voter requesting redirection must sign their request.
Requests for redirection must be received by Thursday 15 September.

For enquiries in languages other than English call our interpreting service:
 • Amharic 9209 0190 • Arabic 9209 0100 • Bosanski 9209 0191 • Bosnian 9209 0101 • Cantonese 9209 0102 • Croatian 9209 0193 • Dani 9209 0119 • Dinka 9209 0103 • Greek 9209 0104 • Italian 9209 0192 • Khmer 9209 0194 • Korean 9209 0105 • Macedonian 9209 0106 • Mandarin 9209 0195 • Persian 9209 0196 • Russian 9209 0107 • Serbian 9209 0108 • Somali 9209 0109 • Spanish 9209 0110 • Turkish 9209 0111 • Vietnamese 9209 0112 • All other non-English languages 9209 0112

vec.vic.gov.au | [/electionsvic](https://www.facebook.com/electionsvic) | (03) 8619 1660



Victorian Electoral Commission

Authorised by W. Gately, AM, Electoral Commissioner, 530 Collins Street, Melbourne, Victoria. 630400C

Appendix 2.3: Voting details notice for Manningham City Council

Manningham City Council elections

Your Council, Your Vote



MANNINGHAM
BALANCE OF CITY AND COUNTRY

Postal election: check the mail for your ballot pack

Ballot packs containing voting material will be mailed to enrolled voters from Tuesday 4 October 2016.

This is a postal election.

If you do not receive your ballot pack by Wednesday 12 October please call (03) 8619 1660 during office hours to arrange an alternative.

Candidates

Candidates who have nominated to stand for election will be listed in the ballot packs and at vec.vic.gov.au. Where provided by candidates, a photo and a statement will also be included. Responses to the candidate questionnaire, where provided, will also be available at vec.vic.gov.au.

How to vote correctly

You must complete your ballot paper correctly for your vote to count. Put the number **1** in the box next to the candidate you most want to see elected, then number **ALL** the other boxes in order of your preference. You must number **EVERY BOX** and only use each number once.

How to return your ballot material

Post your completed ballot paper using the reply-paid envelope provided, or hand-deliver it during office hours to:

2 Hummell Way, Doncaster

Voting is compulsory

Voting is compulsory for voters who were on the State roll at 4:00 pm on Friday 26 August 2016.

Enrolled residents may be fined if they do not vote — this includes homeowners and tenants.

You are encouraged to vote (but won't be fined if you don't) if:

- you are aged 70 years or over **OR**
- you live outside this council area **OR**
- you applied directly with Council to be on the roll.

Brian Kelly
Returning Officer

2 Hummell Way, Doncaster
Tel: (03) 8619 1660 for general enquiries

Office hours:

- 9:00 am to 5:00 pm weekdays until Wednesday 19 October
- 9:00 am to 8:00 pm on Thursday 20 October
- 9:00 am to 6:00 pm on Friday 21 October

Your completed ballot material must be in the mail or hand-delivered by 6.00 pm Friday 21 October

Register for SMS and email alerts at vec.vic.gov.au



For enquiries in languages other than English call our interpreting service:
 - 汉语 9209 0190 Amharic - العربية 9209 0100 Arabic - Босански 9209 0191 Bosnian - 粵語 9209 0101 Cantonese - Hrvatski 9209 0102 Croatian - العربية 9209 0193 Dari - Dinka 9209 0119 Dinka
 - Ελληνικά 9209 0103 Greek - Italiano 9209 0104 Italian - fgt 9209 0192 Khrmer - 한국어 9209 0194 Korean - Македонски 9209 0105 Macedonian - 國語 9209 0106 Mandarin - العربية 9209 0195 Persian
 - Русский 9209 0196 Russian - Српски 9209 0107 Serbian - Soomaali 9209 0108 Somali - Español 9209 0109 Spanish - Türkçe 9209 0110 Turkish - Việt-ngữ 9209 0111 Vietnamese
 - All other non-English languages 9209 0112

vec.vic.gov.au

[/electionsvic](https://www.facebook.com/electionsvic)

(03) 8619 1660

Victorian Electoral Commission 

Authorised by W. Gately, AM, Electoral Commissioner, 530 Collins Street, Melbourne, Victoria. 630400E

Appendix 2.4: Reminder notice for Manningham City Council

Manningham City Council elections

Your Council, Your Vote



Postal election: check the mail for your ballot pack

Ballot packs containing voting material were mailed to enrolled voters from Tuesday 4 October 2016.

This is a postal election.

If you have not received your ballot pack, please call (03) 8619 1660 during office hours to arrange an alternative.

Candidates

Candidates who have nominated to stand for election are listed in the ballot pack and at vec.vic.gov.au. Where provided by candidates, a photo and a statement will also be included.

Responses to the candidate questionnaire, where provided, are also available at vec.vic.gov.au.

How to vote correctly

You must complete your ballot paper correctly for your vote to count. Put the number **1** in the box next to the candidate you most want to see elected, then number **ALL** the other boxes in order of your preference. You must number **EVERY BOX** and only use each number once.

How to return your ballot paper

Post your completed ballot paper using the reply-paid envelope provided, or hand-deliver it during office hours to:

2 Hummell Way, Doncaster

Voting is compulsory

Voting is compulsory for voters who were on the State roll at 4.00 pm on Friday 26 August 2016.

Enrolled residents may be fined if they do not vote — this includes homeowners and tenants.

You are encouraged to vote (but won't be fined if you don't) if:

- you are aged 70 years or over **OR**
- you live outside this council area **OR**
- you applied directly with Council to be on the roll.

Brian Kelly

Returning Officer

2 Hummell Way, Doncaster

Tel: (03) 8619 1660 for general enquiries

Office hours:

- 9.00 am to 5.00 pm weekdays until Wednesday 19 October
- 9.00 am to 8.00 pm on Thursday 20 October
- 9.00 am to 6.00 pm on Friday 21 October

Your completed ballot material must be in the mail or hand-delivered by 6.00 pm Friday 21 October

Register for SMS and email alerts at vec.vic.gov.au

For enquiries in languages other than English call our interpreting service:

• **AMHARIC** 9209 0190 • **Arabic** 9209 0100 • **Bosanski** 9209 0191 • **Bosnian** 9209 0191
 • **Chinese** 9209 0101 • **Cantonese** 9209 0102 • **Croatian** 9209 0193 • **Dari** 9209 0193
 • **Dinka** 9209 0119 • **Ελληνικά** 9209 0103 • **Greek** 9209 0104 • **Italiano** 9209 0104 • **Italian** 9209 0192 • **Khmer** 9209 0192
 • **한국어** 9209 0194 • **Korean** 9209 0105 • **Македонски** 9209 0105 • **Macedonian** 9209 0106 • **Mandarin** 9209 0106
 • **فارسی** 9209 0195 • **Persian** 9209 0196 • **Русский** 9209 0196 • **Russian** 9209 0107 • **Serbian** 9209 0107
 • **Soomaali** 9209 0108 • **Somali** 9209 0109 • **Español** 9209 0109 • **Spanish** 9209 0110 • **Türkçe** 9209 0110 • **Turkish** 9209 0110
 • **Viet-ng** 9209 0111 • **Vietnamese** 9209 0112 • **All other non-English languages** 9209 0112



vec.vic.gov.au
 [/electionsvic](https://www.facebook.com/electionsvic)
 (03) 8619 1660

Victorian Electoral Commission

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Appendix 2.5: Notice of results for Manningham City Council

**Manningham City
Council elections
Declaration of results**



MANNINGHAM
BALANCE OF CITY AND COUNTRY

The following candidates were elected to the Manningham City Council at general elections held in October 2016:


Heide Ward
GOUGH, Geoff (1st elected)
PICCININI, Paula (2nd elected)
KLEINERT, Michelle (3rd elected)

Koonung Ward
HAYNES, Dot (1st elected)
CHEN, Anna (2nd elected)
ZAFIROPOULOS, Mike (3rd elected)

Mullum Mullum Ward
CONLON, Andrew (1st elected)
McLEISH, Paul (2nd elected)
CALBALLY, Sophy (3rd elected)

Further details about the results are available at vec.vic.gov.au.

