

MANNINGHAM

COUNCIL MEETING

AGENDA

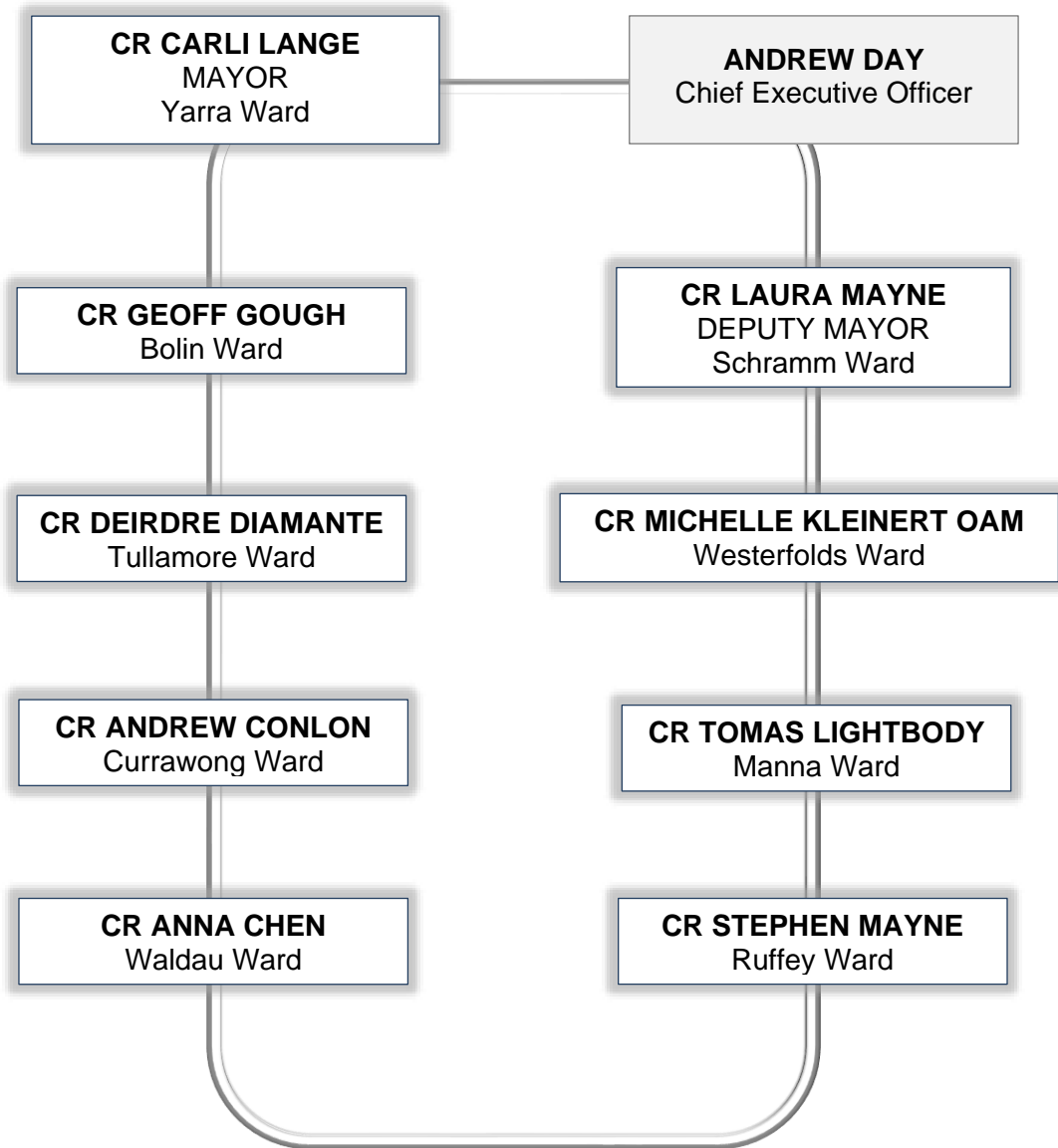
Date:	Monday, 16 September 2024
Time:	7:00pm
Location:	Council Chamber, Civic Centre 699 Doncaster Road, Doncaster

This meeting is convened to transact the business listed below.

Andrew Day
Chief Executive Officer

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

COUNCIL MEETING SEATING PLAN



INDEX

1	WELCOME	2
2	APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE	2
3	PRIOR NOTIFICATION OF CONFLICT OF INTEREST	2
4	CONFIRMATION OF MINUTES	2
5	PRESENTATIONS	2
6	PETITIONS	2
7	PUBLIC QUESTION TIME	2
8	ADMISSION OF URGENT BUSINESS	2
9	PLANNING PERMIT APPLICATIONS	3
	9.1 Application for Review P363/2024 of Planning Application PLN24/0017 for 2 Frederick Street, Doncaster (Amended Plans for VCAT) for the use and development of the land for a 13 storey residential building comprising 403 dwellings and removal of easements	3
10	CITY PLANNING	154
	10.1 Manningham's Submission for Doncaster Park and Ride	154
	10.2 Proposed ResCode Deemed-to-Comply Provisions - Submission.....	251
	10.3 Flooding and Stormwater Management Community Reference Panel - Amended Terms of Reference	337
11	CONNECTED COMMUNITIES	347
12	CITY SERVICES	348
	12.1 Stormwater Management Prioritisation - Draft Policy.....	348
	12.2 Civil Works Panel Contract Panel MP001231	362
	12.3 Building Works Panel Contract Panel MP001235	368
13	EXPERIENCE AND CAPABILITY	374
	13.1 Manningham Quarterly Report, Quarter 4 (April-June), 2023/24	374
14	CHIEF EXECUTIVE OFFICER	400
	14.1 2023/24 Financial Report and Performance Statement: Approval in Principle	400
	14.2 Audit and Risk Committee Chair's Biannual Report	475
	14.3 Proposed Road Naming - Unnamed Laneway between Robert and Helene Streets, Bulleen	485
	14.4 Appointment of Authorised Officers - Planning and Environment Act 1987	489
	14.5 Informal Meetings of Councillors	492
	14.6 Documents for Sealing	507
15	URGENT BUSINESS	509
16	COUNCILLOR REPORTS AND QUESTION TIME	509
17	CONFIDENTIAL REPORTS	509
	17.1 Former Quarry - Outcomes and Next Steps.....	509
	17.2 CEO Employment Matters.....	509

1 WELCOME

2 APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE

3 PRIOR NOTIFICATION OF CONFLICT OF INTEREST

4 CONFIRMATION OF MINUTES

Confirmation of the Minutes of the Council Meeting held on 27 August 2024.

5 PRESENTATIONS

6 PETITIONS

7 PUBLIC QUESTION TIME

8 ADMISSION OF URGENT BUSINESS

9 PLANNING PERMIT APPLICATIONS

9.1 Application for Review P363/2024 of Planning Application PLN24/0017 for 2 Frederick Street, Doncaster (Amended Plans for VCAT) for the use and development of the land for a 13 storey residential building comprising 403 dwellings and removal of easements

File Number:	IN24/560
Responsible Director:	Director City Planning
Applicant:	Shayher Alliance Pty Ltd
Planning Controls:	Activity Centre Zone 1 (ACZ1) (Precinct 2C), Parking Overlay 1 (PO1), Development Contributions Plan Overlay 1 (DCPO1)
Ward:	Schramm
Attachments:	<ol style="list-style-type: none">1 ATTACHMENT 1 Legislative requirements ↓2 ATTACHMENT 2 Plans ↓3 ATTACHMENT 3 Renders ↓4 ATTACHMENT 4 Landscape Plans ↓

PURPOSE OF REPORT

1. This application is before the Tribunal, VCAT reference P363/2024, following an application lodged by the applicant against Section 79 of the Act, a failure to make a decision within the prescribed time.
2. This report provides Council with an assessment of the formally amended plans submitted through the Victorian Civil and Administrative Tribunal (VCAT) proceeding P363/2024 for Planning Permit Application PLN24/0017 at 2 Frederick Street, Doncaster. The report recommends that Council advise the Tribunal that it supports the amended plans for the reasons outlined within the report subject to “without prejudice” conditions.
3. The application is being referred to Council as it falls under the category of a Major Application (land demarcated Activity Centre Zone (ACZ) with more than 25 dwellings and/or the cost of works greater than \$15 million).

EXECUTIVE SUMMARY

Proposal

4. The application seeks the use and development of 403 dwellings within a multi-tower, thirteen (13) level building up to 39.9 metres high. Four levels of car parking provide 477 spaces, including 40 visitor spaces, in accordance with parking requirements. All easements on title, including carriageway, drainage and sewerage, and electricity are proposed to be removed.
5. The proposal is to be constructed on a site comprising 7,550 square metres, orientated to each of the street frontages, Frederick Street and Clay Drive.



Figure: Render of Clay Drive



Figure: Render of Frederick Street and southern view

Notification

6. Notice of the application was undertaken by the applicant at the direction of the Tribunal, for a period of 14 days.
7. The initial application plans, Revision A, were advertised on 10 May 2024, and received 16 submissions (objections) to the Tribunal, three of which formally joined as a party to the VCAT proceeding.
8. The amended plans, Revision B, were advertised on 23 August 2024 and concluded on 13 September 2024, after this report was completed.
9. It is noted that the submissions have been made to the Tribunal, not to an application before Council, thus the Tribunal is the responsible authority to consider these submissions.

Key issues in considering the application

10. The key issues for Council in considering the proposal relate to:
 - Built form / massing
 - Internal Amenity
 - Car Parking, Access and Traffic
 - Landscaping

Assessment summary

11. Under delegation, Council officers formed a position at the Tribunal to not support the application. The application was not supported on grounds primarily relating to the building exceeding the 40 metre mandatory height limit, excessive massing that fails to meet the ACZ requirements to each street or transition down to abutting properties with differing controls, excessive traffic impacts and congestion, and poor solar access to new dwellings.
12. The proposal has since been amended to respond to officer recommendations, urban design and traffic and parking feedback made to date, addressing all initial fundamental issues with height, character, massing, access, daylight, and internal amenity. Further recommendations are made within this report, generally by minor design improvements, to achieve full compliance with Clause 58 (Apartment Standards).
13. The proposed design is considered appropriate within its context and adequately responds to Council's preferred character outlined within the Activity Centre Zone Schedule 1 and the Doncaster Hill Structure Plan. The proposed 403 dwellings would provide a substantial contribution to housing within Manningham, supported by Clause 16 (Housing).
14. The proposal is grounded by a prominent, brick podium that fronts each street and continues around the southern elevation. The tower form is adequately setback from each street in a staggered manner in response to the surrounding context. As the site falls down the hill, the towers have an asymmetrical massing that reflects the preferred character for a stepped transition with the land.

15. The design response is defined by two L-shaped towers, generously separated, which offer good opportunities for daylight access to apartments and a substantial 1,096 square metre treed open space on the internal podium.
16. The development has adequately responded to its direct abutments, managing off-site amenity impacts, and providing for an equitable outcome for future development on abutting sites by its detached footprint and reasonable boundary setbacks, particularly to the south where the abutting land transitions to a 4-5 storey precinct and then to General Residential Zone Schedule 2 land (3 storeys) further south.
17. Architectural detailing is reasonably high, best defined by the patterned arrangement of balconies to each frontage and visually cohesive column forms that expresses the taller building profile closer to Doncaster Road. Each street frontage and the abutting properties benefit from a high number of medium sized canopy trees within deep soil planting that encompasses the perimeter of the site.
18. The proposal exceeds the recommended number of car spaces within the multi-level basements, notably providing all required 40 visitor spaces as per the requirements of Parking Overlay Schedule 1. Access to the site is split between each road frontage (as per the existing conditions), allowing traffic to disperse throughout the street network, the majority of which is expected to be travelling to/from Doncaster Road. The access, traffic movements, and parking provision is supported by Council's Traffic Department subject to conditions.

Conclusion

19. The proposal is considered satisfactory and positively responds to the objectives of the Manningham Planning Scheme with a high degree of compliance particularly with respect to urban design, height, massing, car parking and traffic. Minor changes are recommended through permit conditions which will result in a fully compliant outcome.
20. It is recommended that Council form a position in support of the application at the Tribunal, subject to the recommended "without prejudice" conditions.

RECOMMENDATION

That Council:

Form a position for the Tribunal (VCAT) to support Planning Permit Application PLN24/0017 at 2 Frederick Street, Doncaster for:

Use and development of the land for a thirteen storey residential building comprising no more than 403 dwellings and removal of easements E-1, E-3, E-4, E-5, E-6 and E-8 from Lot 2 on Plan of Subdivision 301790P.

Subject to the following conditions:

Amended Plans

1. **Before the development starts or the certification of the Plan of Subdivision, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the**

plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the amended plans (prepared by CHT Architects, revision B, dated 23 August 2024), but modified to show:

- a) The following relating to communal open space:
 - i. Relocate the WC/CLNR on the rooftop of Tower A to the northern end of the rooftop communal space.
 - ii. Each level 12 communal rooftop area demonstrated to comply with Clause 58.03-3 (Solar access to communal outdoor open space) of the Scheme.
 - iii. Outline of planter boxes, garden beds, and terrace gates consistent with the Landscape Plan prepared by John Patrick Landscape Architects, revision B, dated 27/8/24.
- b) The following changes relating to internal views:
 - i. Privacy screening and gates between dwellings and podium communal open space designed to prevent overlooking into habitable room windows and private open space within the development in compliance with Clause 58.04-2 (Internal views) of the Scheme.
 - ii. Internal screening for all secluded private open space and from communal areas and corridors that complies with Clause 58.04-2 (Internal views) of the Scheme.
 - iii. Level 11 light courts to B1106 and B1107 to have obscured glazed windows and window dimensions provided to maximise daylight.
- c) The following changes to private open space:
 - i. G04 northern side of balcony to have a solid floor to ceiling wall, adjacent to the vehicle entry.
 - ii. All balconies, including Type 1 2B2B+S and Type 7 2B2B, to provide at least the minimum area to comply with Clause 58.05-3 (Private open space), excluding the area of any structural columns.
 - iii. Level 1 balconies to Apt 108 to 111 to extend to the edge of floor below.
 - iv. A/C compressors on balconies/terraces installed at finished floor level and be screened from external views or views from common property without adversely impacting on daylight access to apartments.
- d) The following changes to storage:
 - i. External storage cages increased in size to be a minimum width of 2 metres and depth of 1 metre, with outward swinging doors, and demonstrated to comply with Clause 58.05-4 (Storage) of the Scheme.
 - ii. External storage allocated to each dwelling in accordance with Clause 58.05-4 (Storage) of the Scheme.
- e) The following changes along the frontages and perimeter:
 - i. Dwelling entries to LG02 and LG11 to be directly from the street by permeable paving. Land in the street setback of these dwellings to be held in common property and unfenced along their southern edge.
 - ii. References to 'BAL' on west side of G01 and G02 be deleted. G01 and G02 terraces setback to the building edge with an area not less than 9.5sqm each, to achieve an increase in deep soil communal

- area (held in common property) up to the basement edge.
- iii. G07 and G08 terraces setback 4.7 metres from Clay Drive to have areas not less than 9.5sqm each, to achieve an increase in deep soil communal area (held in common property) up to the basement edge. A retaining wall at street edge to remain.
 - iv. Delete G07 and G08 eastern entry points to the terraces and associated paths adjacent to Clay Drive.
 - v. Pathways to each resident bicycle storage area to be directly from the street unless otherwise agreed to by the Responsible Authority, not in front of any ground floor dwelling, and located to maximise available deep soil and landscaping areas.
 - vi. Land in the southern setback held in common property and all 'BAL' references deleted.
 - vii. Brick wing walls 2 metres high, adjacent to all driveways and which extend 2.5 metres out from the building façade.
 - viii. Loading bay to have a paved driveway and details of the door treatment designed in an integrated manner.
- f) The following changes to functional areas:
- i. Type 1 2B1B and Type 4 2B2B total floor areas increased or deletion of one bedroom/bathroom to provide for a full sized kitchen, dining area, and living area, with each area separate and not combined, to comply with Clause 58.07-01 (Functional layout) of the Scheme.
 - ii. All bedrooms to provide for the required area compliant with Clause 58.07-01 (Functional layout) of the Scheme, excluding the area of any structural columns.
- g) Noise attenuation along all lift walls where adjacent to a habitable room, maintaining compliance with Clause 58.07-01 Functional layout of the Scheme.
- h) The following changes relating to car and bicycle parking:
- i. Removal of the dedicated EV charging spaces and the capability of infrastructure for future electric vehicle charging per dwelling where feasible, shown on plans.
 - ii. At least 20 per cent of resident bicycle racks accessible from finished floor level, with details demonstrating compliance with Clause 52.34 of the Scheme.
 - iii. The lower ground north-western lifts to be accessed from the southern side with protective bollards placed in front.
 - iv. Aisle width within the visitor parking area to be minimum 5.5m wide.
 - v. All car spaces to provide a 1 metre blind aisle extension for end spaces unless demonstrated vehicles can enter and exit by swept paths.
 - vi. Mechanical ventilation of the enclosed car parking levels.
 - vii. Details of the tug vehicle used for moving residents including how it will operate (eg: warning lights/signals when in use, ingress/egress into and within the car parking areas) all to satisfaction of the Responsible Authority.
 - viii. Swept path of a Medium Rigid Vehicle to demonstrate it can enter and exit the loading bay.
 - ix. A Clay Drive/Hepburn Road intersection site layout plan demonstrating the design of the access points to the development

will avoid vehicle scraping and not exceed maximum grades and allow for stormwater runoff and drainage including consideration of the existing speed hump and showing any necessary modifications to the Clay Drive street infrastructure.

- x. A Longitudinal Section Drawing of the proposed accessways (with all other floor plans amended to correspond) to demonstrate compliance with Design Standard 3 of 52.06-9 of the Scheme or AS2890.1. The Section must be drawn to 1:100 and show:
- The full length of the accessways at the critical edges, taken from the junction between the crossover and road edge and through to the car park entrances.
 - The length of each driveway segment, finished spot levels at the change of each gradient, and a gradient calculated as 1:X for each driveway segment.
 - Both access points to be a maximum 1:10 grade within 5 metres of the frontage.
 - A maximum 1:5 ramp grade along the Clay Street access.
 - Headroom clearance for largest anticipated vehicle.
- i) Any relevant changes or notations as a result of any plan or report (Sustainability Management Plan, Green Travel Plan, MUSIC model, Wind Impact Assessment, Waste Management Plan, Tree Protection and Management Plan, Reflectivity Assessment Report) required and endorsed under other conditions of this permit.
- j) Proposed Plan of Subdivision for the easement removal.
- k) The following floor plan corrections and details:
- i. Outline of rebates on level 3 corrected to align with the rebates on the levels below.
 - ii. Outline of proposed basement on ground floor plans, labelled.
 - iii. Substation kiosk boundary setbacks dimensioned with a minimum 2 metre street setback, the red hatched area noted to be at-grade.
 - iv. All existing corner site levels and existing levels for the full length of each boundary.
 - v. Finished dwelling and communal floor levels to ground and lower ground floor notated on plans.
 - vi. Communal areas notated.
 - vii. Finished external surface levels, including ground level secluded POS, terraces/balconies adjacent to communal open space, and communal open space levels.
 - viii. Balconies and terraces fully dimensioned on typology plans.
 - ix. Clarification/correction to the second row of internal glazing adjacent to structural columns along the Clay Drive frontage.
 - x. Southern proposed vehicle crossover to Frederick Street frontage and G04 deleted.
 - xi. Outline of all planter boxes on balconies consistent with the Landscape plan by John Patrick Landscape Architects, revision B, dated 27/8/24.
 - xii. Proposed crossover widths dimensioned.
 - xiii. Corrected crossover/reinstatements where shown on each floor plan.
 - xiv. South facing 'void over entry' between UG03 and UG04 correctly shown with the rebate in front defined and double doors deleted.

- xv. Any required retaining walls shown within land cuts and maximum heights from finished surface levels notated.
- xvi. Details of all paving treatments, designed to assist in entry identification.
- xvii. Details of northern and southern title boundary fencing.
- xviii. Maximum heights of proposed vertical wind screens on terraces and rooftop gardens.
- xix. Rainwater tanks drawn to an accurate footprint.
- xx. Dimensioned width/s of the communal walkway and landscape areas within the southern boundary setback.

- I) The following elevation corrections and details:**
- i. Internal facing west elevation in full and showing all raised planters and screening in front of dwellings or terraces.
 - ii. A southern elevation sectional of Tower B B303 and apartments directly above, with all design details consistent with render.
 - iii. Detailed façade elevations of each podium and street features, with all design details consistent with renders.
 - iv. Internal facing east elevation consistent with floor plans, including but not limited to wall materiality of A318 and apartments directly above.
 - v. East facing bedroom window of A318 to be a highlight window with a 1.7 metre sill height.
 - vi. Land cut to communal courtyard along northern boundary consistent with floor plans.
 - vii. Horizontal line through the Clay Drive car park and loading bay entry clarified or deleted.
 - viii. Detailed section of BZ01 metal batten fencing and balustrading, demonstrated to have a 50% permeability.
 - ix. Detailed drawings of all service boxes, boosters, utilities, substation (and its surrounding surface) including heights, materials and finishes, designed in an integrated manner.
 - x. Outline of northern and southern boundary fencing.
 - xi. Outline of all retaining walls along boundaries within land cuts.
 - xii. Vegetation not shown.

Endorsed Plans

- 2. The approved use, development and subdivision (easement removal) must always accord with the endorsed plans unless modified with the prior written consent of the Responsible Authority.**

Landscape Plan

- 3. Concurrent with the submission of development plans for endorsement under Condition 1 of this permit, an amended landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be generally in accordance with the submitted landscape plan (prepared by John Patrick Landscape Architects, revision B, dated 27 August 2024), but modified to show:**
- a) Consistency with any relevant changes to the development layout as shown on the development plans endorsed under Condition 1 of this permit, with the exception of the planter boxes which are to remain as**

- shown on the landscape plan.
- b) Details of all proposed planting, including location and quantity, species names, approximate height and spread at maturity and planting size.
 - c) The *Pyrus nivalis* on the Level 3 communal area substituted for a shade tolerant species, with a minimum soil depth of 1.5 metres.
 - d) Landscaped areas within the northern boundary setback excavated communal courtyard be replaced with a scheme of appropriate heavy shade tolerant plants (such as ferns).
 - e) Deep soil areas along each street extending up to the edge of the basement.
 - f) Two (2) trees capable of reaching 12 metres height provided in the Clay Drive setback, north of Building B entry.
 - g) Two (2) trees capable of reaching 12 metres height provided in the Frederick Street setback, north of Building A entry.
 - h) One (1) tree capable of reaching 12 metres height provided in the Frederick Street setback, within a south west garden bed adjacent to Apartment LG02.
 - i) One (1) tree capable of reaching 12 metres height provided in the Clay Drive setback, within a south east garden bed adjacent to Apartment LG11.
 - j) Deep soil dimensions for all ground level trees.
 - k) Indicative density of ground covers shown.
 - l) Plant species within the visibility splays shown on the plans endorsed under this permit with a height of no greater than 0.9 metres at maturity.
 - m) A notation that synthetic grass will not be used as a substitute for any open lawn area within the subject land.

Management Plans

4. Concurrent with the submission of development plans for endorsement under Condition 1 of this permit, a Sustainable Management Plan (SMP) must be submitted to and approved by the Responsible Authority. When approved, the SMP will be endorsed and will then form part of the permit. The report must be generally in accordance with the submitted SMP (prepared by Arc Resources, revision A, dated 23 August 2024), but modified to show:
- a) Daylight modelling amended to:
 - i. Demonstrably considers the latest plans, as required by Condition 1, including where habitable room windows are reduced by internal spandrel walls against glazing and structural columns against glazing.
 - ii. Visual light transmittance of all glazing accurate to manufacturer specifications.
 - iii. Any further changes to demonstrate the development achieves BESS tool daylight performance standards.
 - b) Consistency with any relevant changes to the development as shown on the development plans submitted for endorsement under this permit.
 - c) Level 10 and 11 light courts to B1006 and B1007 and above to have bright painting of a high reflective value.
 - d) Either:
 - i. Demonstrate the proposal is a Green Star certified 4 Star Building by the appropriate registration and certification, to then provide details of sustainability performance standards, calculations and assumptions; or
 - ii. Demonstrably achieve a 70% overall score and minimums in

- Energy (50%), Water (50%), IEQ (50%) and Stormwater (100%) categories in BESS to demonstrate excellence in sustainable design.
- e) 'Third pipe' recycled water connections, and notated on plans.
 - f) Minimum 2.4 metre ceiling heights to bedrooms, and notated on plans, unless where altered by the updated Daylight modelling report.
 - g) Glazing types, opening sizes and operability for natural ventilation notated on plans.
 - h) Where external walls or roofs area available, all bathrooms and ensuites to have an openable window, operable skylight or exhaust fans with humidity sensors.
 - i) Non-visible flat roofs and exposed concrete driveway to specify light coloured or reflective finishes / materials (Solar Reflective Index >50 or Solar Absorptance<0.6), and shown on plans.
 - j) Removal of the dedicated EV charging spaces and the capability of infrastructure for future electric vehicle charging per dwelling where feasible, shown on plans.
 - k) E-bike charging provisions within bicycle storage, shown on plans.
 - l) WSUD report to be supported by revised MUSIC modelling that demonstrably meet drainage standards.
 - m) Any other major commitments or ESD initiatives to be shown/notated on plans.
5. Before the occupation of each dwelling, a statement prepared by the author of the SMP (or a similarly qualified person or company) must be submitted to the Responsible Authority confirming that all requirements including the third pipe requirements have been implemented in accordance with the SMP approved under this permit.
6. Concurrent with the submission of development plans for endorsement under Condition 1 of this permit, a Green Travel Plan (GTP) must be submitted to and approved by the Responsible Authority. When approved, the GTP will be endorsed and will then form part of the permit. It must demonstrate consistency with any relevant changes to the development as shown on the development plans submitted for endorsement under this permit.
7. Concurrent with the submission of development plans for endorsement under Condition 1 of this permit, a revised MUSIC model (MUSIC) that demonstrates Stormwater run-off meets Best Practice must be submitted to and approved by the Responsible Authority model. When approved, the MUSIC model will be endorsed and will then form part of the permit. The MUSIC model must be generally in accordance with the submitted model within the SMP, but modified to show:
- a) Version of MUSIC used
 - b) Rainfall station closest to the project site selected
 - c) Rainfall data 10 year period selected
 - d) Clear depiction of catchment areas with impervious percentages shown
 - e) Input parameters of all proposed treatment
8. Concurrent with the submission of development plans for endorsement under Condition 1 of this permit, an amended Waste Management Plan must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be generally in accordance with the submitted Waste Management Plan (prepared

by One Mile Grid, dated 20/12/23), but modified to show:

- a) Consistency with any relevant changes to the development as shown on the development plans submitted for endorsement under this permit.
9. Concurrent with the submission of development plans for endorsement under Condition 1 of this permit, an amended Wind Impact Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be generally in accordance with the submitted Wind Impact Assessment (prepared by VIPAC Rev dated 2/10/23), but modified to show:
- a) Consistency with any relevant changes to the development as shown on the development plans submitted for endorsement under this permit, including but not limited to, assessment of the current Tower A and B rooftop communal open spaces with recommendations to include considerations of any non-fixed furniture.
 - b) All rooftop screens to communal open space be clear glazed or an alternative that maintains external outlook and minimises a sense of enclosure.
10. Concurrent with the submission of development plans for endorsement under Condition 1 of this permit, a Tree Protection and Management Plan (TPMP) prepared by a suitably qualified arborist setting out how the trees to be retained will be protected during the construction process must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of the permit. The TPMP must generally follow the layout of Section 5 of AS4970 'Protection of trees on development sites' and include:
- a) A plan showing the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) for all trees to be retained along with the location of protective fencing and/or areas where ground protection systems will be used.
 - b) Details of proposed work within TPZ and arborist supervision when this is proposed.
 - c) A statement advising any removal or pruning of Council owned trees must be undertaken by Council approved contractor.
 - d) A statement that Council will be notified within 24 hours of any breach of the TPMP or where damage has occurred to any protected tree.
11. Before the development starts, a Car Parking Management Plan must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must include:
- a) The allocation of all resident spaces in accordance with Clause 52.06 of the Scheme and all visitor spaces provided in accordance with Parking Overlay, Schedule 1.
12. Before the development starts, including before demolition, a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority using Manningham's CMP template. When approved the CMP will be endorsed and will then form part of the permit.

13. Concurrent with the submission of development plans for endorsement under Condition 1 of this permit, a Reflectivity Assessment Report must be submitted to and approved by the Responsible Authority. When approved the Report will be endorsed and will then form part of the permit. The report must assess all external cladding, including glazing, to ensure that all materials will not reflect more than 15% of visible light when measured at an angle of 90 degrees to the surface.
14. The development and any measures to be implemented must always accord and comply with the management plans and reports endorsed under this permit, unless modified with the prior written consent of the Responsible Authority.

Reticulated Gas Service Mandatory Condition

15. Any new apartment development allowed by this permit must not be connected to a reticulated gas service (within the meaning of Clause 53.03 of the Manningham Planning Scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

Yarra Valley Water

16. **Water:** The owner of the subject land must enter into an agreement with Yarra Valley Water for the provision of water services.
17. **Recycled Water:** The owner of the land must enter into an agreement with Yarra Valley Water for the provision of recycled water services.
18. **Sewerage:** The owner of the land must enter into an agreement with Yarra Valley Water for the provision of sewerage services.

On-Site Stormwater Detention System

19. Before the development starts, an engineering plan for an on-site stormwater detention (OSD) system to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed and will then form part of the permit. The plan must depict an 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) that is designed in accordance with Council's [On-Site Stormwater Detention Guidelines \(March 2021\)](#) to the satisfaction of the Responsible Authority, and to the following requirements:
 - a) Any water tanks must be connected to the OSD system for any overflow to Council's satisfaction and for toilet, laundry and garden reuse.
 - b) The use of the third pipe (recycled water) must be connected for each dwelling.
20. The approved dwellings must not be occupied unless the OSD system is installed and maintained in accordance with the engineering plan endorsed under this permit to the satisfaction of the Responsible Authority.

Drainage

21. Stormwater must not be discharged from the subject land other than to the

legal point of discharge or other approved means to the satisfaction of the Responsible Authority. Before any connection is made to a Council maintained asset, a Connection to Council Drain Permit must be approved by the Responsible Authority.

22. The whole of the subject land, including landscaped and paved areas must be graded and drained to prevent ponding and to minimise overland flows onto adjoining properties to the satisfaction of the Responsible Authority.

Development Contributions

23. Before the completion of the development, the development contribution must be paid to the Responsible Authority in accordance with Clause 45.06 Development Contributions Plan Overlay, Schedule 1 (*Doncaster Hill Development Contributions Plan*) of the Manningham Planning Scheme.

Vegetation

24. Before the development starts, including before demolition, tree protection fencing for the street tree located within the Frederick Street and Clay Drive road reserves must be erected. The tree protection fencing must meet the following requirements to the satisfaction of the Responsible Authority:
- a) Be constructed of 1.8 metre high chain link fence and supported by concrete footings;
 - b) Provide for clear visibility of fire hydrants, driveway access, crosswalks and other infrastructure;
 - c) Allow for free and clear passage of pedestrians on the footpath and adjacent portion of all affected streets;
 - d) Be 0.6 metres or more from the kerb to provide for the opening of car doors (if parking is to continue along the affected streets for the duration of the construction); and
 - e) Must otherwise be erected in a rectangle pattern to a distance of 3.5 metres from the base of the tree.
25. Except for vegetation shown on the endorsed plans to be removed, no vegetation may be removed, destroyed or lopped, unless with the written consent of the Responsible Authority.
26. All Tree Protection Fencing must be maintained in good condition until the completion of the construction works on the site to the satisfaction of the Responsible Authority.
27. Any contractor/tradesperson (including demolition workers) who install services or work near trees to be retained must be made aware of and comply with any tree protection measures required under this permit.

Car Parking and Access

28. Before the occupation of the approved development, all new vehicular crossings must be constructed as depicted on the endorsed plans and any redundant existing vehicular crossings must be removed and the kerb, channel, footpath and nature strip (as relevant) must be reinstated at the full cost of the owner and to the satisfaction of the Responsible Authority.

29. Before the occupation of the approved development, any redundant Frederick Street line-marking must be removed and new line-marking provided having regard to proposed and modified crossovers, at the applicant's cost and to the satisfaction of the Responsible Authority.
30. Before the occupation of the approved development, all parking spaces must be line-marked, numbered, signposted and allocated to each dwelling and visitors and be maintained to the satisfaction of the Responsible Authority.
31. All car parking spaces, bicycle parking spaces, access lanes and driveways shown on the endorsed plans must be kept available for these purposes at all times to the satisfaction of the Responsible Authority.
32. The loading bay must have the loading door closed at all times except whilst the bay is in use.

Services

33. All services associated with the approved development and/or use, including water, electricity, sewerage and telephone, must be installed underground, unless with the written consent of the Responsible Authority.
34. All pipes must be concealed, with the exception of roofing downpipes and external pipes associated with water tanks, which (where exposed) must be finished in a colour complementing the wall surface to the satisfaction of the Responsible Authority.
35. All external service equipment (including any air-conditioning unit or hot water boosters, etc.) must be located and treated in accordance with the endorsed plans.
36. All common areas must be lit to the satisfaction of the Responsible Authority and all lighting must be located, directed, shielded and be of limited intensity so that no nuisance or loss of amenity is caused to any person within or beyond the subject land, to the satisfaction of the Responsible Authority.
37. If required, a centralised TV antenna system must be installed to each building and connections made to each dwelling to the satisfaction of the Responsible Authority. No individual dish antennas may be installed on balconies, terraces, roofs or walls to the satisfaction of the Responsible Authority.

Maintenance

38. All buildings, paved areas, drainage and landscaping must be maintained to the satisfaction of the Responsible Authority.

Completion

39. The approved building must not be occupied unless the development and all landscaping is completed generally in accordance with the endorsed plans to the satisfaction of the Responsible Authority.
40. The approved building must not be occupied unless all screening measures are constructed, installed and maintained permanently in accordance with the endorsed plans and to the satisfaction of the Responsible Authority. Any non-

permanent screening measures (such as obscure film or spray) must not be used in lieu of any required fixed and permanent screening measures.

41. All roof-top plant and services (including any hot water systems, but excluding solar panels) must be installed and maintained in appropriately screened areas, unless otherwise agreed in writing with the Responsible Authority.
42. Before the development is occupied, any modifications to the Clay Drive/Hepburn Road intersection and associated road infrastructure shown in endorsed intersection site layout plan are to be constructed to the satisfaction of Council and at the cost of the owner.

Permit Expiry

43. This permit will expire if one of the following circumstances applies:
 - a) The development is not started within four (4) years of the date of this permit; or
 - b) The development is not completed within eight (8) years of the date of this permit.
 - c) The subdivision (easement removal) is not started by the development commencement date; and
 - d) The subdivision (easement removal) is not completed within five (5) years from certification of the plan.

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 and Environment Act 1987*.

1. BACKGROUND

Application history and forthcoming VCAT proceedings

- 1.1 The application initially proposed a 13-storey mixed-use building comprising 438 dwellings, a food and drink premises, reduction in resident car parking requirements and removal of easements.
- 1.2 Council received an Initiating Order from the Tribunal on 10 April 2024, which advised an application had been lodged by the applicant to VCAT against Section 79 of the Act, a failure to make a decision within the prescribed time, due to a request for further information being made outside of the 28 day timeframe from when the application was lodged with Council.
- 1.3 On 28 June 2024, under delegation, Council officers formed a position for the Tribunal to not support the application, based on the initial submitted plans, Revision A. All parties involved in the VCAT proceeding were advised that Council did not support the application on grounds primarily relating to exceeding the 40 metre mandatory height limit, excessive massing that fails to meet the ACZ requirements to each street or transition adjoining properties, excessive traffic impacts and congestion, and poor solar access to new dwellings.

- 1.4 Two Compulsory Conferences were subsequently held and the Applicant has responded to most issues raised by Council and other parties, circulating requested supporting information and draft plans to all parties that indicatively showed significant changes to the proposal.
- 1.5 Amended plans have been lodged which addressed most of the initial fundamental issues by all parties to the proceedings. As such, the hearing has been rescheduled to 13-19 November 2024 to enable a potential settlement to be reached at a third compulsory conference to be held on the 7 October 2024.

Amended plans

- 1.6 On 23 August 2024, amended plans (formally substituted at the Tribunal) were submitted to all parties (Revision B). These amended plans form the decision plans and include the following changes, mainly in response to the Council and submitter concerns, including:
- The number of dwellings reduced from 438 to 403;
 - Deletion of the café;
 - Car parking changes including the spaces reduced from 505 to 477, which due to the simultaneous reduction to the number of dwellings, results in all required car parking now being provided;
 - Vehicle access provided via Clay Drive in addition to Frederick Street;
 - A loading bay provided via Clay Drive to assist residents moving in/out;
 - Built form changes include:
 - Overall height lowered to comply with the maximum height limit;
 - Increased Clay Drive tower setback and partly reduced Frederick Street tower setbacks;
 - More compact building envelopes that increase the northern and southern tower boundary setbacks and increase internal tower separation, and step the building down towards the south;
 - Associated reduction to overshadowing;
 - Various design improvements including increased visual breaks to the façades, articulation, and an improved material palette;
 - Internal amenity changes including:
 - Improved daylight access;
 - Deletion of subterranean dwellings;
 - Layout changes to increase living areas;
 - Modification to communal corridor layouts;
 - Communal improvements including:
 - Additional rooftop deck to Tower A (Frederick Street side);
 - New internal spaces including a gym, cinema and communal co-working office spaces;
 - Deep soil vegetation areas increased/improved along each street and northern boundary provided at-grade.
- 1.7 These plans have been readvertised at the direction of the Tribunal.

- 1.8 Council officers consider that the amended plans address the grounds of refusal and the amended proposal is recommended to be supported. Conditions have been formulated to address any outstanding issues/concerns.
- 1.9 This report provides the accompanying assessment and outlines the conditions a permit could be issued on, should Council form a position to support the application at the Tribunal.

2. THE SITE AND SURROUNDS

The Site



Figure: Aerial view of subject site (January 2023).