Brian Kelly
Returning Officer
Monday 31 October 2016



vec.vic.gov.au Victorian Electoral Commission



630400H

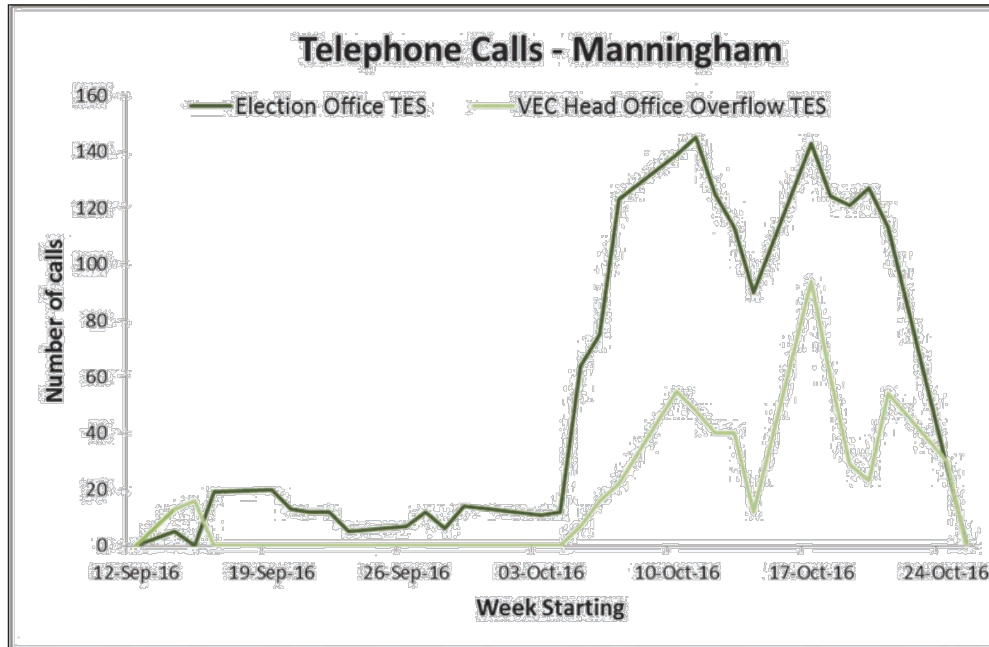
Authorised by W. Gately, AM, Electoral Commissioner, 530 Collins Street, Melbourne, Victoria.

Appendix 3: Schedule of media releases and advisories

Manningham City Council election-specific media releases and advisories	
<i>Enrol to vote in the 2016 Manningham City Council elections</i>	8 August 2016
<i>Last chance to enrol for the 2016 Manningham City Council elections</i>	22 August 2016
<i>Call for candidates for the upcoming Manningham City Council elections</i>	5 September 2016
<i>Ballot packs mailed this week for Manningham City Council elections</i>	3 October 2016
<i>Voting closes soon for the Manningham City Council elections</i>	17 October 2016
<i>Results information and invitation to the media: Manningham City Council (media advisory, not for publication)</i>	24 October 2016
Statewide media releases and advisories	
<i>Victorians urged to enrol for upcoming council elections</i>	8 August 2016
<i>Ground breaking app gives voters with a disability a voice</i>	9 August 2016
<i>Older Australians urged to update enrolment for council elections</i>	10 August 2016
<i>How young people can have their say in the upcoming council elections</i>	10 August 2016
<i>Last chance to enrol for Victorian council elections</i>	22 August 2016
<i>Enrolment closes tomorrow for October's council elections</i>	24 August 2016
<i>Nominations open soon for Victorian local council elections</i>	5 September 2016
<i>Accessing candidate information for the 2016 Victorian local council elections</i>	15 September 2016
<i>Nominations are in for the October council elections</i>	20 September 2016
<i>Voting deadline this week</i>	17 October 2016
<i>Results timeline for Victorian local council elections (media advisory, not for publication)</i>	19 October 2016

Appendix 4: Daily telephone enquiries

The following graph shows the number of telephone calls recorded by the election office telephone enquiry service as well as those received by the VEC's overflow call centre and tagged as relating to Manningham City Council during the 2016 local government elections.



Appendix 5: Final list of candidates in ballot paper order**Manningham City Council election****Heide Ward election**

- KLEINERT, Michelle
- COOKE, Christine
- PICCININI, Paula
- TANG, Emily
- AGROTIS, Matthew
- BELLOBUONO, Manny
- FRAWLEY, Ben
- WYNNE, David
- GOUGH, Geoff
- GACOVSKI, Dina
- GRIVOKOSTOPOULOS, Jim
- LYNN, Scott

Koonung Ward election

- HAYNES, Dot
- CHEN, Anna
- ZAFIROPOULOS, Mike
- VISA, Moti
- YEE, Stella
- O'BRIEN, Stephen
- KITCHINGMAN, Ron

Mullum Mullum Ward election

- CONLON, Andrew
- DOWNIE, Meg
- LA VELLA, Grace
- GALBALLY, Sophy
- LIGHTBODY, Tomas
- GENAT, Karin
- MARGETTS, Graham Andy
- LANGE, Carli
- McLEISH, Paul
- LAI, Raymond
- KNIGHT, Maverick
- CLARK, Peter
- COLLINS, Glenn

Appendix 6: Candidates' statements and photographs

Manningham City Council election		
Heide Ward election (see Appendix 6.1 for candidate statement leaflet)		
Total number of candidates at close of nominations	Number of candidates that lodged a candidate statement	Number of candidates that lodged a candidate photograph
12	12	12
Koonung Ward election (see Appendix 6.2 for candidate statement leaflet)		
Total number of candidates at close of nominations	Number of candidates that lodged a candidate statement	Number of candidates that lodged a candidate photograph
7	7	7
Mullum Mullum Ward election (see Appendix 6.3 for candidate statement leaflet)		
Total number of candidates at close of nominations	Number of candidates that lodged a candidate statement	Number of candidates that lodged a candidate photograph
13	13	13

NOTICE: Information in candidate statements is provided by the candidates. Any enquiries about a candidate statement should be directed to the relevant candidate. Candidate statements are not verified or endorsed by the Returning Officer. Contact details available at www.mcc.gov.au



TANG,
Emily

My name is Emily Tang. I sincerely wish to contribute my best effort to this dynamic, multi-cultural area where I have lived for nearly 25 years. My objective is to represent your voice in Manningham and to improve the standard of community for childcare, aged care and disability services, Ensure council with good financial management, town planning and infrastructure, improve parks, and roads especially safety school crossing, Safer neighbourhood, My profession is a public tax accountant, with a Master Degree of Business Administration in International Management. I am also a Justice of the Peace and happily married with two children. I have good leadership and communication skill. I sing and play musical instruments. Golf is my favourite sport. My community engagement includes certifying legal documents for the role of JP since 2016. Nearly 30 years volunteering for multi-cultural communities and charity organizations, LMC for Lord Mayor Charitable Foundation, ACEC for Chinese New Year Charity Ball. I was awarded by Melbourne City Council in 2006 for the best service in Chinese Communities. It is time for a change and balanced representation. Please vote No.1 for me. Thank you for your kind support.

4

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AGROTIS,
Matthew

After 40 years living in the Heide Ward, including the past two years as President of the Buleen-Templestowe Junior Football Club, this son of Greek migrants is ready to broaden his work in the community by serving you on Council. I'm married and raising two boys in Lower Templestowe not far from where my family grew up near Templestowe Village. People are my passion, whether it's growing the Bullants Auskick program, developing girls football in Manningham or my day job working in sales for an international company helping sell produce from local farms. As a sports lover growing up playing football, cricket and basketball, I understand the importance of investing in community facilities such as Aquarens, a soccer pavilion at Pettys Reserve and the Buleen Park precinct. We need to accept the rate-scapping regime and I pledge never to support a request to the state government for an exemption from this statewide cap on rates. I support protecting the green wedge, our public spaces and neighbourhood streets by focusing planning and development around our activity centres. Council must also back the North-East link between Greensborough and Ringwood to end the logjam on Buleen Road and help the Eastern Freeway flow.

5

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BELLOBUONO,
Manny

I am a proud husband and father of 3. A daughter and 2 beautiful puppies. I have come from a large Italian family and therefore I have learnt that nothing comes easily or without hard work. The Italian in me puts family first and although each family has their ups and downs and communication is the key to avoiding the chaos. Growing up in Coburg, I moved to Manningham 22 years ago, but have worked in the Manningham community since I was 18 years old and have witnessed the exponential growth of the area. A highlight of my career was the construction of Doncaster Shopping Centre. I know and love the area and look to ensure it lasts. Today I look after the main entrance of a loved older high school in Camberwell. I love my job and am responsible for making quick, concise decisions regarding the school's construction and the challenges that come with it. By doing this job I have been given a detailed insight of the education system and understand what it takes to cooperate effectively with the community and it's needs. I look forward to meeting you all and hope to represent Heide in the future.

6

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FRAWLEY,
Ben

I love where I live. I started the life grew up in Templestowe/Buleen/Doncaster Facebook nostalgia groups totaling 5000 members, having lived in the Manningham district for most of my 52 years. I'm passionate about the area and more importantly about us, the residents. I've seen Manningham change from paddocks and orchards, to the buzzing metropolis it is today. Growth and development is necessary, but it must ensure that our lifestyle and community values are not compromised. I am motivated by caring for the community, having previously volunteered with the Salvos, mentored young men on remain and reaching out to the needy in our community. Vote for me to support more transparency in council decision making, higher density housing that must include off street parking, a re-invigorated debate on a rail network to Doncaster, a push for streamlined building permit processes, no parking meters for strip shops, support for local traders and small businesses, support for community hubs such as sporting facilities and clubs, support to increase the security of residents, a review of the arterial road network to find opportunities to create less road congestion and increased support for the elderly and the disadvantaged in our great municipality.

7

NOTICE: Information in candidate statements is provided by the candidates. Any enquiries about a candidate statement should be directed to the relevant candidate. Candidate statements are not verified or endorsed by the Returning Officer. Contact details available at www.mcc.gov.au



WYNNE,
David

I am a happily married long term Manningham resident with two teenage daughters who attended our local school in the Heide ward. Our family is active in the community with my latest role being President of the Buleen-Templestowe Little Athletics Club. Community involvement combined with significant business experience as a senior manager in successful global automotive companies and transport industries has provided me with the knowledge and understanding of what is required and relevant within our community. I'm a positive, energetic and practical person who started out as a mechanic and now travel internationally for business. This life journey will bring a fresh representation to council, overseeing responsible financial management and improved neighbourhood amenity. I support an efficient, transparent council, the proposed facility at Mullum Mullum Reserve and a more commercial approach to managing council assets, particularly on Doncaster Hill. With planning we need to concentrate development around activity centres and protect our public spaces, neighbourhood streets and the green wedge. My experience working with local organisations and business people from many different cultural communities has provided me with a perfect grounding to support the local community on the issues that face our ward now and in the future.

8

NOTICE: Information in candidate statements is provided by the candidates. Any enquiries about a candidate statement should be directed to the relevant candidate. Candidate statements are not verified or endorsed by the Returning Officer. Contact details available at www.mcc.gov.au



GOUGH,
Geoff

As Heide Councillor and 4 term Mayor, I seek your support for re-election. I don't play political games. Council is about the welfare of the city its people, the organization and its programs. I listen, consult, act with integrity and responsibility. I deal with issues in an open and honest way being readily available and never make misleading promises. Living here over 58 years, I understand local issues, ensuring Council hears and understands your point of view. I'm experienced, dedicated, effective and know how to get things done. I'm here for the things that makes it stand for sound financial management and accountability. I stand for small not big government with an efficient workforce. I stand for sensible and balanced development. I stand for improving infrastructure including roads, footpaths, drains, streetscapes, parks, sporting facilities and community buildings. I'm passionate in protecting our open space. I stand to improve community safety and tackle graffiti and vandalism. I'm devoted to creating a harmonious and inclusive city that involves people from all backgrounds. I work hard ensuring quality services and programs are accessible to all. I'm committed to work with you to ensure we are all proud to live Manningham. Vote 1 Gough.

9

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**GACOVSKI,
Dina**

Hi, my name is Dina. My family and I have with great pride called Manningham our home for the last 18 years. Now that my husband has retired and my 4 sons have grown up, the time has come to thank my community by giving something back. It is my honesty, compassion, respect and integrity that will make me stand out as your representative in council. My passion is to give a voice to all those that have in the past been made to feel that they have no voice, or that their problems and concerns are not important. You are all important. In the past I have been involved as much as I can in my community. I served 2 terms on the committee at Doncaster Kindergarten, one term as secretary and the following year as president. I have also been a dedicated volunteer at my children's primary school over the years. If you vote for me I can promise you that I will listen and represent you as best I can. After all I will be the peoples representative on council. Give me your vote and I will be your voice.

10

NOTICE: Information in candidate statements is provided by the candidates. Any enquiries about a candidate statement should be directed to the relevant candidate. Candidate statements are not verified or endorsed by the Returning Officer. Contact details available at www.mcc.gov.uk



**GRIVOKOSTOPOULOS,
Jim**

As a former Mayor and current Councillor of Manningham City Council, I ask for your vote to continue representing, consulting and working with residents to focus on the issues that matter. Ensuring the safety of our community is a priority and continually being addressed: Gearing inappropriate development: Upgrading of our local roads; Continuing to advocate for the upgrade of our transport infrastructure; Keeping and enhancing our open spaces and pocket parks; Ensuring early childhood to aged care services are easily accessible. Living in Manningham for over 20 years and being actively connected to our diverse community, I take residents concerns into account, whilst acting with the utmost integrity and honesty in my decision making process. I strongly believe in a council with open accountability and a common sense approach to local government matters. I will continue working with all residents in making Healds Ward a better place for our families, youth, retirees and our community as a whole. Furthermore, continue working with local small business and sporting networks to help enhance the growth of our activity centres. I am proud to represent my community on Council and to help shape Manningham for all of us to live in and enjoy.