SITE SUMMARY																										
Built form	Three (3) storey detached building and a partial basement level, 169 at-grade and internal car spaces.																									
Use	Vacant. Previously used as an office.																									
Lot Size (m²)	7,550m ²																									
Topography	Land has a crossfall of 4 – 6.5 metres generally from north-to-south																									
Fencing	Unfenced or low chain link fence																									
Vegetation	Void of any significant vegetation. 26 trees recently removed within the past 12 months, stumps remain with regrowth.																									
Easements	<p>The following easements apply:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Easement Reference</th> <th style="width: 30%;">Purpose</th> <th style="width: 10%;">Width (Metres)</th> <th style="width: 15%;">Origin</th> <th style="width: 35%;">Land Benefited/In Favour Of</th> </tr> </thead> <tbody> <tr> <td>E-1</td> <td>RIGHT OF CARRIAGEWAY</td> <td>SEE PLAN</td> <td>INST. M965236N</td> <td>BALANCE OF C/T. VOL. 9287 FOL. 808</td> </tr> <tr> <td>E-3</td> <td>RIGHT OF CARRIAGEWAY</td> <td>SEE PLAN</td> <td>TR. M965237K</td> <td>LAND CONTAINED IN TR. M965236N AND LAND REMAINING IN VOL. 9287 FOL. 808</td> </tr> <tr> <td>E-1, E-3, E-4</td> <td>DRAINAGE & SEWERAGE</td> <td>SEE PLAN</td> <td>THIS PLAN</td> <td>LOT 1</td> </tr> <tr> <td>E-5, E-6 & E-8</td> <td>ELECTRICITY SUPPLY</td> <td>SEE PLAN</td> <td>THIS PLAN</td> <td>CITY OF DONCASTER & TEMPLESTONE</td> </tr> </tbody> </table> <p>The easements include the following height limits to AHD:</p> <p><u>EASEMENT HEIGHT LIMITS</u> E-1 E-3 E-4 & E-5 LIMITED BY TITLE LIMITATIONS E-6 BETWEEN THE LEVELS OF 115.50 & 116.50 E-8 BETWEEN THE LEVELS OF 115.50 & 120.05 ALL THE ABOVE MENTIONED LEVELS ARE ABOVE THE AUSTRALIAN HEIGHT DATUM.</p>	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	E-1	RIGHT OF CARRIAGEWAY	SEE PLAN	INST. M965236N	BALANCE OF C/T. VOL. 9287 FOL. 808	E-3	RIGHT OF CARRIAGEWAY	SEE PLAN	TR. M965237K	LAND CONTAINED IN TR. M965236N AND LAND REMAINING IN VOL. 9287 FOL. 808	E-1, E-3, E-4	DRAINAGE & SEWERAGE	SEE PLAN	THIS PLAN	LOT 1	E-5, E-6 & E-8	ELECTRICITY SUPPLY	SEE PLAN	THIS PLAN	CITY OF DONCASTER & TEMPLESTONE
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of																						
E-1	RIGHT OF CARRIAGEWAY	SEE PLAN	INST. M965236N	BALANCE OF C/T. VOL. 9287 FOL. 808																						
E-3	RIGHT OF CARRIAGEWAY	SEE PLAN	TR. M965237K	LAND CONTAINED IN TR. M965236N AND LAND REMAINING IN VOL. 9287 FOL. 808																						
E-1, E-3, E-4	DRAINAGE & SEWERAGE	SEE PLAN	THIS PLAN	LOT 1																						
E-5, E-6 & E-8	ELECTRICITY SUPPLY	SEE PLAN	THIS PLAN	CITY OF DONCASTER & TEMPLESTONE																						
Footpath assets / access	<p>One (1) double crossover to Frederick Street.</p> <p>One (1) double crossover to Clay Drive (however via a carriageway easement).</p> <p>2 street trees, 1 to each street frontage.</p> <p>Parking restrictions along each immediate street frontage, 2P to Clay Drive, 1P or no standing to Frederick Street.</p> <p>Public mailbox on Frederick Street</p>																									

Surrounds

2.1 The subject site is located within the Doncaster Hill Activity Centre. The site is broadly surrounded by predominantly residential towers to the north and to the west, mid-rise residential apartments to the east, and future residential development to the south noting the recent 4 storey apartment approval at 9-11 Clay Street. Further south (~37 metres away), the land transitions to General Residential 2 zoned land (3 storeys).

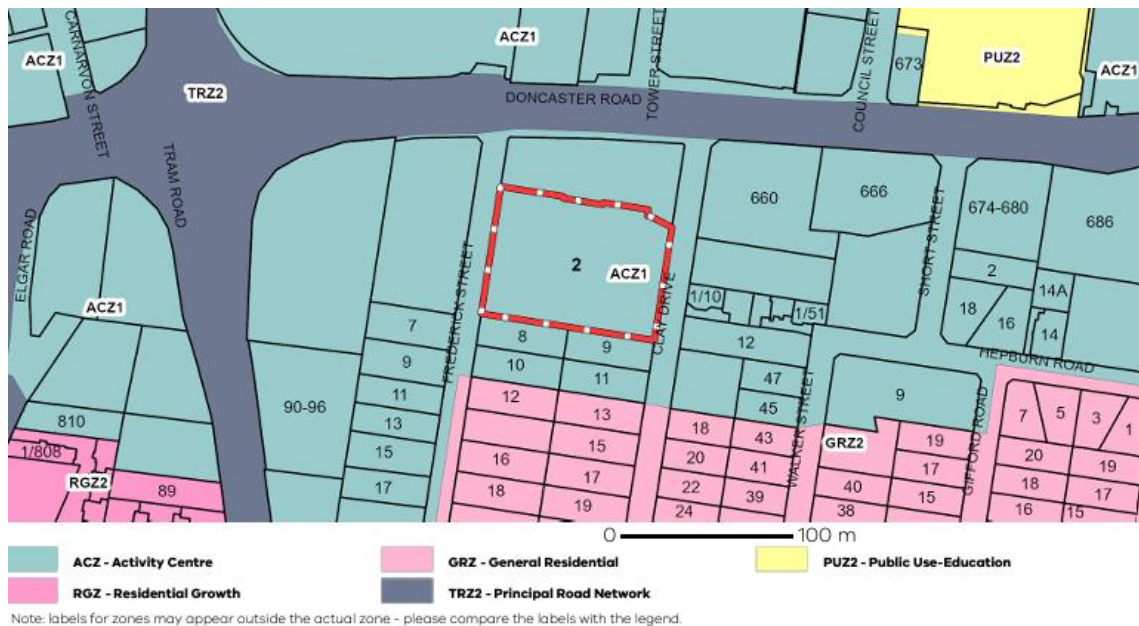


Figure: Zoning Map

2.2 The nearby surrounding land can be described as:

- Directly north, 642-648 Doncaster Road is developed with a 12-storey building (known as ‘the Nest’) comprising apartments in the upper levels, office, retail and cafés at ground floor and four levels of basement carparking. This was developed under Planning Permit PL01/012606 issued 24 January 2002.
- Directly south, 8 Frederick Street and 9 Clay Drive are each developed with one dwelling per lot. On 9-11 Clay Drive, Planning Permit PLN20/00030 issued on 31 January 2021, allowed construction of a five-storey building with 36 apartments and two levels of basement car parking, waiver of 2 visitor spaces, and a maximum height of 14.45m. This permit has not yet been acted on, but remains valid.
- On the west (opposite) side of Frederick Street, 632-640 Doncaster Road is developed with a 12-storey building (known as ‘the Pinnacle’) comprising apartments in the upper levels, a gym and offices at the ground and first floor levels and basement car parking. This was developed under Planning Permit PL07/018663 issued 5 December 2007.

- On the east (opposite) side of Clay Drive, 8 Clay Drive is developed with an 8-storey building comprising offices at ground floor, 27 apartments in the upper floors and basement car parking (PL01/012766). 10 Clay Drive is developed with a dual occupancy. 14-16 Clay Drive is developed with a 5-storey apartment building containing 22 dwellings over basement car parking (PL17/027801).

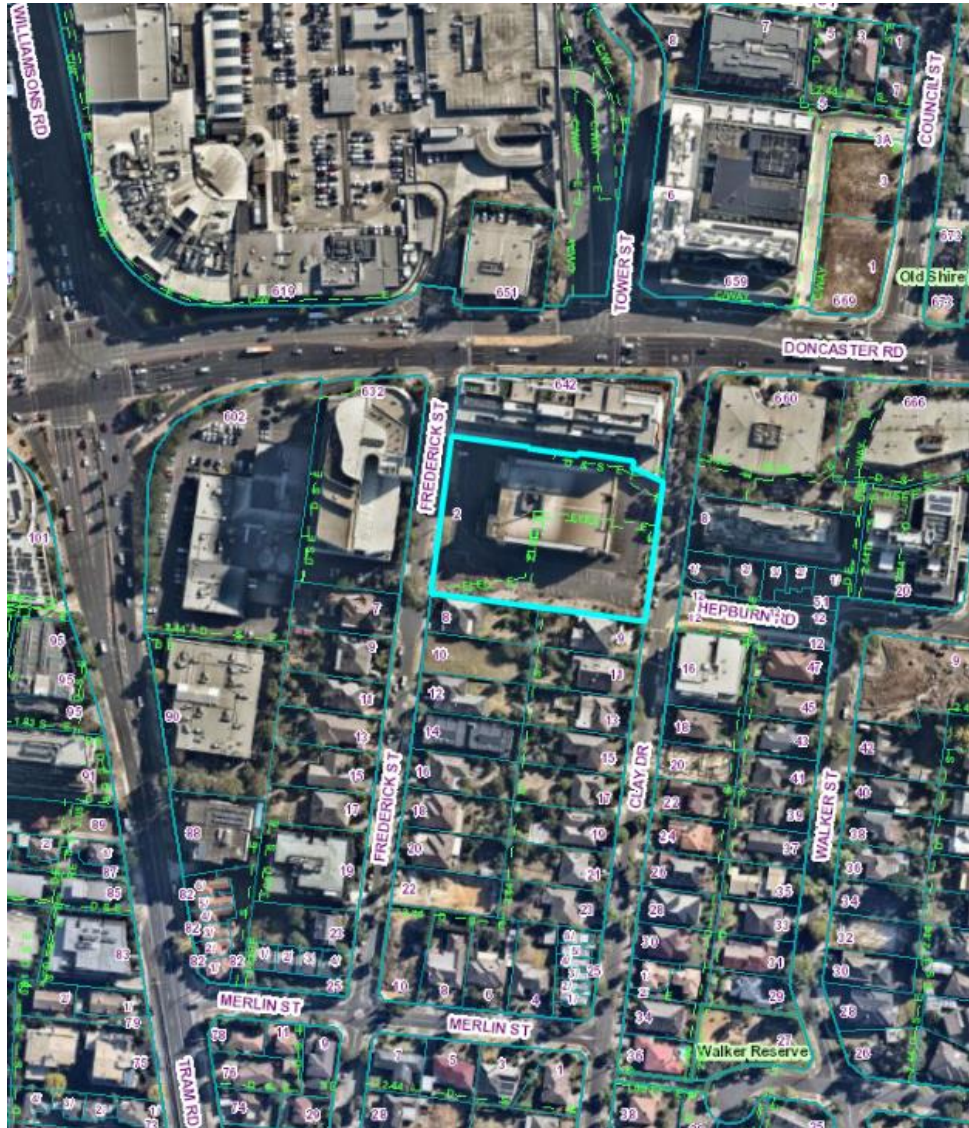


Figure: Aerial view of the surrounding neighbourhood (January 2023).

3. THE PROPOSAL

- 3.1 The proposal is outlined on the following amended plans (prepared by CHT Architects, Revision B, dated 23 August 2024). These plans, as readvertised, form the decision plans to be relied upon in this assessment.
- 3.2 The following supporting documents were submitted with the initial proposal:
- Urban Context Report and Architectural plans and prepared by CHT Architects;
 - Landscape plan prepared by John Patrick Landscape Architects;

- Transport Impact Assessment prepared by Onemilegrid;
- Waste Management Plan prepared by Onemilegrid;
- Sustainability Management Plan prepared by Frater;
- Electrical and Sewer Easement Letter prepared by O’Neill Group Pty Ltd; and
- Wind Impact Statement prepared by Vipac Engineers and Scientists Limited.

3.3 The following supporting documents were submitted with the amended proposal:

- Architectural plans and prepared by CHT Architects;
- Landscape plan prepared by John Patrick Landscape Architects;
- Sustainability Management Plan and Daylight modelling prepared by Ark Resources; and
- Traffic Impact Memorandum prepared by Traffix Group.

PROPOSAL SUMMARY	
Building details	<p>Site area 7,550m²</p> <p>Site coverage: 75%</p> <p>Permeability: 20%</p>
Use	Dwellings
Storeys	<p>13 levels (plus lower ground level)</p> <p>2 levels of basement car parking and 2 levels of parking above ground</p>
Maximum building height	39.9m
Design Element	None
Bedrooms (including study)	<p>403 dwellings, consisting of:</p> <ul style="list-style-type: none"> ▪ 23 three-bedroom townhouses; ▪ 212 one-bedroom apartments; ▪ 158 two-bedroom apartments; ▪ 10 three or four bedroom apartments.
Affordable Housing	The proposal does not provide any Affordable Housing as per its definition under the Section 3AA of the Act. See discussion within the report.

Car parking	<p>477 spaces provided over 4 levels, consisting of:</p> <ul style="list-style-type: none"> ▪ 437 resident spaces (including 3 double garages) ▪ 40 visitor spaces <p>(Surplus of 1 resident space above the requirement)</p>
Loading bay	For resident's use for moving in/out of the building
Bicycle parking	<p>242 bicycle parking spaces comprising:</p> <ul style="list-style-type: none"> ▪ 202 resident spaces ▪ 40 visitor spaces <p>Surplus of 121 spaces above the requirement</p>
Front setback	<p>4.925-4.995m to Frederick Street & 4.755 - 5m to Clay Drive (podium wall)</p> <p>7.915m-9.9m to Frederick Street & 8.005m-9.830m to Clay Drive (tower wall)</p>
Private open space	<p>Secluded private open space:</p> <ul style="list-style-type: none"> ▪ Ground floor: 14.5m² – 53m² ▪ Balconies and terraces: 8.3m² – 131.5m²
Communal	<p>Communal open space:</p> <ul style="list-style-type: none"> ▪ 240m² at ground level externally, northern side ▪ 1096m² on Level 3 podium ▪ 212m² on Level 12 rooftop Tower A ▪ 249.5m² on Level 12 rooftop Tower B <p>Communal internal areas:</p> <ul style="list-style-type: none"> ▪ ~520m² at ground level internally. Includes gym, coworking (at home) areas and meeting rooms, cinema rooms
Proposed access	<p>New double crossover to Frederick Street and Clay Drive</p> <p>Reinstatement of existing double crossovers to Frederick Street and Clay Drive</p>
Building materials	White or grey concrete finishes, light coloured brickwork, bronze metal battens to fencing and balustrades
Vegetation removal	<p>26 mature trees removed in May 2023, within the last 12 months of lodgement</p> <p>2 street trees to be retained</p>
Easements	All easements (carriageway, drainage and sewerage, electricity) to be removed

4. LEGISLATIVE REQUIREMENTS

- 4.1 Refer to Attachment 1 (Planning & Environment Act 1987, Manningham Planning Scheme, and other relevant legislation policy).
- 4.2 The following permit requirements apply under these provisions of the Manningham Planning Scheme:
- Use of the land for the purpose of 'accommodation' located at ground floor level, pursuant to Clause 37.08-2 of the Activity Centre Zone
 - Construct a building or construct or carry out works pursuant to Clause 37.08-5 of the Activity Centre Zone
 - Removal of easements pursuant to Clause 52.02 Easements, Restrictions and Reserves (carriageway, drainage and sewerage, electricity)

5. REFERRALS

External

Department of Transport (Transport for Victoria)

- 5.1 Pursuant to Clause 66.02-11 of the Manningham Planning Scheme, Department of Transport is a determining referral authority as the application is for more than 60 dwellings.
- 5.2 As per the referral response dated 18 March 2024, Department of Transport have no objections to the proposal and no permit conditions.
- 5.3 In relation to the VCAT proceeding, DTP has advised the following:
- 'The Head, Transport for Victoria (HTFV) has reviewed the application and has no objection to the proposal. Our acknowledgement of the Appeal dated 26/6 and referral response provided to Council dated 18/3 have been attached for your information. HTFV does not wish to participate in the Hearing, however please advise us if the Tribunal would be assisted by our attendance.'*

Yarra Valley Water

- 5.4 Pursuant to Section 52 of the Act, Yarra Valley Water was notified as they were an affected party as the application is for removal of sewerage easements pursuant to Clause 52.02 of the Scheme.
- 5.5 As per the referral response dated 5 February 2024, Yarra Valley Water have no objections to the proposal, subject to conditions. These conditions have been included verbatim within the officer recommendation.

Internal

- 5.6 The application was referred to the following internal departments, with their responses summarised below:

Service Unit	Comments
<p>Independent Urban Design Advice</p>	<p>Council’s consultant Urban designer was not supportive of the initial proposal or its setbacks, building massing, sunken forms on side boundaries, Clay Drive context, impacts to internal or external amenity, solar access and outlook, and had raised concern to the proposed material palette.</p> <p>The amended plans have now addressed the above issues in full by massing changes and reductions, increased materials, removal of sunken apartments, overall apartment redesigns. See further discussion within report.</p>
<p>City Infrastructure</p>	<p>No objection to the proposal subject to conditions and the following comments:</p> <ul style="list-style-type: none"> • No objection to the removal of the easements. • Traffic generation, impacts and access points are considered acceptable. • Further traffic conditions are recommended to further improve car parking layouts and refine access. • Stormwater impacts have not been demonstrated as adequate and would require revised MUSIC modelling. • The initial WMP was considered satisfactory but requires updating. • A Construction Management Plan would be required. <p>The amended plans have now addressed all initial major traffic concerns regarding the access and visitor parking.</p>
<p>Statutory Planning Arborist</p>	<p>No objection to the proposal subject to conditions and the following comments:</p> <ul style="list-style-type: none"> • 26 trees removed recently did not require a permit but would need to be replaced as part of the development proposal per Clause 58 requirements; (Planning officer comment: These have been replaced in the submitted landscape plan). • The trees plantings proposed on the communal podium would need location and species changes in order to be successful. • Tree protection would be required for street trees. • Increased deep soil area required by relocating works, for provision of larger trees along each street frontage.
<p>Independent Sustainable Design Advice</p>	<p>Concerns are raised with the proposal, however can be addressed by conditions, noting the following comments:</p> <p>Council’s Sustainability consultant notes that plans have since changed to alter daylight outcomes, the assessment tool to meet best practice ESD has changed from BESS to Green Star without justification, and the daylight modelling has errors such as new inaccurate assumptions and not modelling all of the latest changes to windows.</p> <p>SMP, the assessment tool, and daylight modelling requires reconsideration in order to provide excellence in ESD outcomes. This can be met by conditional changes, as discussed in the Clause 58 assessment under energy efficiency.</p>
<p>Economic Development</p>	<p>No objection to the proposal for residential only, noting the precedent set by developments such as 20 Hepburn Road where there is not an active frontage, and that a café is not required noting is a sufficient number of hospitality based businesses including cafes in the immediate vicinity.</p>

6. CONSULTATION / NOTIFICATION

- 6.1 Notice of the initial application and notice of the amended application have been undertaken by the applicant at the direction of the Tribunal, each over a two-week period.
- 6.2 The initial application plans, Revision A, were advertised on 10 May 2024 and received 16 submissions (objections) to the Tribunal, three of which formally joined as a party to the VCAT proceedings.
- 6.3 The amended plans, Revision B, were advertised on 23 August 2024 and advertising concluded on 13 September, after this report was completed. It is noted that the amended plans have been revised to respond to those submitters who joined as a party to the appeal.

7. ASSESSMENT**Planning Policy Frameworks**

- 7.1 The subject site is located within the Activity Centre Zone. Clause 37.08 (Activity Centre Zone - ACZ) seeks to deliver a diversity of housing at higher densities to make optimum use of the facilities and services on offering in the Doncaster Hill Major Activity Centre.
- 7.2 Schedule 1 of the ACZ, Precinct 2 applies to the site. Within this precinct, the subject site is located in Precinct 2: South East Doncaster Boulevard, Sub-Precinct 2C. The schedule also seeks to encourage the greatest area of high-density development to locate along the Doncaster Road ridgeline.
- 7.3 As shown in the figure below, Precinct 2C is located in a 40 metre maximum mandatory height area. The proposal complies with the maximum height requirement of the schedule to the zone providing a total building height of 39.9 metres.

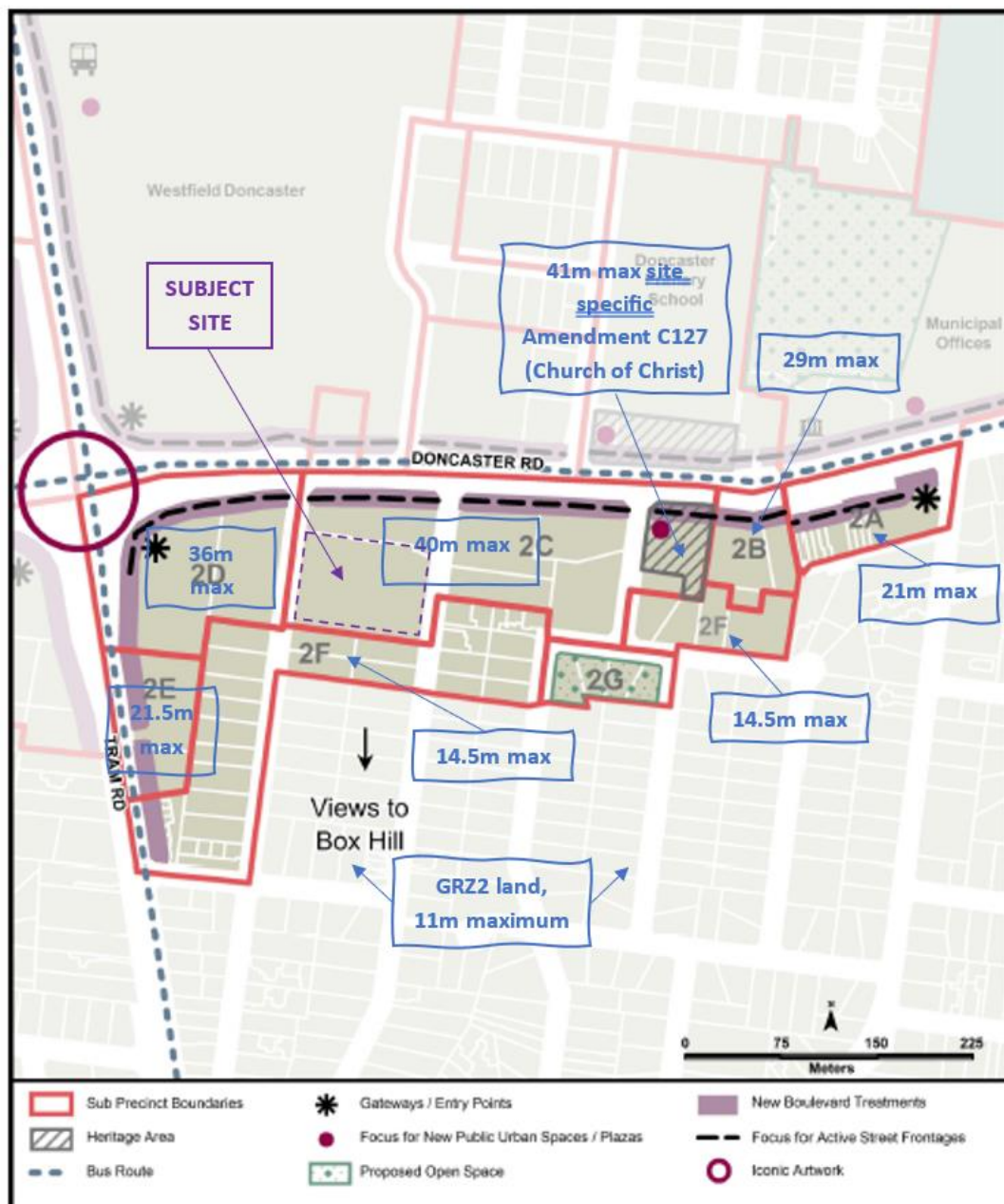


Figure: Precinct 2: South East Doncaster Boulevard - Maximum mandatory heights noted by Officers

Use

7.4 A permit is required for the use of the proposed dwellings, nested under the definition of ‘Accommodation’, as the proposed ground floor dwellings do not meet the Section 1 condition for accommodation: ‘must not be located on the ground floor’.

7.5 The proposal is an entirely residential use. It is considered that this is a suitable proposition as the building is located behind the main spine of the Doncaster activity centre, and is consistent with other residential towers approved in this area, such as 20 Hepburn Road.

- 7.6 The proposed accommodation will readily integrate with its immediate surroundings which are predominantly residential towers to the north and to the west, mid-rise residential apartments to the east, and future residential development to the south, noting the recent 4 storey apartment approval at 9-11 Clay Street and further south where the land transitions to General Residential 2 zoned land (3 storeys) approximately 37 metres away.
- 7.7 The ground floor accommodation has been designed to positively integrate with its abutments to Frederick Street and Clay Drive. Street activation is achieved by all adjacent dwellings orientated to each street. The design response provides natural surveillance from a high number of terraces and balconies with low balustrades, and habitable rooms. Each street is further integrated at ground level by well-defined individual dwelling entries and wide, inviting, at-grade communal entries.
- 7.8 The proposal does not provide a mix of residential and commercial uses or a café/restaurant/outdoor eating as per the precinct objectives. The initial plans included a nominal amount of retail by a small café tenancy at ground floor (133m²) and no genuine outdoor eating area. The success and contribution to the centre by this café was questionable as it would have been disconnected from the main activity area along Doncaster Road, would likely receive minimal foot traffic, with its customer base predominately residents within the development.
- 7.9 Whilst the entirely residential proposal differs from the precinct intentions, it is not objected to by Council's Economic Development team.
- 7.10 The proposed 403 dwellings would be a substantial contribution to housing within Manningham, supported by Clause 16 (Housing). The site within the activity centre is well positioned to take advantage of public transport and Westfield Doncaster. Significantly increasing resident numbers in this advantageous position supports the growth and vitality of the Doncaster activity centre, supported by the objectives of Clause 11.03-1S/R (Activity centres) and Clause 11.03-1L-02 (Doncaster Hill Activity Centre – Manningham). The dwellings comprise a strong mix of 1, 2, 3 and 4 bedroom apartments and 23 townhouses, providing genuine opportunities for housing diversity.
- 7.11 As such it is considered that the proposed accommodation is appropriate in its context.

Height

- 7.12 The proposed height achieves full compliance with the requirements of Precinct 2C of the ACZ1 that has a maximum mandatory building height of 40 metres and maximum service equipment height of 3.6 metres. This addressed a previous significant concern by officers.
- 7.13 The service equipment on the rooftop and associated fencing rises to a total height of 2.2 metres above the maximum 40 metres building height, noting that it is less than the allowable maximum service equipment height of 3.6 metres. The proposed service areas meet the other provisions of the zone by being less than 50% of the rooftop, setback from the roof edges and screened to ensure that both the visual and shadow impacts on the surrounding area are negligible.

Built Form / Massing

Figure: Render of the Clay Drive elevation

- 7.14 The topographical characteristics of Doncaster Hill are considered in the background document Doncaster Hill Strategy October 2002, Revised 2004, as a basis to determine the building height controls that are now in effect under the ACZ1. The over-arching vision for the Activity Centre is for the tallest buildings to be located on the highest parts of the Hill, with buildings of lesser heights being located towards the external boundaries of the ACZ1. This outcome is demonstrably achieved by the adjacent site to the north, The Nest, and its tall form and sheer profiles that rises to 158.84RL or approximately 38 metres high with a further 3.3 metre high design element (approved prior to the current application of the ACZ1 and Doncaster Hill Strategy).
- 7.15 Policy under the ACZ1 instructs that heights step down from the ridgeline, this intent repeated throughout the ACZ1 and Doncaster Hill Strategy, and enshrined under the Precinct 2C guideline which requires that:
- *Built form should achieve a general stepping of the building in a southerly direction from the ridgeline, down Tram Road, and towards the residential area to the east*
- 7.16 The built form to the southern side of the site is consistent with the preferred character and built form objectives of the ACZ1 as supported by the Doncaster Hill Strategy:
- *Built form required in ACZ to 'ensure an appropriate transition in height both within the activity centre and to surrounding neighbourhoods'.*

- Precinct 2 requirements *'Built form should achieve a general stepping of the building in a southerly direction from the Ridgeline.'*
- 7.17 Policy says the form must transition to the south and step down to abutting and (opposite to the east) lower intensity Precinct 2F, which has a 14.5m maximum height.
- 7.18 The proposal incorporates an intentional stepping of the upper towers as the land falls, adequate to meet the objectives of the ACZ1, Clause 11.03-1L-02 (Doncaster Hill Activity Centre – Manningham), and broadly consistent with the more detailed policy expectations and design guidelines set out within the Doncaster Hill Strategy.
- 7.19 The built form achieves this by providing a taller, more vertical profile with shallower street setbacks for the northern half of the development. This form relates well to the vertical >39m high towers to the north (The Nest) and opposite to the west (The Pinnacle). The massing of the proposal then clearly narrows across the southern half of the site, evidenced by the increased street setbacks and the step down of the towers with each upper level reducing closer to the south. The amended plans have addressed the previous officer concerns by providing a strong podium expression that sets back the tower, providing an attractive interface to both street frontages and which continues along the entire southern profile. This podium and tower setback further aids the transition down the hill and demonstrates a responsive form to the lower 14.5 metre Precinct 2F on the southern abuttal.
- 7.20 The separation of the proposed building into two L-shaped towers demonstrably meets Objective 6 of the Doncaster Hill Strategy which seeks 'to provide view corridors between buildings'. The towers have a 21 metre internal separation and are separated along the north and southern aspects by 11.5 metres and 14.3 metres respectively.
- 7.21 The proposed form is comparable to recent nearby developments in the same precinct, such the residential development at 20 Hepburn Road at almost 40 metres high with 3 to 5 metre street podiums. Further east, within Precinct 2C and 2F is another comparable approval, the Church of Christ, a 41 metre high mixed-use development, approved under Amendment C127. Its height transitions to the south, as required by policy, evidenced by a well set back tower, leading down to a strong mid-level and elegant white elongated form, to the lengthy brick and render 2- 4 storey podium.



Figure: Church of Christ 3D perspective from Amendment C127 as viewed from Hepburn Road

Setbacks

7.22 The proposal seeks variations to the discretionary setback requirements of Precinct 2C to the ACZ. The proposed setbacks are considered to meet the overarching objectives as demonstrated by the following assessment.

7.23 As per the section Building Setbacks of the ACZ1, the podium and tower setbacks, side and rear setbacks can be varied in this location as it is not on a main road. Policy further states that ‘minor buildings and works such as such as verandas, architectural features, balconies, sunshades, screens, artworks and street furniture may be constructed within these setbacks, provided they are designed and located to the satisfaction of the responsible authority’.

Precinct 2C requirements	Assessment
<p><i>Setback: (discretionary)</i></p> <p><i>5.0 metres to front podium edge from front boundary</i></p>	<p>Varied</p> <p>The front setback to each podium is: 4.925-4.995m to Frederick Street 4.755 - 5m to Clay Drive</p> <p>The minor variation from the required podium setback is considered negligible. The proposed setbacks achieve the preferred character.</p>

Precinct 2C requirements	Assessment
<p><i>Setback: (discretionary)</i></p> <p><i>11.0 metres to front tower edge from front boundary</i></p>	<p>Varied</p> <p>The front setback to each tower wall is: 7.915 – 9.9m to Frederick Street 8.005 – 9.830m to Clay Drive</p> <p>The proposed tower setbacks are responsive to each streetscape by providing a shallower ~8m tower setback against the shallow setbacks of 648 Doncaster (The Nest) to the north and then staggering to a deeper tower setback as the development approaches the south around ~10 metres. This staggered setback, with upper floor recessions, relates well to the less intensive Precinct 2F which seeks a 14.5m scale and 5m street setback.</p> <p>As such the proposed variation to the tower setback are considered satisfactory and adequate due to context of the adjacent building (The Nest) and to achieve the overarching character intentions as discussed in detail in the built form considerations of this report.</p>
<p><i>5.0 metres from rear boundary</i></p>	<p>N/A</p> <p>The site has no defined rear boundary, having street frontages to either side. The initial design incorrectly assessed Clay Drive as the rear boundary, and had the towered form and massing pushed closer to this street to the detriment of the immediate context and contrary to the preferred character.</p> <p>The current proposal has addressed this and correctly provides an appropriate front setback to both Frederick Street and Clay Drive.</p>
<p><i>4.5 metres from the side boundaries</i></p>	<p>Complies</p> <p>Northern side boundary setback: Ground floor 5 – 6.1m & 6.1-9.575m upper levels Southern side boundary setback: Ground floor 4.755 & 8.815-10.87m upper levels</p> <p>Each side boundary setback exceeds the minimum setbacks and provides for adequate daylight access, equitable development, and circulation space.</p>

G

Clause 58 Apartment Developments

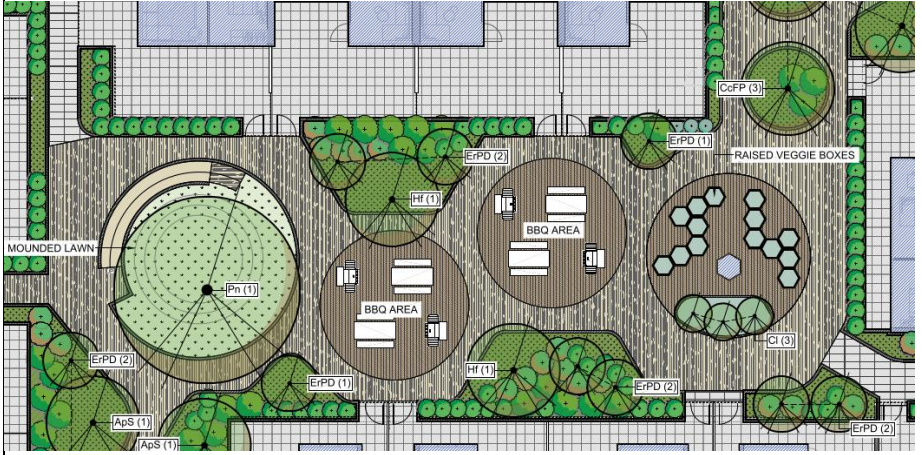
7.24 Pursuant to Clause 58 (Apartment Developments), an apartment development must meet all objectives of this clause and should meet all standards.

7.25 The following detailed assessment against the objectives of Clause 58 demonstrates that the development satisfies all objectives, or will satisfy subject to minor conditions.

Objective	Assessment
<p>58.01-1 Application requirements 58.01-2 Urban context report 58.01-3 Design response</p>	<p>Met</p> <p>The applicant has provided the required supporting information including a satisfactory urban context report, satisfactory design response, and supporting information including daylight modelling that largely addresses the previous lack of information and inaccuracies.</p>

Objective	Assessment
<p>58.02-1 Urban context</p>	<p>Met</p> <p>The proposal satisfies the objectives in terms of scale, context and street level massing and detailing as demonstrated in the policy assessment within this report. The proposed design is considered appropriate within this context and adequately responds to Council’s preferred character which seeks more intensive significant redevelopment opportunity.</p> <p>The development has adequately responded to its direct abuttals, avoiding unreasonable off-site amenity impacts, and provides for an equitable outcome for future development on abutting sites by virtue of its detached footprint and reasonable boundary setbacks.</p> <p>As the site falls down the hill, the towers have an asymmetrical massing that reflects the preferred character for a stepped transition with the land. The step down and the podium expression to the south responds to and integrate with the lower scale Precinct 2F on the southern abuttal.</p>
<p>58.02-2 Residential Policy</p>	<p>Met – see discussion within the report.</p>
<p>58.02-3 Dwelling diversity</p>	<p>Met – The respective floor plans accommodate a variety of typologies to meet this clause, including a range of 1 to 4 bedroom apartments and 23 three bedroom townhouses.</p>
<p>58.02-4 Infrastructure</p>	<p>Met subject to condition</p> <p>The site has access to all services and the proposal is not anticipated to unreasonably overload the capability of utility services or infrastructure. Conditions are recommended by Council’s engineers for enhanced stormwater modelling and an on-site storm water detention system, amongst other infrastructure requirements.</p> <p>In accordance with drainage requirements under the Doncaster Hill Strategy, conditions are recommended for a third pipe connection to the proposal for the recycling of grey water from the site.</p>
<p>58.02-5 Integration with the street</p>	<p>Met subject to condition</p> <p>The proposal positively integrates with its abuttals to Frederick Street and Clay Drive. Activation is achieved with dwellings orientated to each street.</p> <p>The design response provides natural surveillance from a high number of terraces and balconies with low balustrades and habitable rooms. Each street is further integrated at ground level by well defined individual dwelling entries and wide, inviting, at-grade communal entries. A further condition is recommended for</p>

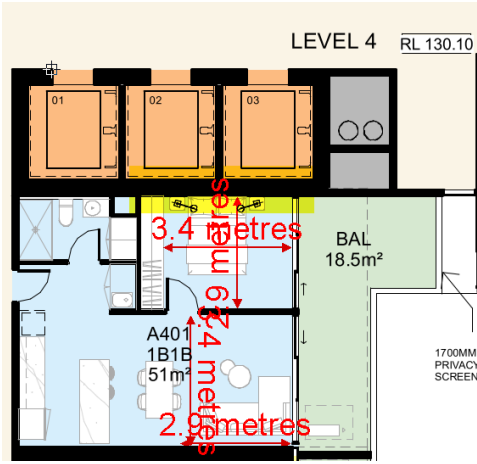
Objective	Assessment
	<p>the abutting townhouses LG02 and LG11 to have direct access to each street frontage.</p> <p>Bicycle visitor parking is adequately located to each frontage.</p> <p>The 1.7m high substation kiosk appears to be setback 2 metres from Frederick Street, and the applicant has verbally confirmed a narrow substation kiosk is proposed in an open area. Conditions of the permit have requested full details be provided. A narrow substation kiosk is an acceptable outcome, addressing previous concerns by avoiding a bulky substation design.</p> <p>Front fencing is provided however details are not provided to achieve the standard for low visually permeable fencing. This has been addressed by condition within the officer recommendation.</p>
<p>58.03-1 Energy efficiency</p>	<p>Met subject to condition</p> <p>Daylight access has been a critical issue in this application to date. For the most part, the previous daylight access and energy efficiency concerns have been addressed by apartments reorientated, reduced south facing units, improved boundary separation and good internal tower separation.</p> <p>However, Council’s Sustainability consultant is concerned with the applicant’s variations to the Sustainable Management Plan which may impact daylight outcomes and energy efficiency commitments. That the change of assessment from the BESS tool to Green Star fails to provide details as to how the proposal will be a certified 4 Star Building; and that the daylight modelling contains errors with new inaccurate assumptions regarding windows specifications and has not considered the latest plan changes to reduce window apertures.</p> <p>These matters have been addressed by conditions to alter the Sustainable Management Plan within the officer recommendation.</p> <p>The provision of EV parking is also noted as a positive, however the spaces are required to be allocated to dwellings. A condition of permit will require the removal of the dedicated EV charging spaces and the capability of infrastructure for future electric vehicle charging provided per dwelling where feasible, shown on plans.</p>