11

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**LYNN,
Scott**

I have lived in Manningham most of my life, played over 100 games for Beverley Hills Junior Football Club, am a Deakin graduate of Media and Communication, an empathetic aged care professional, care deeply for greater prosperity, law and order, social cohesion, better public roads, public transport and a cleaner natural environment for all people who call Manningham home. Importantly, creating more prosperity in Manningham, along with making it a safer place to live are my top priorities. If elected, I will introduce a community safety plan to deal with breaking and entering, carjacking, theft and violent crime. Improving lighting along Ruffley Creek Linear Park will help law-abiding citizens feel more secure. I will work hard to ensure the rates for businesses in Manningham are comparable to their worth. In terms of development, encouraging more strip shopping along Doncaster Road is important to provide local jobs and services. I will lobby for a tram extension from Balwyn North to Doncaster. I will work with the Federal Government and Green Army to clean up our environment and endeavour to increase dog waste disposal bins in every park. Finally, a specialised bus service for seniors will be prioritised. facebook.com/votescottlynn

12


Appendix 6.2: Candidate statement leaflet for Koonung Ward election

YOUR VOTE MUST BE IN THE MAIL OR IN THE HANDS OF THE RETURNING OFFICER ON OR BEFORE 6.00 PM ON FRIDAY 21 OCTOBER 2016
 Late votes cannot be included in the count.


See ballot paper envelope for voting instructions.

VOTING IN THIS ELECTION IS BY POST
 Alternatively, you may hand-deliver your envelope during business hours to:
 2 Hummel Way,
 Doncaster

COMPULSORY VOTING PROVISIONS APPLY
 You have received this ballot pack because you are enrolled for this election. Voting is compulsory if you were on the Victorian State electoral roll for this council on Friday 25 August 2016.
 If you are 70 years of age or over on election day, you are encouraged to vote, but will not be fined if you do not vote.
 Further information on voting entitlements can be found at vec.vic.gov.au



2016 Council Election
 Voting and candidate information leaflet



Koonung Ward

THIS IS A POSTAL ELECTION ONLY.
 Your ballot paper is attached to this leaflet.

Voting is compulsory for residents
 For further information visit vec.vic.gov.au or phone (03) 8619 1660 during business hours.

Victorian Electoral Commission **VEC**

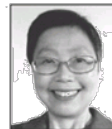
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HAYNES, Dot

As your current Councillor and Deputy Mayor I ask for your vote to re-elect me. Being a local resident for over 20 years, I love living in Manningham and will continue working with individuals, community leaders and community groups as a strong advocate for establishing a better Manningham. My personal and professional skills allow me to cut through the bureaucratic rhetoric and to get things done. Having run successful businesses here and in the USA I understand financial management and insist our rates are spent more effectively. Re-elected I will continue to work towards reducing overdevelopment, unnecessary council overstaffing and overspending. I will keep working to retain and improve our parks and gardens, and expand long overdue maintenance of our trees, paths, roads and drainage. I am also committed to implementing solutions to fix Manningham's parking issues. Working with the state and federal governments to get more for Manningham, especially environmentally to ensure we have a greater local recycling capacity. Providing services to the communities needs is a high priority for me. Ask me about the many local beneficial projects I have initiated and will build on for Manningham. For a caring, hardworking Councillor Vote 1 Dot Haynes 0425718937

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CHEN, Anna

I graduated from the University of Melbourne with a Master of Laws degree. As a practicing lawyer and a resident of Koonung Ward for over 15 years, I wish to bring my legal expertise and problem solving skills to the council. I am also a volunteer lawyer at the local community legal centre and enjoy working with community groups and assisting new residents to settle in to our community. I am committed to low rates, cost-effective and transparent public expenditure. I will advocate for better bus services and new routes; I am determined to fix traffic and parking problems around schools and shopping strips; I support funding for regular community programs, more childcare facilities, accessible and diverse ageing and aged care services. I stand for sustainable development and a clear and consistent local planning control to maintain the neighbourhood character, protect our natural environment and quality of life. I am not affiliated to any political party. If elected, I will organise regular community meetings to listen and represent your view to council responsibly. Vote 1 for Anna Chen.

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ZAFIROPOULOS, Mike

Vote for a competent and community-minded candidate, who as former Mayor of Fitzroy recognises the importance of responsible use of the rate dollar and has a genuine interest in the concerns of residents. As a long-term resident of Manningham, I am committed to preserve and improve the amenity of our City, Council services, public transport and urban design. I serve the Manningham community as a JP and have chaired several not for profit boards, including a local aged care provider. Since 2003 I am an Australia Day Ambassador and serve on the Council's Access and Equity Committee and on an advisory Committee to the Minister for Small Business. I have executive experience as former General Manager of SBS. For extensive voluntary work in the arts, public health, philanthropy and government, I received the Order of Australia - but would now love to directly serve the local community. I am acutely aware of Koonung's planning and traffic pressures and believe Council could have done more in this important area. I have the time and experience to be a consultative and effective advocate of my community. Vote 1 for Mike Zafiroopoulos. In terms of preferences, please vote 2 Ron Kitchingman, 3 Motti Viss.

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VISA, Moti

Moti VISA JP Member of Liberal Party and hold Liberal values. Experience, Hard Work, Results I am an Engineer with extensive experience, businessman and Editor-in-Chief of a popular community newspaper, Beyond India. I have been serving the community as a Justice of Peace for years. Resident of Manningham City since 1990. My children studied at Doncaster Primary and Doncaster Secondary College. They are currently Medicine Doctors. I will bring a fresh approach to the council and ameliorate its standing. I am a Fair, hardworking social worker and do not believe in wasting tax payers money. I will utilise it wisely for their welfare, health and safety. I will work hard to improve public transport accessibility in Koorung. I have enormous experience in doing business with China and India and have visited these countries many times. I will try to make Council Rates fairer. I am a recipient of the Award of Excellence from Victorian Parliamentary Friends of India, 2002. Radio, Crime Stoppers, JET Australia, and many others. Organised functions and festivals where the community has come together in harmony. I strongly believe in a multicultural Australia. Please Vote 1 for Moti VISA, in terms of preference Vote 2 Mike Zafropoulos.

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YEE, Stella

Dear fellow residents, many of you know me as Stella Wong. However, to stand as a candidate in this election I have to use my maiden name - Yee - as per the electoral roll. I have lived in Doncaster with my family for the last 12 years and we love it here. However, Manningham has grown rapidly in the last few years, bringing with it a number of issues which are starting to affect us all. They include: worsening traffic congestion, due to more cars on the road and lane closures for construction work; insufficient parking, especially in places of high demand such as Park & Ride and local shopping and dining strips; and the serious challenges (especially road safety) facing our local schools as their student numbers soar. Many of us are concerned about these developments and their impact on our daily lives. If elected to Council, I will advocate for sensible and careful planning. For finding solutions to these increasingly vexatious issues, and for improving public transport. I will prioritise our community wellbeing and liveability in my decisionmaking. For more info, please visit Stella4Manningham in Youtube and Facebook. Thank you for your support. Vote 1 For Stella Yee.