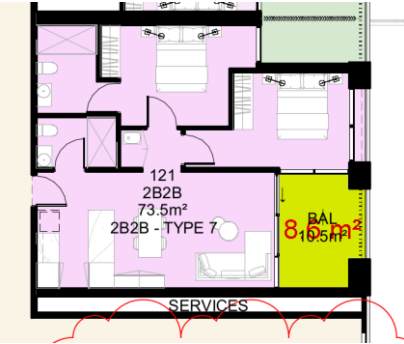
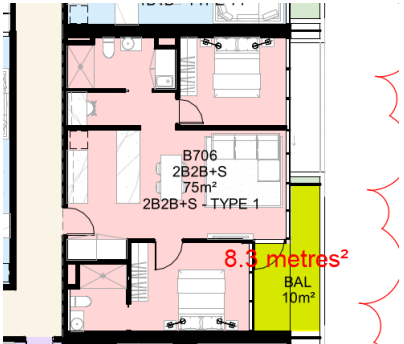
Objective	Assessment
<p>58.03-2 Communal open space</p>	<p>Met subject to condition</p> <p>Communal open space comprises:</p> <ul style="list-style-type: none"> ▪ 240m² at ground level externally, northern side ▪ 1,096m² on Level 3 podium ▪ 251m² on Level 12 rooftop Tower A ▪ 249.5m² on Level 12 rooftop Tower B ▪ ~520m² at ground level internally. Includes gym, coworking (at home) areas and meeting rooms, cinema rooms. <p>The provision of communal space is very positive, with multiple areas exceeding the 250sqm minimum area under the Standard D7 (2.5 square metres per dwelling or 250 square metres, whichever is lesser).</p> <p>A further range of internal communal space level is offered, providing useable communal space including a shared home office arrangement, various cinema rooms, and a gym.</p> <p>The primary area of communal space is provided on Level 3 with a substantial area of 1,096m². Although heavily shaded, this would be an attractive space, with a range of seating areas defined by raised landscaped gardens, as shown on the submitted landscape plan.</p> <p>A rooftop area is also provided on each Tower A and B at Level 12, each with a ~250m² area, conveniently accessible for residents, and meets the spatial and solar access requirements. Each area would be landscaped, with seating, BBQ areas as shown on the landscape plans.</p>  <p><i>Figure: Landscape Plan of Level 3 podium communal open space</i></p> <p>To increase the natural surveillance from the communal corridor to the rooftop communal space of Tower A it is recommended that the WC/CLNR be relocated. It is considered that this can be conditioned accordingly.</p>

Objective	Assessment
<p>58.03-3 Solar access to communal outdoor open space</p>	<p>Met subject to condition</p> <p>Standard D8 requires that the communal outdoor open space be located on the north side of a building, if appropriate and at least 50% or 125 square metres (whichever is the lesser) of the primary communal outdoor open space should receive a minimum of two hours of sunlight, between 9am and 3pm on 21 June.</p> <p>As noted above, two rooftop communal areas are provided on Level 12, one to each tower. Given the position of built form adjacent, and its low scale above the rooftop area, each of these spaces appears to receive the minimum solar access for at least 50% of its area as per Clause 58.03-3, however this has not been demonstrated. Arguably these rooftop spaces are secondary to the primary communal area on Level 3 given the podium area is far larger at 1096m². However, as each rooftop space provides a decent ~250sqm area, attractive long range views are readily accessible and it is considered these spaces may be chosen as the primary communal area by future residents.</p> <p>A condition of permit is recommended to require the level 12 communal rooftop areas to demonstrate compliance with Clause 58.03-3 - Solar access to communal outdoor open space. It is considered that this can be conditioned accordingly.</p>

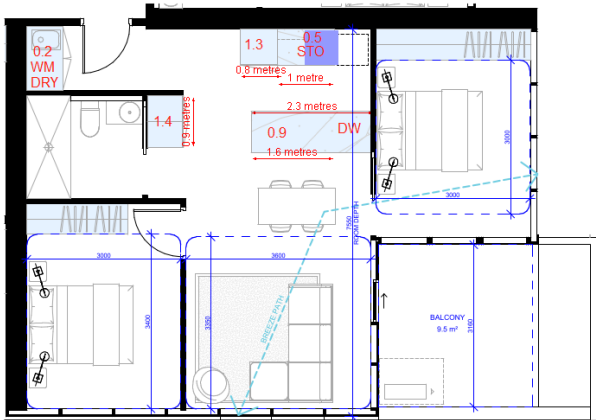
Objective	Assessment
58.03-4 Safety	<p>Met subject to condition</p> <p>The proposal appropriately secures the walkway to townhouses along the southern boundary from public.</p> <p>The resident car park is also appropriately secured by roller shutters at the Frederick Street entry and internally facing Clay Drive.</p> <p>The basement appropriately separates the visitor car parking area from residents parking, however the entry from Clay Drive has no barriers to prevent the public from using the car park. It is considered that this can be conditioned accordingly.</p>
58.03-5 Landscaping	<p>Met subject to condition</p> <p>Standard D10 of this clause requires that development should provide replacement of any significant trees removed within the past 12 months. It is noted that 26 tall mature trees were removed recently.</p> <p>The landscape plans show a high number of trees and good landscape throughout, exceeding the number of trees removed. However further improvements are required for trees to have greater deep soil to meet the requirements under Table D3 and to have appropriate siting or species selection. This has been addressed by the landscaping conditions within the officer recommendation.</p>
58.03-6 Access	<p>Met – See discussion under Traffic and access considerations of this report</p>
58.03-7 Parking location	<p>Met subject to condition</p> <p>The general arrangement of the resident parking is satisfactory and would not result in unreasonable vehicle noise or impacts to residents.</p> <p>Visitor and resident spaces are well defined and conveniently located.</p> <p>It is recommended that mechanical ventilation of the enclosed car parking levels be addressed via a condition of the permit.</p>
58.03-8 Integrated water & stormwater management	<p>Met subject to condition</p> <p>The submitted SMP states that rainwater tanks totalling 18.5kL capacity are provided. The rainwater tanks shown in the basement are not indicative of their actual size. This can be addressed by a condition of permit for the rainwater tanks to be drawn to reflect their intended size.</p> <p>The submitted Sustainability Management Plan states that a 100% of stormwater will be treated based on a MUSIC report. Further details are recommended to the submitted MUSIC model to fully</p>

Objective	Assessment
	<p>demonstrate compliance as a condition of permit.</p> <p>The submitted SMP (for the initial proposal) states: No reticulated third pipe is proposed. Although the current plans indicated recycle water services. A condition of permit is recommended for the SMP to be updated to show the required third pipe recycled water provisions, as this a requirement of Council within the Doncaster Hill area.</p>
<p>58.04-1 Building setback</p>	<p>Met</p> <p>As discussed earlier in the report, the proposed setbacks respond to the existing urban context and contribute to the preferred future development of the area for the following reasons:</p> <ul style="list-style-type: none"> • External and internal separation between towers is generous, providing for appropriate daylight and internal amenity to meet the needs of existing and future residents. • Built form clearly transitions with the land and down the hill by the stepped profile and range of tower heights. • The podium height responds to it context and its abuttal to preferred heights to the south. • Buildings are detached from all boundaries with adequate setbacks that result in equitable development outcomes for adjoining properties.
<p>58.04-2 Internal views</p>	<p>Met subject to condition</p> <p>The majority of internal overlooking is controlled by either generous separation between secluded private open space (over 9 metres away), finned vertical screens, or highlight windows where communal corridors are located near balconies or bedrooms, and by screening adjacent to private and communal terraces.</p> <p>However, only some internal screens between balconies are shown on plans. This screening is indicated on renders as floor to ceiling wire mesh / vertical gardens.</p> <p>Dwellings and private terraces at Level 3 podium and Level 12 rooftop have separation from the adjacent communal space by 1m high planter boxes as shown on the landscape plan, however a different substandard layout is shown on the floor plans. Privacy to these terraces is provided by 1.7m screens however some are not shown, and the screening material is not specified. A further condition is also required to limit internal overlooking within the two level light courts. It is considered that this can be conditioned accordingly.</p>
<p>58.04-3 Noise impacts</p>	<p>Met subject to condition</p> <p>At least 10 apartments have their bedrooms directly abutting 2 lifts which would be detrimentally impacted by noise generation.</p>

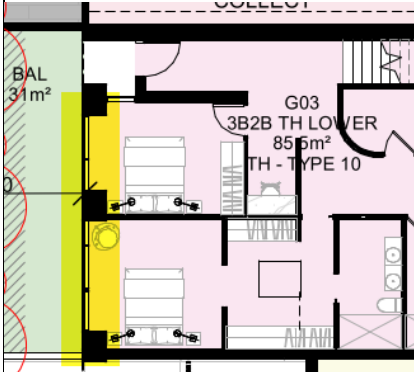
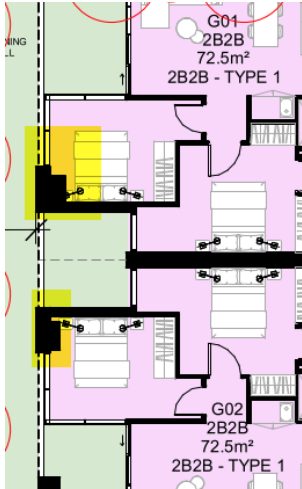
Objective	Assessment
	<p>Townhouse UG11 also has a bedroom abutting the loading bay.</p> <p>A condition of permit is recommended for noise attenuation along these walls with a requirement to maintain the required functional room size.</p>  <p>Further, dwellings abutting the vehicle entries will be subject to noise, activity and headlights impacting on their amenity. It is considered that this can be conditioned accordingly.</p>
<p>58.04-4 Wind impacts</p>	<p>Met subject to condition</p> <p>The submitted Wind Assessment considers wind tunnelling and wind generated by the building to pedestrians across all levels. To address excessive wind impacts, the report makes recommendations for the provision of screens on communal terraces on Level 3 (some shown), and on rooftop communal area Tower B, however this report is outdated. It is considered that this issue can be conditioned accordingly.</p> <p>Given the exposure and height above natural ground, each rooftop would need to be better protected from the wind but maintain a clear outlook by the provision of all rooftop screens to communal open space areas being clear glazed or an alternative that can maintain external views.</p>
<p>58.05-1 Accessibility</p>	<p>Met</p> <p>As required under the standard, at least 50% (minimum of 202) of the dwellings have been shown to meet the accessibility requirements for door opening widths, entrance paths and access to an adaptable bathroom.</p>
<p>58.05-2 Building entry and circulation</p>	<p>Met</p> <p>The proposal meets the objectives and standards due to the following:</p>

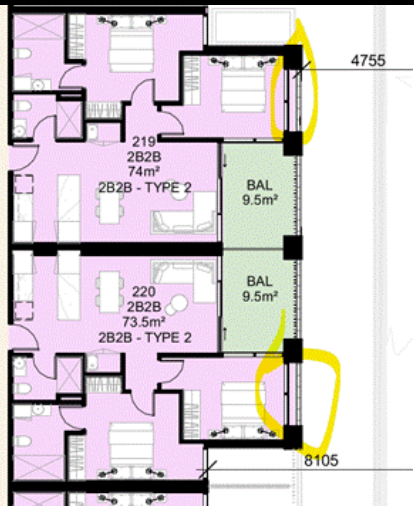
Objective	Assessment
	<ul style="list-style-type: none"> • Sense of address to each street entry is wide and inviting, with adequate sign posting by landscaping, and service delineation. • Pedestrian protection is provided by air locks to each entry. • Details of the paving treatments are recommended by a condition of permit and designed to assist in entry identification. • The internal corridor layouts provide good daylight and outlook with windows at each end of each corridor, along with open sections offering outlook over the rooftop podium.
<p>58.05-3 Private open space objective</p>	<p>Met subject to condition</p> <p>Private open space predominantly meets the spatial requirements for ground level provision or by balconies, and terraces as per the Standard.</p> <p>A/C units are to be provided on balconies, and all balconies provide an additional 1.5 square metres as required.</p> <p>The exception is all Type 1 2B2B+S and Type 7 2B2B apartments on the Clay Drive side, which when measured, only provide 8.3 - 8.5 square metres. This is less than the required 9.5 square metres and less than notated on the plans. A condition is recommended to require all these balconies increased to the required area (9.5 square metres minimum) to comply with this clause, not including the area occupied by any structural columns.</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Balconies and terraces have been appropriately orientated to maximise solar access where possible and avoid southern orientations.</p> <p>All balconies/terraces are required to maximise available podium space. The level 1 balconies to Apt 108 to 111 have not achieved this but should be extended to the edge of the floor below. It is considered that this can be conditioned accordingly.</p> <p>A condition of permit is also recommended for A/C compressors on balconies be screened from external views, without adversely impacting on daylight access to apartments.</p>
<p>58.05-4 Storage</p>	<p>Met subject to condition</p>

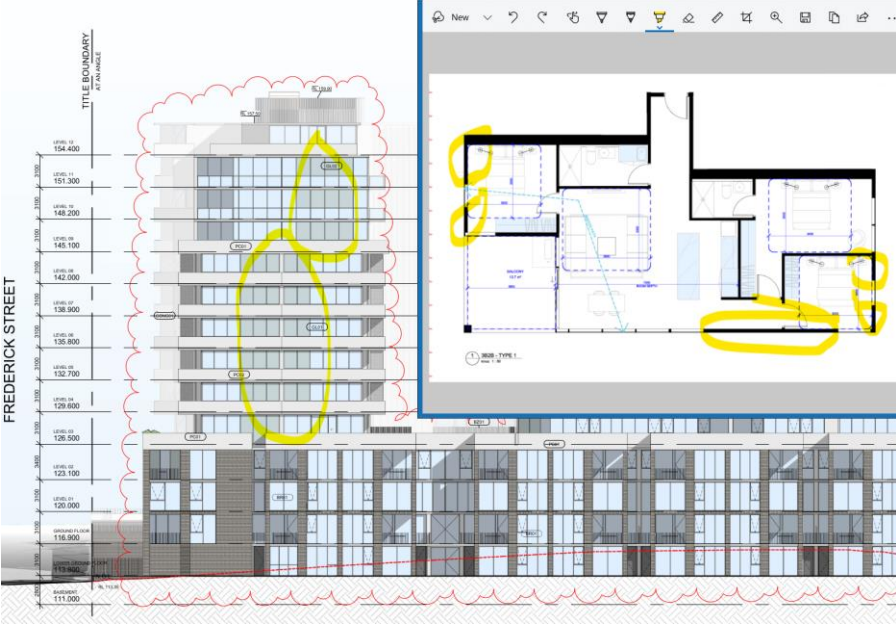
Objective	Assessment																								
	<p>Internal dwelling storage is unsatisfactory and fails to meet Standard D21.</p> <p>Kitchens for Type 1 2B1B and Type 4 2B2B apartments have inadequate storage or functionality for the occupants of these 2 bedroom apartments. The submitted diagrams fail to consider stoves, dishwashers, pantries, and if included, then result in inadequate kitchen storage and only 1 metre long bench preparation spaces. Furthermore, if these kitchens are enlarged to a compliant space, these dwellings would then have no dining area or ability to fit one, as discussed in the table under functional layout considerations.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="523 656 965 1176"> <p>1 2B1B - TYPE 1 SCALE 1:50</p> <p>2B1B - TYPE 1 INTERNAL STORAGE SCHEDULE</p> <table border="1"> <tr><td>CASEWORK</td><td>1.3 sqm</td></tr> <tr><td>KITCHEN BENCH</td><td>0.7 sqm</td></tr> <tr><td>KITCHEN ISLAND</td><td>0.6 sqm</td></tr> <tr><td>LAUNDRY</td><td>1.5 sqm</td></tr> <tr><td>WARDROBE</td><td>6.1 sqm</td></tr> <tr><td>TOTAL INTERNAL STORAGE</td><td>10.1 sqm</td></tr> </table> <p>2.5m³ 0.2m³</p> </div> <div data-bbox="970 656 1404 1176"> <p>1 2B2B - TYPE 4 SCALE 1:50</p> <p>2B2B - TYPE 4 INTERNAL STORAGE SCHEDULE</p> <table border="1"> <tr><td>CASEWORK</td><td>1.9 sqm</td></tr> <tr><td>KITCHEN BENCH</td><td>0.7 sqm</td></tr> <tr><td>KITCHEN ISLAND</td><td>0.9 sqm</td></tr> <tr><td>LAUNDRY</td><td>1.5 sqm</td></tr> <tr><td>WARDROBE</td><td>7.7 sqm</td></tr> <tr><td>TOTAL INTERNAL STORAGE</td><td>11.9 sqm</td></tr> </table> <p>1.6m³ 0.2m³</p> </div> </div> <p>For comparison, the compliant Type 1 apartment has a functional kitchen with 3.5 metre long benches or the Type 3 which has 2.6m long benches and 4.1m³ storage:</p> <div data-bbox="510 1523 901 2016"> <p>1 2B2B + S - TYPE 1 SCALE 1:50</p> </div>	CASEWORK	1.3 sqm	KITCHEN BENCH	0.7 sqm	KITCHEN ISLAND	0.6 sqm	LAUNDRY	1.5 sqm	WARDROBE	6.1 sqm	TOTAL INTERNAL STORAGE	10.1 sqm	CASEWORK	1.9 sqm	KITCHEN BENCH	0.7 sqm	KITCHEN ISLAND	0.9 sqm	LAUNDRY	1.5 sqm	WARDROBE	7.7 sqm	TOTAL INTERNAL STORAGE	11.9 sqm
CASEWORK	1.3 sqm																								
KITCHEN BENCH	0.7 sqm																								
KITCHEN ISLAND	0.6 sqm																								
LAUNDRY	1.5 sqm																								
WARDROBE	6.1 sqm																								
TOTAL INTERNAL STORAGE	10.1 sqm																								
CASEWORK	1.9 sqm																								
KITCHEN BENCH	0.7 sqm																								
KITCHEN ISLAND	0.9 sqm																								
LAUNDRY	1.5 sqm																								
WARDROBE	7.7 sqm																								
TOTAL INTERNAL STORAGE	11.9 sqm																								

Objective	Assessment												
	 <p>3 2B1B - TYPE 3 Rend. 1 - 10</p> <p>2B1B - TYPE 3 INTERNAL STORAGE SCHEDULE</p> <table border="1"> <tr> <td>CASEWORK</td> <td>2.9 m²</td> </tr> <tr> <td>KITCHEN BENCH</td> <td>0.8 m²</td> </tr> <tr> <td>KITCHEN ISLAND</td> <td>0.9 m²</td> </tr> <tr> <td>LAUNDRY</td> <td>1.6 m²</td> </tr> <tr> <td>WARDROBE</td> <td>8.1 m²</td> </tr> <tr> <td>TOTAL INTERNAL STORAGE</td> <td>14.0 m²</td> </tr> </table> <p>0.2M3 4.1M3</p> <p>The above matters can be addressed via conditions of the permit.</p> <p>The proposal further requires conditions that address the following shortcomings with external storage:-</p> <ul style="list-style-type: none"> External storage cages mainly small cupboards ~2.2m³ offer inadequate useability or function for future residents. This can be readily increased to at least 2x1m, noting the opportunities within the basement. No allocation of storage is provided to determine whether it complies. 	CASEWORK	2.9 m ²	KITCHEN BENCH	0.8 m ²	KITCHEN ISLAND	0.9 m ²	LAUNDRY	1.6 m ²	WARDROBE	8.1 m ²	TOTAL INTERNAL STORAGE	14.0 m ²
CASEWORK	2.9 m ²												
KITCHEN BENCH	0.8 m ²												
KITCHEN ISLAND	0.9 m ²												
LAUNDRY	1.6 m ²												
WARDROBE	8.1 m ²												
TOTAL INTERNAL STORAGE	14.0 m ²												
<p>58.06-1 Common property</p>	<p>Met subject to condition</p> <p>It is considered that gates and fencing within the development provide adequate security for communal space areas and the townhouse walkway along the southern boundary.</p> <p>The proposal requires further improvements to better define communal areas and manage land and deep soil areas adjacent to the street appropriately by being held in common property, ensuring landscaping can be maintained in perpetuity. This also necessitates changes to paving and front fencing. These issues can be addressed by the conditions within the officer recommendation.</p>												
<p>58.06-2 Site services</p>	<p>Met subject to condition</p> <p>Detailed drawings of all service boxes, boosters, utilities and substation are required to be provided including materials, finishes, height, and all to be designed and finished in a visually integrated manner. It is considered that this can be conditioned accordingly.</p>												

Objective	Assessment
<p>58.06-3 Waste and recycling</p>	<p>Met subject to condition</p> <p>The submitted Waste Management Plan (private collection) for the original proposal was supported. Subject to conditions, this will need to be updated to reflect the current proposal.</p>
<p>58.06-4 External walls and materials</p>	<p>Met</p> <div data-bbox="507 555 1407 1025" data-label="Image"> </div> <p>Architectural detailing for the proposal provides visually interesting façades with a patterned arrangement of balconies and strong column forms that express the taller building profile, closer to Doncaster Road.</p> <p>The material palette offers an adequate selection and diversity. A detailed brickwork podium is provided at each street level and the southern elevation, providing a strong base and a built form with good architectural detailing.</p> <p>The tower materiality then diverges to a consistent selection of render, white concrete and glass, simple but applied in a visually interesting manner. To break up the extensive use of glazing to the south, rendered framing is used to outline the towers walls, rendered sections continuing the line from the balcony balustrades to zigzag into the glazing, and metal battens are used in replacement of glazed balustrades which also gives vertical delineation.</p>
<p>58.07-01 Functional layout</p>	<p>Met subject to condition</p> <p>As shown under Clause 58.05-4 (Storage), Type 1 2B1B and Type 4 2B2B apartments have inadequate sized kitchens and issues with dining area locations. The functional living areas of these apartment types remains below the requirements of Standard D26.</p> <p>Type 1 2B1B (10x 2 bed) and Type 4 2B2B (19 x 2 bed) have kitchens made intentionally small to give the appearance of a larger living space and to accommodate a dining area. Once these kitchens are increased to provide for the required bench and internal storage</p>

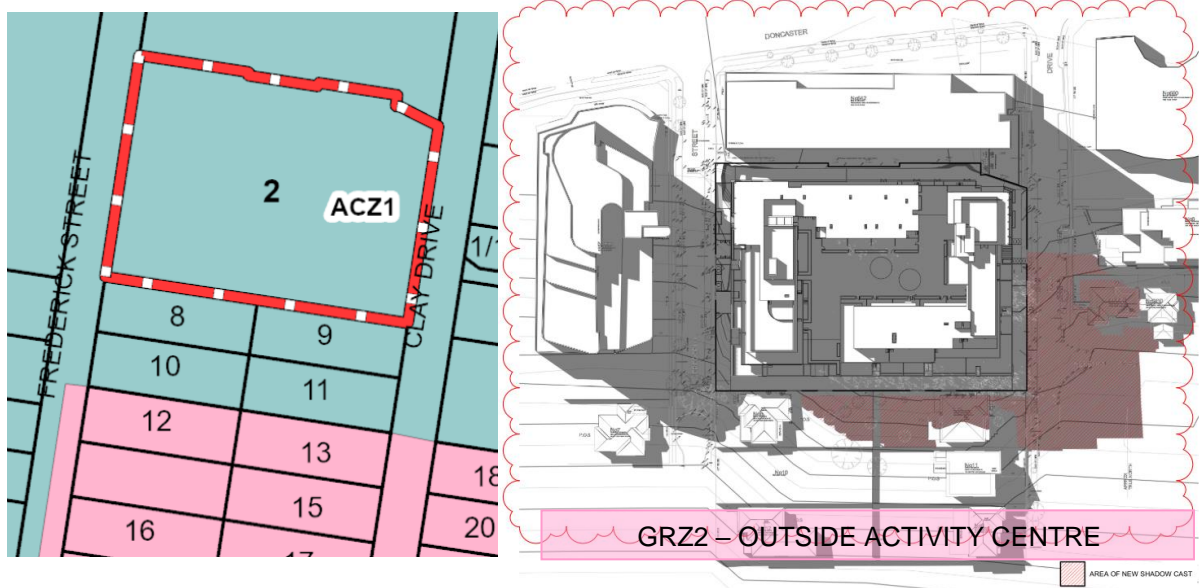
Objective	Assessment
	<p>space, as per the previously recommended conditions, they would have no ability to provide a dining area.</p> <p>Despite various layout changes the applicant remains unable to provide for the required functional layout due to a self-imposed limitation to not increase the apartment size or delete a bedroom or bathroom.</p> <p>Type 1 2B1B (10x 2 bed) is a small apartment of only 58sqm, with no ability to increase the living area given all rooms are at the minimum dimensions. This however can be addressed via a condition.</p> <p>Type 4 2B2B (19 of) has no dining area, instead combines the dining inappropriately with the living area, contrary to the standard. As it has 2 bathrooms there is an ability to delete 1 bathroom to achieve the required functional living areas. This has been addressed by conditions within the officer recommendation.</p> <p>Bedrooms are also reduced below the minimum 3x3 or 3.4x3 requirement due to structural columns along the street frontage. A condition of the permit will require that all bedrooms provide for the required area to comply with Clause 58.07-1.</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div> <p>On the Clay Drive side this has been addressed by a setback from the column, however has left what appears to be a plan error of a second row of internal glazing adjacent to structural columns. This can be addressed by a condition for clarification/correction.</p>

Objective	Assessment
	
<p>58.07-2 Room depth</p>	<p>Met</p> <p>The room depth for single aspect apartments/townhouses comply with Standard D27 of this clause.</p> <p>Plans are notated to have 2.7m high ceilings to living rooms to align with the submitted SMP and daylight modelling.</p>
<p>58.07-3 Windows</p>	<p>Met subject to condition</p> <p>In principle the windows meet the required standard of this Clause, however the latest daylight modelling has not satisfactorily demonstrated all habitable rooms would receive adequate daylight.</p> <p>As recommended previously, conditions have been included to ensure that the new window specifications meet energy efficiency requirements for heat loading and daylight access, and the plans are updated to consider the reduce window apertures due to spandrel internal walls placed and structural columns placed against glazing.</p> <p>This is shown in the below example (indicated by a darkened panel on elevations):</p>

Objective	Assessment
	
<p>58.07-4 Natural ventilation</p>	<p>Met</p> <p>The proposal provides adequate natural ventilation of dwellings as demonstrated within the submitted SMP.</p>

Overshadowing

7.26 It is policy under the ACZ1 that *development should be designed to avoid casting shadows on adjacent properties (including public open space areas) outside the activity centre between 11:00am and 2:00pm on 22 September.*



3 SPRING EQUINOX - 3PM
SCALE 1:500

7.27 The above zone map shows the closest sites outside of the activity centre are 12 Frederick Street and 13 Clay Drive, zoned GRZ2. When measured at 3pm at the September equinox, the submitted overshadowing diagrams show the longest shadow falls only to 9 Clay Drive, well within the activity centre and compliant with the objective.

Solar access

7.28 The amended proposal has a smaller envelope and greater setbacks from the southern side, reducing the shadows cast to neighbours. This ensures that those properties, 8-10 Frederick and 9-11 Clay Drive, when developed to a 5 storey scale as expected under the ACZ, will receive adequate sunlight to their rooftop and to future solar panels.

7.29 This is demonstrated by the following sectional shadow diagram, which shows the longest shadows at 3pm would not reach a future apartment rooftop.

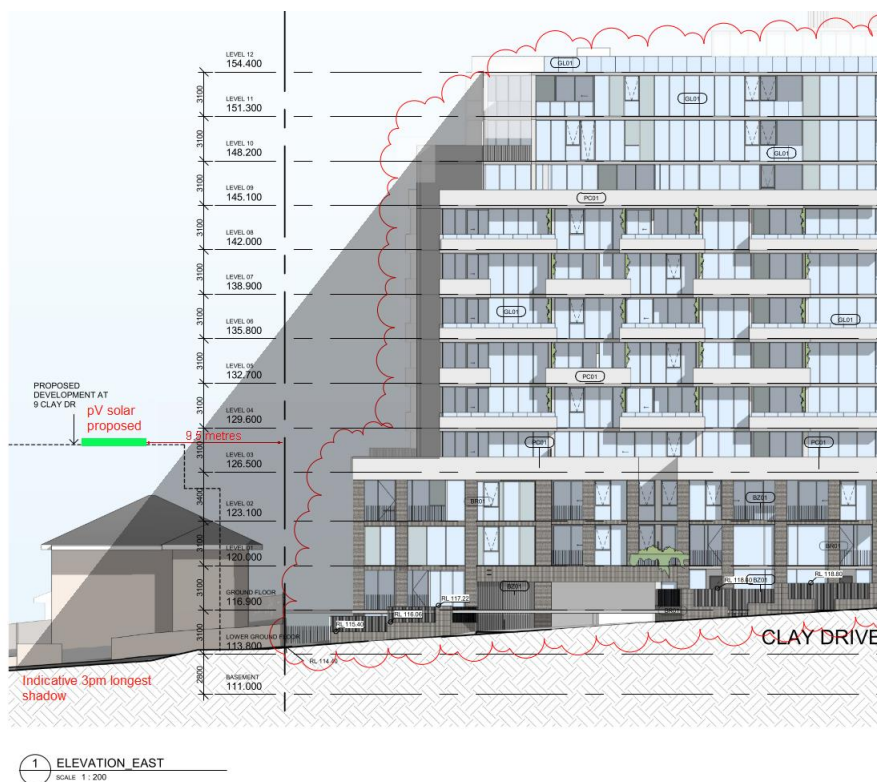


Figure: Sectional shadow diagram at 3pm to 9-11 Clay Drive, prepared by Council officers

7.30 Therefore, the proposal would not reduce the energy efficiency of the future development or any PV solar panels mounted on the roof, and therefore solar access is considered satisfactory.

Development Contributions Plan Overlay Schedule 1 (DCPO1)

7.31 Development Contributions Plan Overlay, Schedule 1 (Doncaster Hill Development Contributions Plan) applies to the site.

7.32 Conditions for the required monetary payment towards transport, streetscape, public art and social infrastructure, have been included within the recommended permit conditions.

Parking Overlay Schedule 1 (PO1)

7.33 The Parking Overlay, Schedule 1 applies to the site. The PO1 varies parking requirements for residential visitor parking. This is discussed below.

Car parking, access, traffic

Car parking provision

7.34 The site is located within the Principal Public Transport Network area, however this is not applicable as the site is located within the Parking Overlay 1 (PO1).

7.35 Car parking provision, as varied by Parking Overlay 1 (PO1), is required to be provided as follows:

Proposed Use	Size/No.	Statutory Car Parking Requirement (PO1)	Car Parking Req. ^(Note 1)	Car Parking Provision	Shortfall (-) /Surplus (+)
One-bedroom dwelling	212	1 car space per one/two-bedroom dwelling (with studies or studios that are separate rooms counted as bedrooms)	212	212	0
Two-bedroom dwelling	158		158	158	0
Three-bedroom dwelling	32	2 car space per three or more bedroom dwelling (with studies or studios that are separate rooms counted as bedrooms)	64	64	0
Four-bedroom dwelling	1		2	3 ^(Note 2)	+1
Residential Visitor parking	403 (dwellings)	1 car space for visitors to every 10 dwellings	40	40	0
TOTAL			476	477	+1

Note 1: Clause 52.06-5 specifies that where a car parking calculation results in a requirement that is not a whole number, the number of spaces should be rounded down to the nearest whole number.
 Note 2: The surplus car space provided on the amended plans has been assumed as being allocated to the four-bedroom dwelling for assessment purposes.

Figure: Excerpt from the Traffix Group Memorandum

7.36 The development has a statutory car parking requirement of 476 car spaces. The provision and allocation of 477 car spaces exceeds the requirements by 1 resident space. Accordingly, a car parking reduction is not required.

7.37 The proposal also provides for a total of 40 visitor spaces which meets the statutory requirements of the PO1.

Car parking access and design

- 7.38 The car parking arrangements and design requires improvements to achieve compliance with the Design Standards of Clause 52.06-9, which can be achieved by conditions addressing the following:
- Safety concern with the lower ground north-western waste loading area and lift area conflict, as pedestrians step out from the lift into the loading bay, thus requires rearrangement for the lift to entry/exit from its southern side with protective bollards placed in front.
 - Loading bay to have the loading door closed except whilst the bay is in use and the loading bay driveway paved to make its appearance unobtrusive.
 - All resident spaces to be allocated as per Clause 52.06, and all visitor spaces as per the Parking Overlay 1 requirements, as part of a Car Parking Management Plan.
 - Details on the tug vehicle for residents and how it will operate and safely manage ingress/egress into the car parking area and any safety measures employed when in operation.
 - Swept path of a Medium Rigid Vehicle to demonstrate it can enter and exit the loading bay.
- 7.39 It is noted a turn around bay was recommended by Council's traffic engineer to replace the visitor space LG73 at the end of the aisle to assist vehicles to turn around. This is not considered necessary given the aisle length and width would allow a vehicle to reverse adequately if needed on the occasion where the car park is full.

Traffic / Access

- 7.40 The initial plans proposed vehicle access only from Frederick Street which was not supported as traffic modelling indicated this would result in excessive queuing along Frederick Street and into the site, congestion and high impacts to the Doncaster Road and the Frederick Street road networks.
- 7.41 To provide a better outcome from a traffic impact perspective, the proposal now has two options to enter or exit the site via double crossovers to Frederick Street or Clay Drive, i.e. as per the existing site conditions. The second access point is considered necessary to disperse the traffic impacts across the local road network, reducing concentration and congestion of traffic at one intersection or one road.
- 7.42 The applicant has undertaken extensive traffic modelling of a range of considerations including the potential future upgrade of Doncaster Road and Frederick Street (a left in/left out scenario and no right turns into Doncaster Road, as part of a Westfield Doncaster expansion, should such a development occur) and seven (7) day tube counts to determine existing traffic movements on Clay Drive, and SIDRA Analysis of intersections. The applicant has further compared this with the existing office traffic generation.

Use	AM Peak			PM Peak		
	In	Out	Total	In	Out	Total
Dwellings	23	94	117	70	47	117

Figure: Excerpt from Traffix Group memorandum

- 7.43 The applicant submits that up to 117 vehicle movements per each peak period is expected, separated as in/out movements as outlined above. This would be an increase of 33 vehicle movements compared to the existing office which had 169 car spaces and options to access to/from either street. The proposal would equate to an insubstantial 1 additional movement every 2 minutes, which would then be dispersed across the two access points and in different directions to/from the site.
- 7.44 The local road network and signalised intersections can accommodate this increase, 70% of which will head towards Frederick Street and the Doncaster Road principal road network, and only 30% of traffic entering towards Clay Drive and local streets, which will further be split 50/50 north or south along Clay Drive. This is anticipated to alter to a 40/60 split of usage of Frederick Street/Clay Drive should the future Frederick Street/Doncaster Road upgrade occur.
- 7.45 In either scenario, the applicant concludes that the traffic impacts will be satisfactory to Frederick Street and the wider road network.
- 7.46 Council’s Engineers have reviewed this and are satisfied with the traffic generation and that it will not pose a detrimental impact on the surrounding road network.

Bicycle Facilities

- 7.47 Clause 52.34 requires a total of 121 bicycle parking spaces for 403 dwellings, as follows:

Clause 52.34 requirement	Required spaces*	Provided spaces
Residents 1 space per 5 dwellings	81	202
Visitors 1 space per 10 dwellings	40	40

*Rounded to nearest whole number.

- 7.48 The proposed provision of 242 spaces in total exceeds the requirement by a surplus of 121 resident spaces.
- 7.49 The bicycle parking design for residents within the building is generally aligned with this clause, providing conveniently located spaces at-grade within the proposed ground floor car park. Access from either street is possible at-grade, however both access points are convoluted, pass by habitable rooms, and reduce available deep soil. This has been addressed by condition within the officer recommendation.

7.50 It is noted that all residential bicycle parking is proposed within a tiered racking system, which will not be appropriate for many of the non-standard bicycles currently in use, such as those with child seats and cargo bikes. It is unclear if any of the spaces can accommodate and charge an electric bike if required. It is recommended that a variety of bicycle parking spaces are provided to encourage bicycle use by future residents. This can be conditioned accordingly.

Easements

- 7.51 All easements on site are proposed to be removed: carriageway (Easement E1 and E3), drainage and sewerage (Easement E1, E3 and E4), and electricity supply (Easement E5, E6 and E8).
- 7.52 The drainage and sewerage and electrical easements were in favour of Council, under the former City of Templestowe and Doncaster. Council's City Infrastructure Unit does not object to the removal of these easements. Yarra Valley Water has no objection to the removal of the sewerage easement subject to conditions.
- 7.53 Two redundant carriageway easements E-1 and E-3 are sought to be removed in the north-east corner of the site adjacent to Clay Drive:

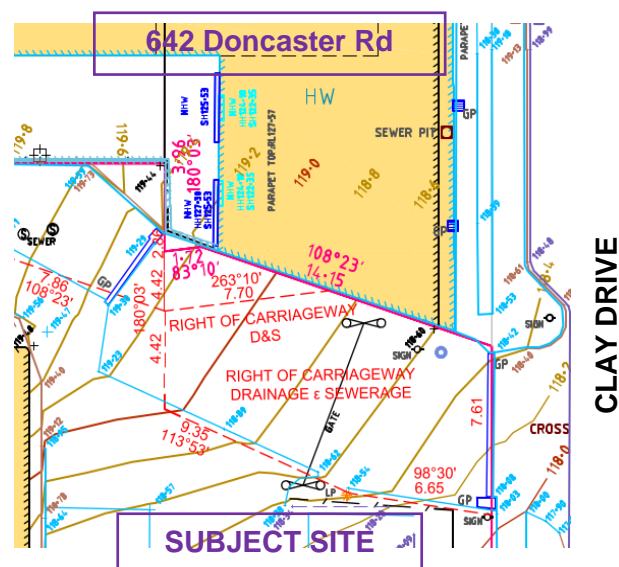


Figure: Excerpt from submitted Survey Plan

- 7.54 These two carriageway easements are in favour of the neighbouring 642 Doncaster Road for the eastern portion of that site that aligns directly north of the carriageways. It is noted that these beneficiaries have not made any objection to the removal.
- 7.55 The applicant advises these are redundant carriageways following removal of the previous car park and former office building at that site. The land adjacent to the carriageway within 642 Doncaster Road has been redeveloped by a three-storey wall on boundary that abuts most of its length and a lightwell/setback to habitable windows.

7.56 As the carriageway easements serve no current purpose, Council officers support their removal. Removal of the easements E-1, E-3, E-4, E-5, E-6 and E-8 from Lot 2 on Plan of Subdivision 301790P is appropriate.

Affordable housing

7.57 Council is committed to increasing the supply of Affordable Housing for members of our community on very low, and low to moderate incomes who can't afford housing in the property market. Council adopted the Manningham Affordable Housing Policy in October 2023 to facilitate 'Affordable Housing' outcomes and seek a voluntary provision of 4% for planning permit applications in Doncaster Hill.

7.58 As previously noted, the application has not provided any voluntary contribution for affordable housing, only attempted to infer that the development will be affordable.

7.59 Therefore, the proposal will not provide any Affordable Housing as per its definition under the Section 3AA of the Act.

7.60 The applicant was encouraged to provide affordable housing. However, it is noted that affordable housing is a voluntary scheme and that there is no requirement under the Act or the Manningham Planning Scheme to mandate affordable housing.

Clause 53.03 Residential reticulated gas service connection

7.61 Pursuant to Clause 53.03-2 Building and works requirement, the following mandatory condition must be included:

7.62 For an apartment development:

“Any new apartment development allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.”

Clause 53.18 Stormwater management in urban development

7.63 The MUSIC modelling for stormwater management has attempted to demonstrate that the proposal is compliant, however is lacking details to demonstrate adequate stormwater management for a development of this size. This is recommended to be addressed by condition.