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O'BRIEN, Stephen

Elected to Council in 2012, I have successfully been involved in developing plans and strategies that address crime prevention and community safety across Manningham. I have built and maintained strong relationships with the Victorian Police and community groups focusing on crime prevention strategies. I will continue to work on delivering defence plans, ensuring Manningham builds a strong, safe, proud community. Childhood obesity has become a national problem and as past President of the Doncaster East Pre-School (2012/13), I will continue to ensure this Council delivers on its healthy living programs, especially ensuring our recreational reserves provide programs and opportunities for all age groups. As a Town Planner, I will ensure developments are sensitive to the neighbourhood character by safeguarding the amenity impacts to residents and ensuring overdevelopment does not occur or set undesirable precedents. Creating job starts with the Town Planning Scheme that fosters growth and attracts investment. I will continue to support small businesses by expanding their business skills by creating hubs for businesses to exchange and develop ideas. If you want a champion for our youth, our seniors and job creation, someone who will passionately protect the values that make Manningham a great place, then Stick with Steve.

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KITCHINGMAN, Ron

Council must concentrate on its main objectives: roads, rubbish and drainage. Council in conjunction with State and Federal governments must continue to provide funding of services to assist our ageing and needy residents. Recreational facilities for all residents must be provided and maintained. Improvements to public transport must be aggressively lobbied for, a priority that I will pursue. It is appropriate development in respect to neighborhood character. Vote 1 Kitchingman Ron. In terms of preference, Please vote 2 Mike Zafropoulos.

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GALBALLY,
Sophy

I have been honoured to serve as your local Councillor. This last term, I am proud to report that I delivered what I promised. Our council needs leaders who can listen to you, not a political party. I will continue to advocate directly and independently on your behalf. Development and growth are important but should never compromise the health of our community. I fought against inappropriate development to protect your lifestyle and environment. My experience as a business woman and leader of community projects has developed my skills to give you strong representation. I will continue to be your strong advocate, especially on the big issues that affect your current and future liveability: rates affordability, peace, health and safety. My vision is for the people of Manningham to experience an increase of Council efficiencies and good service and a reduction of red-tape and bureaucracy. My multicultural childhood taught me that the differences between people can strengthen us. I strive to support all ethnic and community support groups. Because I am not aligned with any political party, only primary (No.1) votes will reflect me. If you want strong, intelligent leadership Vote 1 for Sophy Galbally.

4

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LIGHTBODY,
Tomas

As a Greens endorsed candidate and Donvale local, I'm standing for Council for a strong sustainable economy. Mullum Mullum Ward is a beautiful example of where suburbia meets the bush. I have chosen to stand with the Greens, because I am passionate about action on climate change and encouraging community input in council decisions. Over the last few years, I have worked as a gymnastics coach locally over the past few years. My key areas of focus are: (1) standing up for the small businesses and cafes, (2) support for a more extensive bus network, and (3) protecting the special environment that attracts people here. The skills I have acquired including being accountable and reliable are qualities expected of a Councillor. I am committed to bringing forward sustainable development while preserving our local culture and communities. For more information, visit: <http://www.greens.org.au/mullum/mullum> or tomas.lightbody@ec.mcc.gov.au or 0478169594. I understand the issues that matter to our community and I would welcome the opportunity to be your voice on council. Thank you.

5

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GENAT,
Karin

My name is Karin Genat. I am married with 2 teenage sons, having lived in Manningham for over 20 years. My background is in health, working as a Community nurse, currently in a role as Care Manager leading a team of Primary nurses. My recent graduate studies have been in Aged Care as well as Training and Assessment, hence my passion for older persons, community and diversity as having also fulfilled a role as the Diversity Resource Nurse in my workplace. I have served on numerous committees, both sporting and educational, as my sons have progressed through Kindergarten, Primary and Secondary School. Additionally, I have served on local committees and volunteering at my Church. Manningham is a diverse, evolving community with a changing landscape. With these changes in mind, my priority is to ensure our municipality maintains its reputation as a desirable place for families, through all life stages. With a growing population and increase in crime rates, my focus is to promote safety by restoring the Neighbourhood Watch Program, and improving our public transport services. Furthermore, developing our access to services and facilities for all residents, is a matter of increasing significance as our demographic changes.

6

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MARGETTS,
Graham Andy

As a long-term resident of Manningham, father and grandfather, trustee of a local family oriented charity and Managing Director of an international technology provider to the manufacturing and processing markets, I have both a nuanced understanding of the real issues within our community, and the skills and experience to enact real change. On my agenda for Manningham for the next four years is ensuring that you, the residents, receive real return for your rates. I will make sure that your investment in Manningham is spent on the services you most need, including better aged care, well maintained parks and recreation spaces and efficient waste management. Utilising the skills I have acquired through decades of business experience, I will be able to turn your priorities into an actionable plan and execute accordingly. Manningham isn't just about business though - I want to preserve the heart and soul of our beautiful area. I am keenly aware that the Manningham of today may not resemble the Manningham of tomorrow if we don't take town and recreational planning seriously. That's why I am so passionate about sustainable development that preserves our wonderful lifestyle whilst ensuring that Manningham has adequate infrastructure to remain future-proof.

7

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LANGE,
Carli

I am committed to representing the diverse needs of all Mullum Mullum residents. Our growing Manningham community needs to refocus on and value the basics by embracing change and putting the needs of residents and businesses first. Local council has the greatest influence on our 'leafy green' ward and I am an advocate for innovative decisions to secure our future. My priorities are: responsible development and maintenance of community infrastructure, environment and community safety and the provision of quality services. As a mother of three and primary/secondary teacher and daughter of semi-retired parents, I understand most the needs, pressures and pleasures that come with life across three generations. As a resident of the unique environment of Warrandyte, I've been actively involved in our community by attending the local kindergarten as Enrolment Officer and attending the local school, dance and gymnastic clubs. Also, I've been an active advocate for community campaigns on local drainage and infrastructure. My aim as an Independent (no political affiliation) Councillor is to listen to the community, work towards achieving the best results for our community and be accountable. I look forward to creating a sustainable community for future generations. Vote 1 Carli Lange. www.aboutme/carliange

8

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MCLEISH,
Paul

It's been an honour and privilege to work for our Community in my first 4 years as a Councillor, serving two terms as Mayor. My previous career as a senior manager in IT/Finance meant overseeing large national budgets, teams, projects and contracts. I have applied these business skills to help Council control costs to keep a lid on rates and charges, producing the lowest ever average increase of 2.2% PA. I have delivered changes to the planning scheme which have increased protection from overdevelopment for the lower density areas of Manningham. I have delivered strategic development of our sporting facilities and Mullum Mullum Stadium changes to transport policy to include a Bus Rapid Transit system, securing the freeway median for Doncaster Rails, productive investment in technology to limit growth of staffing costs. I'll continue such work if re-elected, and will also seek more resident friendly planning and parking controls to protect our neighbourhoods; Community support for eco-tourism opportunities for Wonga Park & Warrandyte; building a waste recycling centre; completing walking/cycling trails to Warrandyte and along Mullum Mullum Creek; introducing compostable food containers for Council events. I ask for your support Vote 1 Paul McLeish 0435 8866 84 psu@mcleish@gmail.com www.GPaulMcLeish.com