Statement of grounds (objections)

7.64 For the initial proposal as advertised, 16 statements of grounds were submitted to the Tribunal on the following grounds, as summarised:

- Excessive traffic congestion
- Inadequate access from Frederick Street
- On-street parking impacts
- Overdevelopment
- Inadequate parking

- Emergency vehicle and waste vehicle access
- Existing daylight impact
- Construction management issues
- Solar access to future development
- Visual bulk
- Wind effect to adjoining sites / future development
- Inadequate information
- Landscaping impacting adjoining sites / future development
- Loss of views
- Devaluation to properties
- Breach of procedure requirements
- Lack of advertising, community consultation

7.65 For the amended proposal, the advertising concluded on 13 September, after this report was completed. It is noted that the amended plans have been revised to respond to those submitters who joined as a party to the appeal.

7.66 These submissions have been made to the Tribunal, not to an application before Council, thus the Tribunal is the responsible authority to consider these submissions.

8. CONCLUSION

8.1 The proposal is considered satisfactory and positively responds to the objectives of the Manningham Planning Scheme with a high degree of compliance particularly with respect to urban design, height, massing, car parking and traffic. Minor changes are recommended through permit conditions which will result in a fully compliant outcome.

8.2 It is recommended that Council form a position in support of the application at the Tribunal, subject to the recommended conditions.

9. DECLARATION OF CONFLICT OF INTEREST

9.1 No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

5. LEGISLATIVE REQUIREMENTS

5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

The Act 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 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 Act 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:

- Planning Policy Framework
- Clause 37.08 Activity Centre Zone Schedule 1 (ACZ1)
- Clause 45.06 Development Contributions Plan Overlay 1 (DCPO1)
- Clause 45.09 Parking Overlay Schedule 1 (PO1)
- Clause 52.06 Car Parking
- Clause 52.34 Bicycle Facilities
- Clause 65 Decision Guidelines

Planning permit triggers

- Clause 37.08-5 Activity Centre Zone Schedule 1 (ACZ1), a planning permit is required to construct a building and construct or carry out works.
- Clause 37.08-2 Activity Centre Zone Schedule 1 (ACZ1), a planning permit is required to use the land for the purpose of 'accommodation' located at ground floor level.
- Clause 45.06 Development Contributions Plan Overlay 1 (DCPO1). This does not trigger a permit requirement, however any permit issued must provide the specified levying contributions.
- Clause 45.09 Parking Overlay Schedule 1 (PO1). No planning permit is required under Clause 52.06 as all parking is provided in accordance with this clause.
- Clause 52.06 Car Parking. No planning permit is required as all parking is provided in accordance with this clause.
- Clause 52.02 Easements, Restrictions and Reserves, a planning permit is required to remove the easements on the land.
- Clause 52.34 Bicycle Facilities. No planning permit is required as the development exceeds the minimum required bicycle spaces.

ZonesClause 37.08 Activity Centre Zone Schedule 1

The purpose of the zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage a mixture of uses and the intensive development of the activity centre:*
- *As a focus for business, shopping, working, housing, leisure, transport and community facilities.*
- *To support sustainable urban outcomes that maximise the use of infrastructure and public transport.*
- *To deliver a diversity of housing at higher densities to make optimum use of the facilities and services.*
- *To create through good urban design an attractive, pleasant, walkable, safe and stimulating environment.*
- *To facilitate use and development of land in accordance with the Development Framework for the activity centre.*

Built form

- To create treed boulevards framed by podiums, consistent front setbacks and a high quality landscape along Doncaster, Williamsons and Tram Roads.
- To encourage innovative, contemporary architecture that provides a distinctive sense of identity for the Doncaster Hill Major Activity Centre.
- To emphasise the existing dramatic landform of Doncaster Hill through built form that steps down the hill.
- To ensure an appropriate transition in height both within the activity centre and to surrounding neighbourhoods.
- To encourage built form that capitalises on key views and vistas including to the middle-ground and distant features including Dandenongs, the Kinglake Ranges and the central Melbourne skyline.
- To encourage the provision of urban art within built form or in adjacent public areas.
- To encourage the built form at gateway locations identified in the Framework Plan to be designed to act as markers with distinguishing architectural or urban design treatments.

Land use

- To provide for a vibrant range of mixed uses that support the strategic role of the Doncaster Hill Major Activity Centre.
- To provide for a high level of activity that attracts people, provides a focal point for the community, creates an attractive and safe urban environment, increasing opportunities for social interaction.
- To ensure mixed use development comprises flexible floor spaces for a range of uses.
- To recognise the importance of the role that Westfield Doncaster plays as an anchor in the Doncaster Hill Activity Centre and as a major regional shopping centre.
- To substantially increase the provision, intensity and diversity of housing (especially affordable housing), that allows for all sectors of the community to live in the centre.
- To provide for high-density residential development on individual sites in conjunction with a diversity of other uses including a mix of retail, commercial, social, community and entertainment uses.
- To encourage commercial and small-scale retail uses at the lower level of buildings, with high-density apartment style residential development on upper levels.

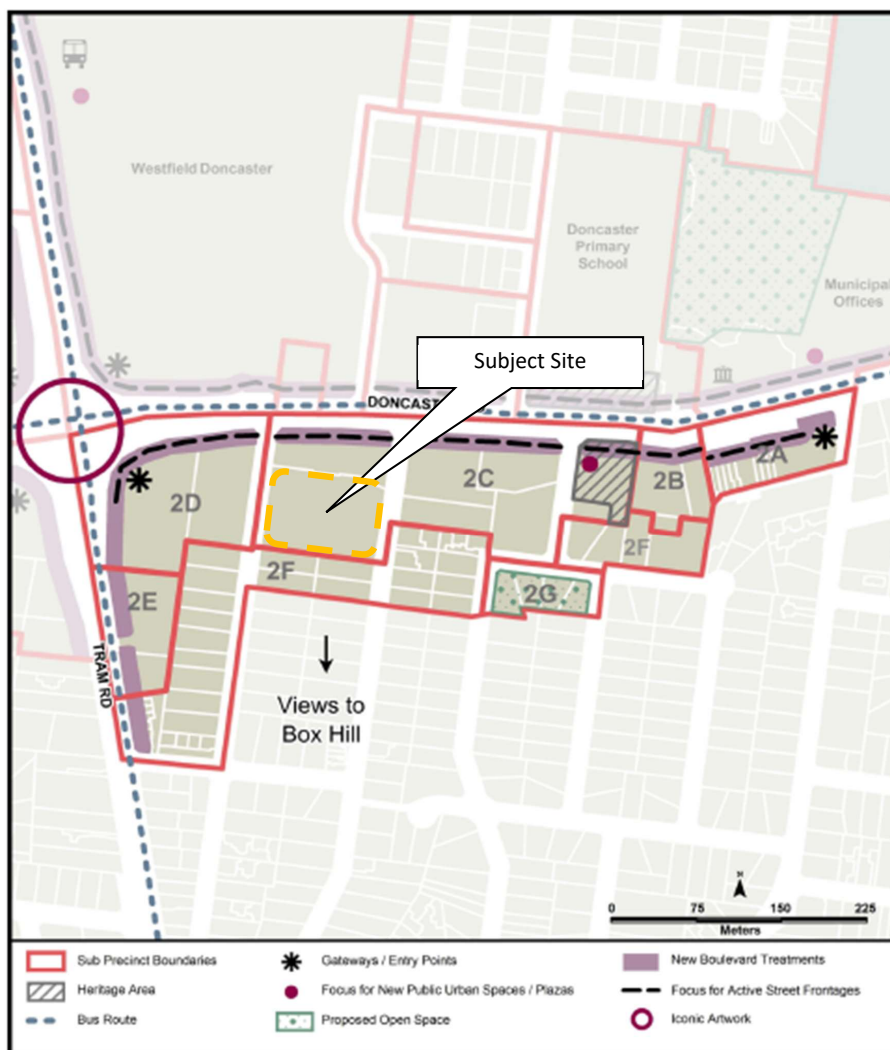
Environmental sustainability

- To ensure Australian Best Practice environmentally sustainable design is met in relation to building energy management, water sensitive urban design, construction materials, indoor environment quality, waste management and transport.

Public realm

- To encourage active street frontages and pedestrian generating activities to be located along main roads.
- To ensure public spaces are minimally impacted by overshadowing, including preserving solar access in mid-winter to the key boulevards of Doncaster Road and Williamsons Road.
- To facilitate the enjoyment of public urban spaces/plazas, streetscapes, pedestrian and bicycle paths by ensuring that these areas are not excessively overshadowed or affected by wind tunnelling.
- To encourage artwork in suitable locations to contribute to creating a distinctive sense of identity.

Precinct map



Precinct objectives

- To encourage an appropriate mix of residential and commercial uses in the precinct.
- To encourage the greatest area of high-density development to locate along the Doncaster Road ridgeline.
- To encourage the provision of cafes, restaurants and outdoor eating within the precinct.
- To retain and enhance the historic elements within the precinct and develop a link with the historic and arts enclave in Precinct 1.

- To support and connect with the pedestrian link proposed for the Doncaster Road, Williamsons and Tram Roads intersection at the western end of the precinct.
- To create a landmark gateway building at the eastern and western ends of the precinct.
- To create a public urban space/plaza with good solar access abutting the south side of Doncaster Road, with convenient access to the north side.
- To develop an area of open space as a passive green park, with urban play opportunities, and located in an area convenient to the precinct with well defined pedestrian links.

Precinct requirements

Sub-Precinct	Maximum height (Excluding Basement)	Design Element Height	Setbacks
2C	40m	8.0m above maximum height	5m to front podium edge from front boundary 11m to front tower edge from front boundary 4.5m from the side boundaries 5m from rear boundary

A permit cannot be granted to vary the Maximum Building Heights or Design Element Heights specified in the precinct provisions at Clause 5 of this Schedule. These are mandatory.

As per the section Building Setbacks of the ACZ1, the podium and tower setbacks, side and rear setbacks can be varied in this location as it is not on a main road.

Policy further states that 'Minor buildings and works such as such as verandas, architectural features, balconies, sunshades, screens, artworks and street furniture may be constructed within these setbacks, provided they are designed and located to the satisfaction of the responsible authority'.

Overlays

Clause 45.09 Parking Overlay Schedule 1 (PO1) – Doncaster Hill Major Activity Centre

The purpose of this overlay is to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To facilitate an appropriate provision of car parking spaces in an area.*
- *To identify areas and uses where local car parking rates apply.*
- *To identify areas where financial contributions are to be made for the provision of shared car parking.*

The objectives are as follows:

DONCASTER HILL MAJOR ACTIVITY CENTRE

1.0
23/05/2019
C104

Parking objectives to be achieved

To identify appropriate car parking rates for various uses within the Doncaster Hill Major Activity Centre.

To establish the most efficient way for future expected car parking demands to be accommodated within the Doncaster Hill Major Activity Centre area including the stipulation of suitable car parking requirements for key land uses within the Doncaster Hill Major Activity Centre.

The subject site is affected by a Parking Overlay, Schedule 1, which varies the parking requirements and prescribed the following number of car parking spaces:

Use	Rate	Required*	Provided
Residential visitor parking	1 visitor car space to each 10 dwellings (PO1)	40 spaces	40 spaces

*Rounded down to the nearest whole number, in accordance with Clause 52.06-5

Clause 45.06 Development Contributions Plan Overlay 1 (DCPO1)

DONCASTER HILL DEVELOPMENT CONTRIBUTIONS PLAN

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

2.0

27/05/2019
C126mann

Summary of costs

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Transport	\$6,995,428	Refer to Development Contributions Plan	\$3,361,385	48%
Streetscape	\$7,303,355	Refer to Development Contributions Plan	\$3,103,135	42%
Public Art	\$4,257,000	Refer to Development Contributions Plan	\$1,476,196	35%
Development Infrastructure: social	\$2,882,000	Refer to Development Contributions Plan	\$1,605,613	56%
Community Infrastructure: social	\$11,110,000	Refer to Development Contributions Plan	\$3,672,000	33%
TOTAL	\$32,547,783		\$13,218,329	41%

3.0

27/05/2019
C126mann

Summary of contributions

Facility	Levies payable by the development (\$)					
	Development infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
Transport	\$362 per dwelling	\$362 per 121m2 commercial floor space, 19m2 of retail floor space	None specified	None specified	\$362 per dwelling	\$362 per 121m2 commercial floor space, 19m2 of retail floor space
Streetscape	\$334 per dwelling	\$334 per 121m2 commercial floor space, 19m2 of retail floor space	None specified	None specified	\$334 per dwelling	\$334 per 121m2 commercial floor space, 19m2 of retail floor space
Public Art	\$159 per dwelling	\$159 per 121m2 commercial floor space, 19m2 of retail floor space	None specified	None specified	\$159 per dwelling	\$159 per 121m2 commercial floor space, 19m2 of retail floor space
Social	\$384 per dwelling	None specified	\$900 per dwelling	None specified	\$1284 per dwelling	None specified
TOTAL	\$1239	\$855	\$900	None specified	\$2139	\$855

Planning Policy Framework

The relevant sections of the Planning Policy Framework are as follows:

11.03-1L-02 Doncaster Hill Activity Centre - Manningham25/01/2023
C133mann**Policy application**

This policy applies to the Doncaster Hill Activity Centre as shown in the plan to this clause and included in Schedule 1 to the Activity Centre Zone.

Strategies

Develop Doncaster Hill Activity Centre as the civic hub for the community and the prime growth location for residential, commercial and community uses in the municipality.

Provide a range of social and community services to meet the needs of the current and future residents and reinforce its role as Manningham's civic centre.

Facilitate mixed use development with a focus on high density residential development.

Encourage commercial and retail development.

Facilitate redevelopment that maximises the topographic features of Doncaster Hill as shown on the plan to this clause.

Facilitate a mix of uses and functions on a location-specific level, including the provision of:

- Mixed uses within buildings, particularly along boulevard locations.
- Small scale retail opportunities at ground floor level in conjunction with other mixed use developments.
- Additional commercial/office floor space.
- Flexible floor spaces within buildings to ensure life cycle adaptability.

Incorporate ecologically sustainable development principles at the earliest opportunity in the design phase and into every facet of design, demolition, construction and operation.

Encourage innovative contemporary design and built form for all development that is based on the best of current architectural design practice and sustainability principles.

Encourage accessible building design that reduces the need to modify or alter buildings in response to future changing needs and uses.

Provide building setbacks that ensure building occupants and users of the activity centre have a high level of amenity with reference to:

- Ventilation.
- Access to daylight.
- Outlook.
- View sharing.
- Wind mitigation.
- Privacy.

Prioritise the use of alternative modes of transport and minimise environmental impacts associated with car parks.

Strengthen the existing physical and community infrastructure assets.

Support public art that:

- Contributes to the development of a contemporary and distinctive sense of place.
- Acts as a locational marker to aid navigation of the activity centre.
- Is of a scale that complements, and does not overwhelm, the surrounding buildings and places.
- Reflects the character of individual precincts.

Support artwork at the intersection of Doncaster, Williamsons and Tram Roads to:

- Define the intersections' significance as the major crossroads and physical centre of the Doncaster Hill Activity Centre.
- Create a focal point of significance for the activity centre, that is visible from all directions.
- Visually unify the four corners of the intersection.
- Preserve the street-level pedestrian focus and retain views along Doncaster Road.

Increase pedestrian safety and amenity and connectivity between precincts at the intersection of Doncaster, Williamsons and Tram Roads.

Avoid the further expansion of industrial uses within and proximate to the Doncaster Hill Activity Centre.

Locate signs and displays to ensure the amenity for and safety of people, including the protection and enhancement of view lines and vistas and the boulevard character.

Design commercial building facades to be articulated and provide visual interest.

Support development that reduces the amount of waste disposed of in landfills.

Policy guidelines

Consider as relevant:

- Providing visual interest in commercial building facades by:
 - Avoiding blank walls.
 - Limiting glazing to 70 per cent of the façade length.
 - Articulating facades through the use of non-glazed vertical and horizontal elements to accentuate windows and other openings.
- Encouraging the planting of rows of large canopy trees in front setbacks along main roads, adjoining residential properties and throughout the development.

Doncaster Hill Activity Centre Plan



15.01-5-01L Landscaping - Manningham

25/01/2023
C133mann

Policy application

This policy applies to land in the Activity Centre Zone, the commercial and industrial zones, and all residential zones apart from the Low Density Residential Zone

Strategies

Provide landscaping to soften built form and the appearance of large areas of car parking, accessways and development.

Incorporate indigenous planting and canopy trees.

Provide setbacks to enable the retention of canopy trees and landscape treatments along road frontages roadside boundaries and interfaces with adjoining sites to complement the boulevard theme and character of the area.

Retain existing vegetation and canopy trees along road frontages.

Retain native vegetation where possible or, incorporate new native vegetation into landscaping.

Support landscaping that provides visual interest to commercial uses and carparking areas to the surrounding area

Particular Provisions

Clause 52.06 Car Parking

Pursuant to Clause 52.06-5, car parking is required at the following rates (or varied where affected by the Parking Overlay, Schedule 1):

Proposed Use	Size/No.	Statutory Car Parking Requirement (PO1)	Car Parking Req. (Note 1)	Car Parking Provision	Shortfall (-) /Surplus (+)
One-bedroom dwelling	212	1 car space per one/two-bedroom dwelling (with studies or studios that are separate rooms counted as bedrooms)	212	212	0
Two-bedroom dwelling	158		158	158	0
Three-bedroom dwelling	32	2 car space per three or more bedroom dwelling (with studies or studios that are separate rooms counted as bedrooms)	64	64	0
Four-bedroom dwelling	1		2	3 (Note 2)	+1
Residential Visitor parking	403 (dwellings)	1 car space for visitors to every 10 dwellings	40	40	0
TOTAL			476	477	+1

Note 1: Clause 52.06-5 specifies that where a car parking calculation results in a requirement that is not a whole number, the number of spaces should be rounded down to the nearest whole number.

Note 2: The surplus car space provided on the amended plans has been assumed as being allocated to the four-bedroom dwelling for assessment purposes.

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

Clause 52.02 Easements, Restrictions and Reserves

Purpose

To enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider the interests of affected people.

Clause 52.34 Bicycle Facilities

Pursuant to Clause 52.34-3, the following number of bicycle spaces are required:

Clause 52.34 requirement	Required spaces*	Provided spaces
Residents 1 space per 5 dwellings	81	202
Visitors 1 space per 10 dwellings	40	40

*Rounded to nearest whole no.

Clause 52.34-6 outlines various design standards for bicycle parking that should be achieved.