9

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LAI,
Raymond

My family and I love Mullum Mullum area so much and have lived here for over 20 years since migrated from Hong Kong. Just like most of you, I do not just love Manningham but also care about Manningham. That is why I want to become a councillor so that I can defend Manningham from being destroyed by overdevelopment. With the ever-increasing culture diversity in our Manningham community, my culture background will definitely add value to the council. I am currently working as an IT consultant in an international IT company. I may not have the fancy CV but definitely have a heart. I had body corporate committee experience through my 8 years involvement in a community of over 2400 apartments and 30 shops back in Hong Kong, working hard for the best interests of all stakeholders by fighting against excessive spending by the management company and inappropriate planning by the local government. I will defend our Green Wedge and resist the inappropriate development, especially the type of overdevelopment in Doncaster Hill from spilling out to other parts of Manningham. I will support more council sponsored renewable energy initiatives. Most important, I will act to freeze or stop excessive rate rise!

10

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KNIGHT,
Maverick

I am standing for Manningham Council to not only be a voice for our youth but for all generations. I have lived in Manningham most of my life and I am currently studying Conservation and Land Management. I genuinely feel part of my local community and would like to create an environment of social inclusion for all the people living in Manningham. I would like to advocate further commitment to the Doncaster Rail project and continued development of Fair Trade initiatives within the Manningham community. It is now more important than ever to listen to our community and act on a wide range of important issues such as healthy living, mental wellbeing, disability services, crisis and support services and community safety. Our parks and open spaces are what set this area apart from other Councils and it is important to preserve their biodiversity and the Green Wedge, implement further innovative water management initiatives, waste reduction and green living policies. I firmly believe that only together as a community we will grow and prosper in our unique part of the world. It is time to embrace change and have a diverse representation on our Council.

11

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CLARK,
Peter

Peter Clark has lived in Manningham, Mullum Mullum Ward, for over 20 years with his wife (Libby) and two children (now adults). His children attended Millgate Primary School and East Doncaster Secondary College. Peter studied for a doctorate in science (physics) over 30 years ago. Today he is a consultant to Governments, Academia, and Industry in innovative areas of science and technology. Now working only part-time, Peter has the time and energy to devote to representing the community at council meetings, events and activities. Peter supports a cap on rate rises, and will ensure that Manningham Council delivers value for money services to which locals are entitled. Peter is particularly keen on keeping Manningham Beautiful, with more attention directed to stopping graffiti and keeping parks, walkways and rivers clean of rubbish and well-maintained. Peter recognises Manningham's multicultural community, and will work to represent all residents in Council deliberations.

12

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COLLINS,
Glenn

Having been a ratepayer in this city for 30 years I have experienced many changes some good others not good at all. I have experience in management and marketing in companies such as Boral, Salter, Husqvarna, UK engineering multi national James Hill and local manufacturing businesses of 80 plus employees. I have also owned my own real estate / Development business and am still involved in this today. My Aims in Council are very simple. Foremost is to act in the interests of ratepayers in all respects. Support the creation of sensible initiatives to improve the amenities of Manningham. Review the promotion of activities and policies to those which are relevant to local government responsibilities and be mindful of costs for which there is no direct benefit to ratepayers. Assist upon request any member of the community who seeks assistance dealing with council or other agencies of government. Promote a value for cost assessment of all projects and services supplied by council. I also declare I am not joining council to promote any future political ambitions.

13

Appendix 7: Daily breakdown of the general mail out

Manningham City Council election			
Whole of council general mail out			
4 October 2016	5 October 2016	6 October 2016	Total
30,013	30,013	28,245	88,271

Heide Ward election			
4 October 2016	5 October 2016	6 October 2016	Total
9,938	9,938	9,353	29,229

Koonung Ward election			
4 October 2016	5 October 2016	6 October 2016	Total
10,116	10,116	9,520	29,752

Mullum Mullum Ward election			
4 October 2016	5 October 2016	6 October 2016	Total
9,959	9,959	9,372	29,290

Appendix 8: Result information

Manningham City Council election		
Heide Ward election		
Enrolment:	29,229	
Formal votes:	21,505	
Informal votes:	1,293 (5.67% of the total ballot papers)	
Voter turnout:	22,798 (78.00% of the total enrolment)	
Candidates (in ballot paper order)	First preference votes	Percentage
KLEINERT, Michelle	2,815	13.09%
COOKE, Christine	1,190	5.53%
PICCININI, Paula	2,365	11.00%
TANG, Emily	1,646	7.65%
AGROTIS, Matthew	1,537	7.15%
BELLOBUONO, Manny	413	1.92%
FRAWLEY, Ben	1,295	6.02%
WYNNE, David	669	3.11%
GOUGH, Geoff	4,470	20.79%
GACOVSKI, Dina	734	3.41%
GRIVOKOSTOPOULOS, Jim	3,110	14.46%
LYNN, Scott	1,261	5.86%
Successful candidates		
<ul style="list-style-type: none"> • GOUGH, Geoff (1st elected candidate) • PICCININI, Paula (2nd elected candidate) • KLEINERT, Michelle (3rd elected candidate) 		

Koonung Ward election

Enrolment:	29,747
Formal votes:	21,441
Informal votes:	918 (4.11% of the total ballot papers)
Voter turnout:	22,359 (75.16% of the total enrolment)

Candidates (in ballot paper order)	First preference votes	Percentage
HAYNES, Dot	5,786	26.99%
CHEN, Anna	4,144	19.33%
ZAFIROPOULOS, Mike	3,407	15.89%
VISA, Moti	806	3.76%
YEE, Stella	2,830	13.20%
O'BRIEN, Stephen	3,298	15.38%
KITCHINGMAN, Ron	1,170	5.46%

Successful candidates

- HAYNES, Dot (1st elected candidate)
- CHEN, Anna (2nd elected candidate)
- ZAFIROPOULOS, Mike (3rd elected candidate)

Mullum Mullum Ward election	
-----------------------------	--

Enrolment:	29,289
Formal votes:	21,646
Informal votes:	1,522 (6.57% of the total ballot papers)
Voter turnout:	23,168 (79.10% of the total enrolment)

Candidates (in ballot paper order)	First preference votes	Percentage
CONLON, Andrew	3,466	16.01%
DOWNIE, Meg	2,012	9.30%
LA VELLA, Grace	1,556	7.19%
GALBALLY, Sophy	2,239	10.34%
LIGHTBODY, Tomas	1,607	7.42%
GENAT, Karin	668	3.09%
MARGETTS, Graham Andy	786	3.63%
LANGE, Carli	1,585	7.32%
McLEISH, Paul	2,804	12.95%
LAI, Raymond	1,682	7.77%
KNIGHT, Maverick	889	4.11%
CLARK, Peter	1,420	6.56%
COLLINS, Glenn	932	4.31%

Successful candidates

- CONLON, Andrew (1st elected candidate)
- McLEISH, Paul (2nd elected candidate)
- GALBALLY, Sophy (3rd elected candidate)

Appendix 9: Election participation statistics

Manningham City Council election		
Whole of council turnout		
Enrolment category	Participation Note participation records marks on roll and can vary from turnout (total ballot papers counted)	Statewide postal election comparator for 2016 LG elections (excl. Melbourne City Council)
Voters enrolled through section 12 of the LG Act	80.48%	78.51%
<ul style="list-style-type: none"> aged 18 to 69 years old on election day 	80.77%	78.28%
<ul style="list-style-type: none"> aged 70 years and over on election day 	79.37%	79.73%
Voters enrolled through sections 13 – 16 of the LG Act	49.94%	55.54%
Council total	78.80%	75.67%

Heide Ward election		
Enrolment category	Participation Note participation records marks on roll and can vary from turnout (total ballot papers counted)	Statewide postal election comparator for 2016 LG elections (excl. Melbourne City Council)
Voters enrolled through section 12 of the LG Act	80.85%	78.51%
<ul style="list-style-type: none"> aged 18 to 69 years old on election day 	81.22%	78.28%
<ul style="list-style-type: none"> aged 70 years and over on election day 	79.54%	79.73%
Voters enrolled through sections 13 – 16 of the LG Act	49.32%	55.54%
Heide Ward election total	79.50%	75.67%

Koonung Ward election		
Enrolment category	Participation Note participation records marks on roll and can vary from turnout (total ballot papers counted)	Statewide postal election comparator for 2016 LG elections (excl. Melbourne City Council)
Voters enrolled through section 12 of the LG Act	78.98%	78.51%
<ul style="list-style-type: none"> aged 18 to 69 years old on election day 	78.65%	78.28%
<ul style="list-style-type: none"> aged 70 years and over on election day 	79.96%	79.73%
Voters enrolled through sections 13 – 16 of the LG Act	50.69%	55.54%
Koonung Ward election total	76.63%	75.67%

Mullum Mullum Ward election		
Enrolment category	Participation Note participation records marks on roll and can vary from turnout (total ballot papers counted)	Statewide postal election comparator for 2016 LG elections (excl. Melbourne City Council)
Voters enrolled through section 12 of the LG Act	81.56%	78.51%
<ul style="list-style-type: none"> aged 18 to 69 years old on election day 	82.17%	78.28%
<ul style="list-style-type: none"> aged 70 years and over on election day 	78.19%	79.73%
Voters enrolled through sections 13 – 16 of the LG Act	48.97%	55.54%
Mullum Mullum Ward election total	80.31%	75.67%



Victorian Electoral Commission

Level 11, 530 Collins Street Melbourne Victoria 3000

Ph: 03 8620 1100 | Fax: 03 9629 8632

vec.vic.gov.au

2017

14.2 Documents for Sealing - 30 May 2017

File Number: IN17/192
Responsible Director: Executive Manager People and Governance
Attachments: Nil

EXECUTIVE SUMMARY

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

1. COUNCIL RESOLUTION

MOVED: CR ANDREW CONLON
SECONDED: CR SOPHY GALBALLY

That the following documents be signed and sealed:

**Consent Agreement to Build Over an Easement
Section 173 of the Planning and Environment Act 1987
Council and A to Z Projects Pty Ltd
18 Council Street, Doncaster**

**Consent Agreement to Build Over an Easement
Section 173 of the Planning and Environment Act 1987
Council and E & A J Hirsch
327 – 329 Church Road, Templestowe**

**Deletion of Easement Agreement
Council and KIG Holdings Pty Ltd
22 Wembley Gardens, Donvale**

**Consent Agreement to Build Over an Easement
Section 173 of the Planning and Environment Act 1987
Council and N & M Milivojac
2 Ralph Street, Bulleen**

**Consent Agreement to Build Over an Easement
Section 173 of the Planning and Environment Act 1987
Council and S Gopalakrishnan & J K Govindan
13 Conifer Place, Templestowe Lower**

**Consent Agreement to Build Over an Easement
Section 173 of the Planning and Environment Act 1987
Council and Summer Private Equity Pty Ltd
68 Saxonwood Drive, Doncaster East**

CARRIED

2. BACKGROUND

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

3. DECLARATIONS OF CONFLICT OF INTEREST

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

14.3 Record of Assembly of Councillors - May 2017

File Number:	IN17/191
Responsible Director:	Executive Manager People and Governance
Attachments:	1 Sustainable Design Taskforce - 27 April 2017
	2 Integrated Transport Advisory Committee - 8 May 2017
	3 Strategic Briefing Session - 9 May 2017
	4 Senior Citizens Reference Group - 10 May 2017
	5 Municipal Emergency Management Planning Committee - 12 May 2017
	6 Strategic Briefing Session - 16 May 2017

EXECUTIVE SUMMARY

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

COUNCIL RESOLUTION

MOVED: CR SOPHY GALBALLY
SECONDED: CR PAULA PICCININI

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

- **Sustainable Design Taskforce – 27 April 2017**
- **Integrated Transport Advisory Committee – 8 May 2017**
- **Strategic Briefing Session – 9 May 2017**
- **Senior Citizens Reference Group – 10 May 2017**
- **Municipal Emergency Management Planning Committee – 12 May 2017**
- **Strategic Briefing Session – 16 May 2017**

CARRIED

1. BACKGROUND

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

1.1.1 The subject of a decision of the Council; or

- 1.1.2 Subject to the exercise of a function, duty or power of the Council that has been delegated to a person or committee but does not include a meeting of the Council, a special committee of the Council, an audit committee established under section 139, a club, association, peak body, political party or other organisation.
- 1.2 An advisory committee can be any committee or group appointed by council and does not necessarily have to have the term 'advisory' or 'advisory committee' in its title.
- 1.3 Written records of Assemblies are to include the names of all Councillors and members of Council staff attending, a list of matters considered, any conflict of interest disclosures made by a Councillor and whether a Councillor who has disclosed a conflict of interest leaves the Assembly for the item in which he or she has an interest.

2. DISCUSSION / ISSUE

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

- Sustainable Design Taskforce – 27 April 2017
- Integrated Transport Advisory Committee – 8 May 2017
- Strategic Briefing Session – 9 May 2017
- Senior Citizens Reference Group – 10 May 2017
- Municipal Emergency Management Planning Committee – 12 May 2017
- Strategic Briefing Session – 16 May 2017

3. DECLARATIONS OF CONFLICT OF INTEREST

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

Record of an Assembly of Councillors

Manningham City Council

Sustainable Design Taskforce

Meeting Date: 27 April 2017
Venue: Heidi Room, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 7.30am

1. Councillors Present:

Councillor Michelle Kleinert (Mayor) – Heide Ward
Councillor Mike Zafirooulos (Deputy Mayor) – Koonung Ward
Councillor Anna Chen – Koonung Ward

Officers Present:

Teresa Dominik - Director Planning and Environment
Natasha Swan – Manager Statutory Planning
Vivien Williamson – Manager City Strategy
Simone Terzini – Principal Planner
Jack Chiodo – Town Planner
Mandy Banks – Senior Urban Designer

2. Disclosure of Conflicts of Interest

Nil

3. Items Considered

3.1 906-910 Doncaster Road, Doncaster East - Development and use of the land for the construction of a part 5 and part 6-storey building (commercial and restaurant with dwellings above), reduction in the associated car parking requirement and waiver of the loading bay requirement.

3.2 20-23 Airdrie Court, Templestowe Lower - Development of the land for the construction of 17, two-storey dwellings and a reduction to zero of the required visitor car parking spaces (3 spaces)

Finishing time

The meeting ended at 9.30am

Record of an Assembly of Councillors

Manningham City Council

Integrated Transport Advisory Committee (ITAC)

Meeting Date: Monday 8 May 2017
Venue: Heide Room, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 6.00 PM

1. Councillors Present:

Councillor Michelle Kleinert (Mayor) – Heide Ward
Councillor Anna Chen – Koonung Ward

Officers Present:

Frank Vassilacos, Senior Strategic Land Use and Transport Planner
Roger Woodlock, Manager Engineering and Technical Services
Teresa Dominik, Director Planning and Environment
Marcel Rawady, Digital Communications Advisor

2. Disclosure of Conflicts of Interest

No conflicts of interest were declared.

3. Items Considered

- 3.1 Presentation: Park Orchards Primary School - Active Travel Plan
- 3.2 General Transport Update (BRT, North East Link, Plan Melbourne Update)
- 3.3 Social Media

Finishing time

The meeting ended at 7.40 PM

Record of an Assembly of Councillors

Manningham City Council

Strategic Briefing Session

Meeting Date: 9 May 2017
Venue: Council Chamber, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 6.30pm

1. Councillors Present:

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

Apologies from Councillors:

Nil

Executive Officers Present:

Warwick Winn, Chief Executive Officer
Chris Potter, Director Community Programs
Philip Lee, Director Shared Services
Teresa Dominik, Director Planning & Environment
Jill Colson, Executive Manager People & Governance

Other Officers in Attendance:

Vivien Williamson, Manager City Strategy
Lee Robson, Manager Business, Culture and Venues
Juanita Haisman, Manager Communications
Paul Goodison, Coordinator Landscape and Leisure
Sarah Neville, Senior Communications Consultant
Ben Harnwell, Coordinator Business and Events
Stephanie Langdon, Recreation Planner

2. Disclosure of Conflicts of Interest

No disclosures of conflict of interest were made.

3. Items Considered

- 3.1 Communications & Media Report
- 3.2 Forward Agenda
- 3.3 Plan Melbourne 2017-2050 – Implications for Manningham
- 3.4 Eastern Regional Councils – Regional Body
- 3.5 Review of Special Rates and Charges Contributory Projects Policy for Marketing & Communications
- 3.6 Citizen Connect Update
- 3.7 Communications Update
- 3.8 Rieschiecks Reserve Management Plan Implementation Update

The meeting ended at 10.35pm

Record of an Assembly of Councillors

Manningham City Council

Senior Citizens Reference Group

Meeting Date: Wednesday 10 May 2017
Venue: Function Room, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 9.30am

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

Officers Present:
Keri Kennealy
Catherine Walker
Venise Francise

2. **Disclosure of Conflicts of Interest**
Confirmation that there were no items on the Agenda where conflict of interest was declared.

3. **Items Considered**
3.1 Carers Support
3.2 Audit for Aged Care Quality Standards, National Common Care Standards
3.3 Signing of the Aged-Friendly Victoria Declaration - Wednesday 24 May 2017
3.4 What's important to you in Manningham?
Have your say on:
o 2017 – 2021 Council Plan
o 2017 – 2021 Healthy City Strategy
o 2017/18 Annual Budget.
3.5 Club updates
3.6 Terms of Reference
3.7 Smoke Alarm Subsidy Scheme
3.8 Winter Warmer Concert Series

Finishing time
The meeting ended at 11.00am

Record of an Assembly of Councillors

Manningham City Council

Municipal Emergency Management Planning Committee

Meeting Date: 12 May 2017
Venue: Council Chamber, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 10am

1. Councillors Present:

Councillor Andrew Conlon – Mullum Mullum Ward

Officers Present:

Helen Napier – Municipal Emergency Management Coordinator

Esther Daniel – Emergency Management Officer

Jan Loughman - Coordinator Social Planning and Community Development

2. Disclosure of Conflicts of Interest

Nil

3. Items Considered

- 3.1. Confirmation of November Minutes
- 3.2. Actions Arising From Previous Minutes
- 3.3. Correspondence
- 3.4. Update of Contacts
- 3.5. LGV: Councils in emergencies Directions Paper & EMV Resilient Recovery Discussion Paper
- 3.6. Review of MEMPC sub-committees
- 3.7. Training and Exercising Update
- 3.8. Community Awareness/Resilience Initiatives
- 3.9. Review of Risks – Hazardous Materials Release
- 3.10. Sub-committee and Agency Reports

Finishing time - The meeting ended at 12 noon

Record of an Assembly of Councillors

Manningham City Council

Strategic Briefing Session

Meeting Date: 16 May 2017
Venue: Council Chamber, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 6.30pm

1. Councillors Present:

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

Apologies from Councillors:

Nil

Executive Officers Present:

Warwick Winn, Chief Executive Officer
Teresa Dominik, Director Planning & Environment
Jill Colson, Executive Manager People & Governance

Other Officers in Attendance:

Carrie Bruce, Senior Governance Advisor
Vivien Williamson, Manager Economic and Environmental Planning
Fiona Ryan, Coordinator Strategic Planning
Frank Vassilacos, Senior Strategic Land Use and Transport Planner
Clayton Simpson, Environment Coordinator

2. Disclosure of Conflicts of Interest

No disclosures of conflict of interest were made.

3. Items Considered

- 3.1 Communications & Media Report
- 3.2 Forward Agenda
- 3.3 Plan Melbourne 2017-2050 – Implications for Manningham
- 3.4 Changes to Residential Zones (VC110) – Implications for Manningham
- 3.5 Bus Rapid Transit - Confidential
- 3.6 Responsible Cat Ownership
- 3.7 Amendment C109 – Review of Land Subject to Inundation Overlay and Special Building Overlay – Progress Report
- 3.8 Notice of Motion Protocol
- 3.9 Confidential Governance Matter
- 3.10 Report on the Conduct of the 2016 General Elections
- 3.11 Open Space and Streetscape Design Advisory Committee
- 3.12 Better Apartment Design Standards – Changes to planning assessment process
- 3.13 Roads Benchmarking Survey – January 2017

The meeting ended at 9.30pm

15 URGENT BUSINESS

There are no items of Urgent Business.

16 WRITTEN QUESTIONS FROM THE PUBLIC

There were no written questions from the Public.

17 COUNCILLORS' QUESTION TIME

There were no questions from Councillors.

18 CONFIDENTIAL REPORTS**COUNCIL RESOLUTION**

MOVED: CR PAUL MCLEISH
SECONDED: CR PAULA PICCININI

That the Council consider this matter in closed Council as public disclosure may be prejudicial to the interests of the Council and/or other parties as provided in S89(2)(h) of the Local Government Act concerning any other matter which the Council or special committee considers would prejudice the Council or any person.

CARRIED

The Meeting was closed to the public at 7:22pm to consider the following report:

- Item 18.1 Confidential Governance Matter.

This item was discussed and resolved upon in camera.

The meeting reopened to the public at 7:50pm.

The meeting concluded at 7:50pm.

Chairperson
CONFIRMED THIS 27 JUNE 2017