General Provisions

Clause 65.01 Decision Guidelines

This clause outlines that before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 03 September 2024 01:35 PM

PROPERTY DETAILS

Address: **2 FREDERICK STREET DONCASTER 3108**
 Lot and Plan Number: **Lot 2 PS301790**
 Standard Parcel Identifier (SPI): **2\PS301790**
 Local Government Area (Council): **MANNINGHAM**
 Council Property Number: **44751**
 Planning Scheme: **Manningham**
 Directory Reference: **Melway 47 E1**

www.manningham.vic.gov.au

[Planning Scheme - Manningham](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Yarra Valley Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **UNITED ENERGY**

STATE ELECTORATES

Legislative Council: **NORTH-EASTERN METROPOLITAN**
 Legislative Assembly: **BULLEEN**

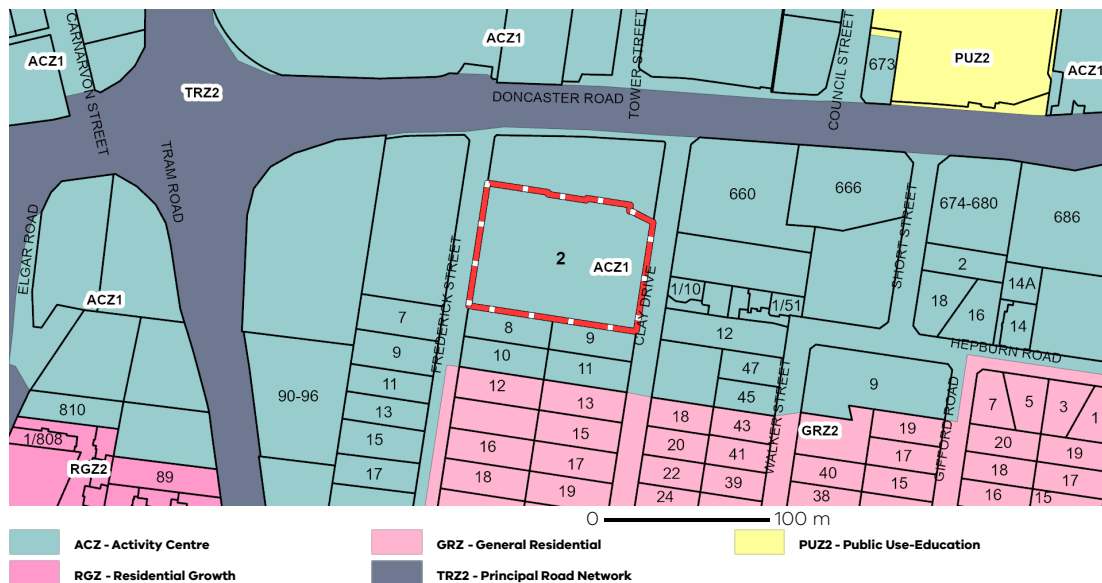
OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[ACTIVITY CENTRE ZONE \(ACZ\)](#)
[ACTIVITY CENTRE ZONE - SCHEDULE 1 \(ACZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Copyright © - State Government of Victoria
 Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
 Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 2 FREDERICK STREET DONCASTER 3108

Page 1 of 4

PLANNING PROPERTY REPORT



Planning Overlays

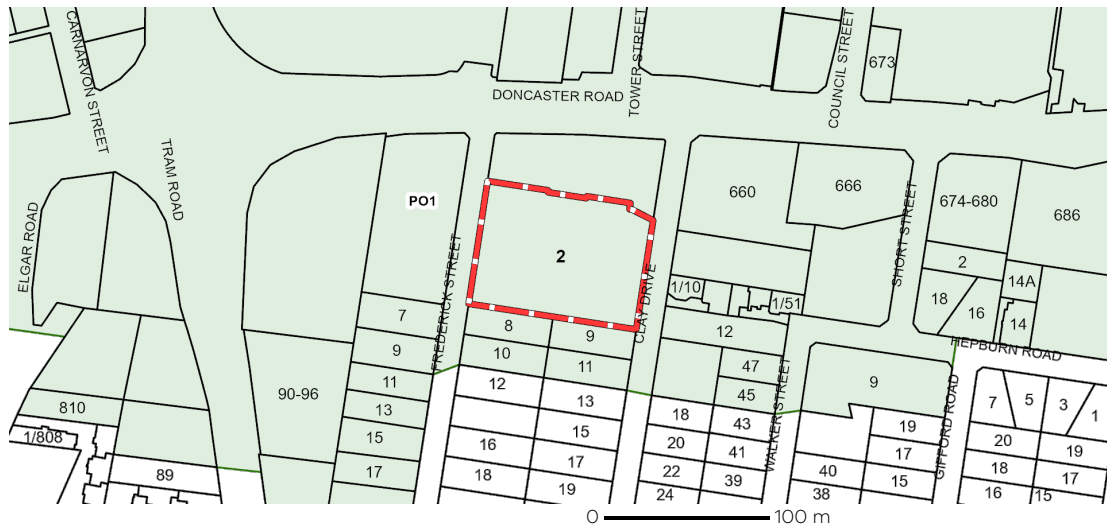
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)
 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)



DCPO - Development Contributions Plan Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

PARKING OVERLAY (PO)
 PARKING OVERLAY - PRECINCT 1 SCHEDULE (PO1)



PO - Parking Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Copyright © - State Government of Victoria
 Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
 Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 2 FREDERICK STREET DONCASTER 3108

Page 2 of 4

PLANNING PROPERTY REPORT

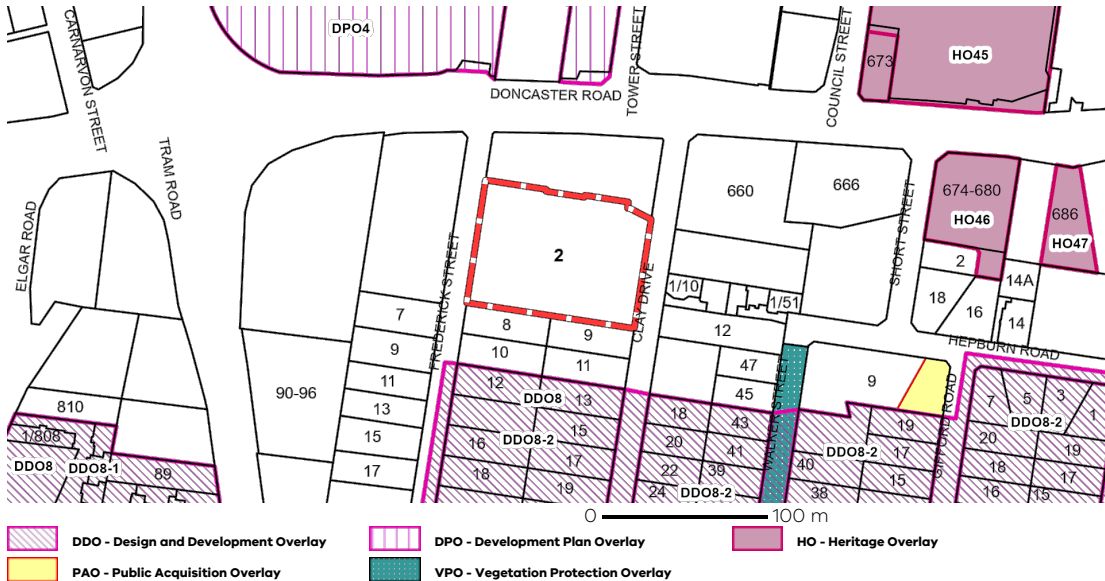


Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

- [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
- [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
- [HERITAGE OVERLAY \(HO\)](#)
- [PUBLIC ACQUISITION OVERLAY \(PAO\)](#)
- [VEGETATION PROTECTION OVERLAY \(VPO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 28 August 2024.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Copyright © - State Government of Victoria
 Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
 Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING AND ENVIRONMENT ACT 1987
MANNINGHAM PLANNING SCHEME
ADVERTISED PLANS
Planning Application Number: PLN24/0017
Date: 30 August 2024
Sheet 1 of 64
This document is made available for the sole purpose of enabling its consideration and review,
as part of a planning process under the Planning and Environment Act 1987.
The document must not be used for any purpose which may breach any Copyright.



TOWN PLANNING

2-4 FREDERICK STREET, DONCASTER

TP-02 - 240823

TP - APARTMENT MIX		
UNIT TYPE	NUMBER	MIX %
1 BED & 1 BATH	169	41.9%
1 BED & 1 BATH + STUDY	43	10.7%
2 BED & 1 BATH	26	6.5%
2 BED & 2 BATH	94	23.3%
2 BED & 2 BATH + STUDY	38	9.4%
3 BED & 2 BATH	9	2.2%
3 BED & 2 BATH (TH)	23	5.7%
4 BED PENTHOUSE	1	0.2%
TOTAL UNITS	403	100.0%

TP - NSA (EXCLUDING BALCONIES)		
LEVEL		AREA
LOWER GROUND FLOOR		870 m ²
GROUND FLOOR		1266 m ²
LEVEL 01		2133 m ²
LEVEL 02		1967 m ²
LEVEL 03		2336 m ²
LEVEL 04		2360 m ²
LEVEL 05		2360 m ²
LEVEL 06		2360 m ²
LEVEL 07		2357 m ²
LEVEL 08		2354 m ²
LEVEL 09		2232 m ²
LEVEL 10		1985 m ²
LEVEL 11		1962 m ²
LEVEL 12		872 m ²
TOTAL NSA		27415 m²

TP - GFA (EXCLUDING BALCONIES)		
LEVEL		AREA
BASEMENT		5745 m ²
LOWER GROUND FLOOR		5781 m ²
GROUND FLOOR		5384 m ²
LEVEL 01		5322 m ²
LEVEL 02		5192 m ²
LEVEL 03		2858 m ²
LEVEL 04		2868 m ²
LEVEL 05		2867 m ²
LEVEL 06		2867 m ²
LEVEL 07		2860 m ²
LEVEL 08		2860 m ²
LEVEL 09		2715 m ²
LEVEL 10		2447 m ²
LEVEL 11		2398 m ²
LEVEL 12		1597 m ²
TOTAL GFA		53761 m²

TP - BALCONY SCHEDULE		
LEVEL	Count	AREA
LOWER GROUND FLOOR	10	126 m ²
GROUND FLOOR	19	1007 m ²
LEVEL 01	21	300 m ²
LEVEL 02	31	398 m ²
LEVEL 03	38	1369 m ²
LEVEL 04	38	438 m ²
LEVEL 05	38	453 m ²
LEVEL 06	38	436 m ²
LEVEL 07	38	458 m ²
LEVEL 08	38	446 m ²
LEVEL 09	36	645 m ²
LEVEL 10	29	560 m ²
LEVEL 11	30	424 m ²
LEVEL 12	16	509 m ²
TOTAL BALCONY		7569 m²

TP - APARTMENT BREAKDOWN	
UNIT TYPE	NUMBER
LOWER GROUND FLOOR	
3 BED & 2 BATH (TH)	10
	10
GROUND FLOOR	
1 BED & 1 BATH	3
2 BED & 2 BATH	2
3 BED & 2 BATH (TH)	3
	8

LEVEL 01	
1 BED & 1 BATH	13
1 BED & 1 BATH + STUDY	3
2 BED & 2 BATH	2
3 BED & 2 BATH (TH)	10
	28

LEVEL 02	
1 BED & 1 BATH	13
1 BED & 1 BATH + STUDY	3
2 BED & 2 BATH	5
	21

LEVEL 03	
1 BED & 1 BATH	16
1 BED & 1 BATH + STUDY	4
2 BED & 1 BATH	3
2 BED & 2 BATH	12
2 BED & 2 BATH + STUDY	3
	38

LEVEL 04	
1 BED & 1 BATH	15
1 BED & 1 BATH + STUDY	4
2 BED & 1 BATH	3
2 BED & 2 BATH	11
2 BED & 2 BATH + STUDY	5
	38

LEVEL 05	
1 BED & 1 BATH	15
1 BED & 1 BATH + STUDY	4
2 BED & 1 BATH	3
2 BED & 2 BATH	11
2 BED & 2 BATH + STUDY	5
	38

LEVEL 06	
1 BED & 1 BATH	15
1 BED & 1 BATH + STUDY	4
2 BED & 1 BATH	3
2 BED & 2 BATH	11
2 BED & 2 BATH + STUDY	5
	38

LEVEL 07	
1 BED & 1 BATH	15
1 BED & 1 BATH + STUDY	4
2 BED & 1 BATH	3
2 BED & 2 BATH	11
2 BED & 2 BATH + STUDY	5
	38

TP - APARTMENT BREAKDOWN	
UNIT TYPE	NUMBER
LEVEL 11	
1 BED & 1 BATH	12
1 BED & 1 BATH + STUDY	4
2 BED & 1 BATH	3
2 BED & 2 BATH	3
2 BED & 2 BATH + STUDY	2
3 BED & 2 BATH	3
4 BED PENTHOUSE	1
	28

LEVEL 12	
1 BED & 1 BATH	8
1 BED & 1 BATH + STUDY	1
2 BED & 1 BATH	1
2 BED & 2 BATH	1
2 BED & 2 BATH + STUDY	2
3 BED & 2 BATH	1
	14

TP - COMMUNAL AREA			
LEVEL	Name	Area Type	AREA
LOWER GROUND FLOOR	BIKE PARKING	COMMUNAL	59.5 m ²
GROUND FLOOR	COMMUNAL	COMMUNAL	644.2 m ²
LEVEL 12	COMMUNAL	COMMUNAL	192.0 m ²
LEVEL 12	COMMUNAL ROOFTOP	EXTERNAL	249.5 m ²
TOTAL COMMUNAL			1145.2 m²

TP - PARKING SCHEDULE		
LEVEL	PARKING TYPE	COUNT
BASEMENT	RESIDENT PARKING	169
LOWER GROUND FLOOR	RESIDENT PARKING	103
GROUND FLOOR	RESIDENT PARKING	66
LEVEL 01	RESIDENT PARKING	65
LEVEL 02	RESIDENT PARKING	74
TOTAL PARKING		477

TP - BIKE PARKING SCHEDULE		
LEVEL	PARKING TYPE	COUNT
LOWER GROUND FLOOR	BICYCLE PARKING	58
GROUND FLOOR	BICYCLE PARKING	184
TOTAL PARKING		242

LIST OF SHEETS	
ARCHITECTURAL	
TP0.00	COVER PAGE
TP0.01	DEVELOPMENT SUMMARY
TP0.02	40M HEIGHT DIAGRAM
TP1.00	BASEMENT PLAN
TP1.01	LOWER GROUND PLAN
TP1.02	GROUND FLOOR PLAN
TP1.03	LEVEL 01
TP1.04	LEVEL 02
TP1.05	LEVEL 03
TP1.06	LEVEL 04
TP1.07	LEVEL 05
TP1.08	LEVEL 06
TP1.09	LEVEL 07
TP1.10	LEVEL 08
TP1.11	LEVEL 09
TP1.12	LEVEL 10
TP1.13	LEVEL 11
TP1.14	LEVEL 12
TP1.15	ROOF PLAN
TP2.00	ELEVATION NORTH
TP2.01	ELEVATION SOUTH
TP2.02	ELEVATION EAST
TP2.03	ELEVATION WEST
TP2.05	ELEVATION INTERNAL
TP2.06	ELEVATION INTERNAL
TP3.00	SECTION AA
TP3.01	SECTION BB
TP3.02	SECTION CC
TP3.03	SECTION DD
TP4.01 - 4.05	BADS ANALYSIS SUMMARY
TP4.06 - 4.33	BADS ANALYSIS
TP6.01	SHADOW DIAGRAM I
TP6.02	SHADOW DIAGRAM II

SUSTAINABILITY MANAGEMENT PLAN (SMP)

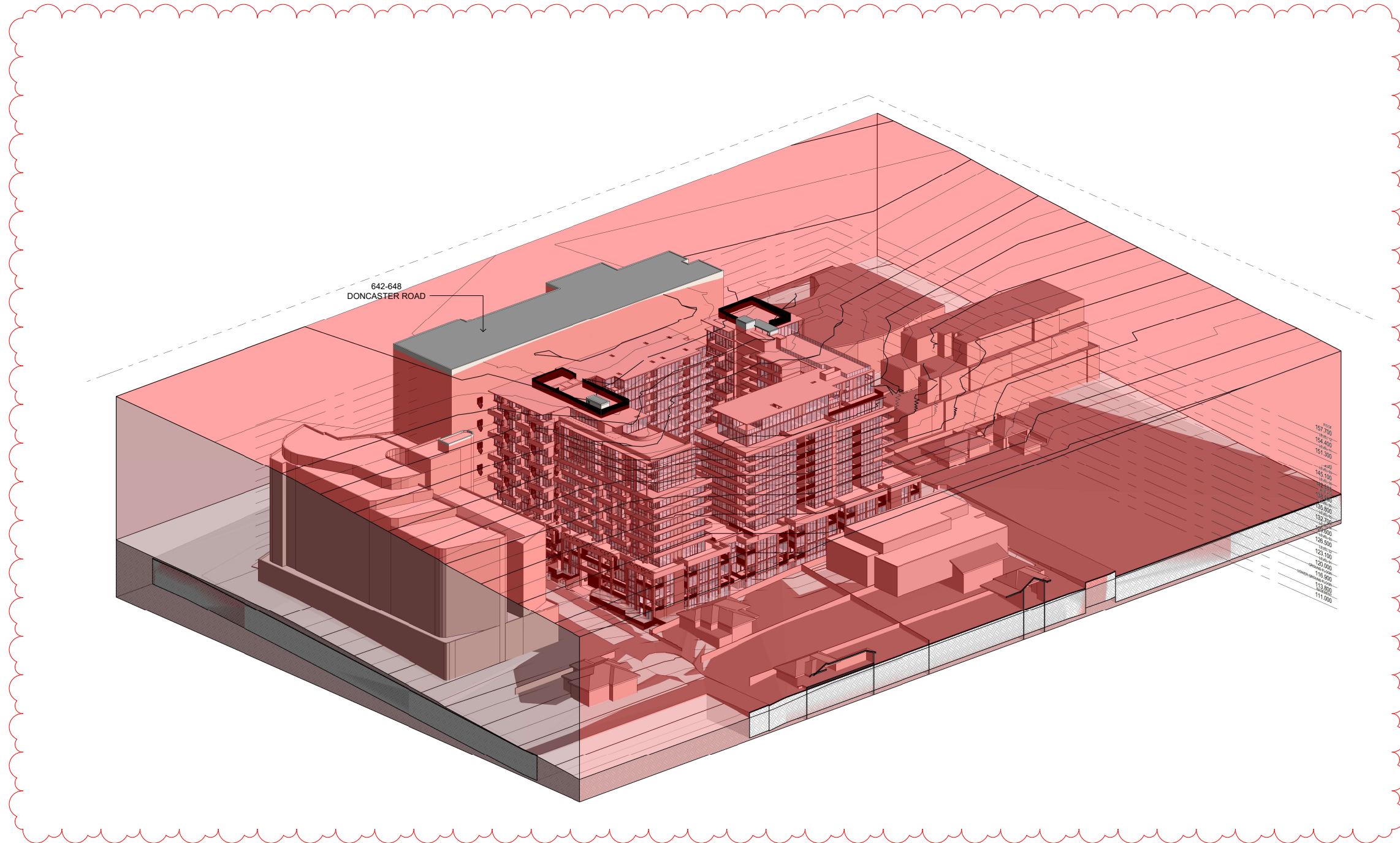
PLEASE REFER TO THE SUSTAINABILITY MANAGEMENT PLAN (SMP) SUBMITTED FOR REQUIRED ESD ANALYSIS.

ELECTRIC VEHICLE CHARGING

24 READY EV CHARGE PARKS ARE SHOWN ACROSS CARPARK LEVELS. INFRASTRUCTURE FOR A FURTHER 96 EV CAR SPACES HAS BEEN ALLOWED FOR WITHIN THE CARPARK DESIGN.

Development Summary		
Site Area	7,552 M ²	
Site Coverage	5,683 M ²	75%
Permeability	1,508 M ²	20%
Deep soil Area	1,157 M ²	15%

22028-23/08/2024 5:20:29 PM



22028-23/08/2024 3:44:16 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGNS, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND MUST NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Oshar

40m MAX HEIGHT DIAGRAM
 SCALE: 1 : 100@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

22028 TP0.02
 2024/08/23 B

TOWN PLANNING



22028-23/08/2024 3:44:17 PM

CHT ARCHITECTS
 Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWING, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/08/23 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

BASEMENT 01
 SCALE: 1 : 200@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

22028 TP1.00
 2024/08/23 B



TOWN PLANNING



- UNIT DESCRIPTION**
- 3 BED & 2 BATH (TH)
 - BALCONY
 - CARPARK
 - COMMUNAL
 - CORE
 - CORRIDOR
 - SERVICES
 - TOWNHOUSE GARAGE
- DEEP SOIL PLANTING**
- DEEP SOIL AREA

TOWN PLANNING

Level 2, 20Mollison St, Abbotsford VIC 3067
 CHT ARCHITECTS 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © OF ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. NO PART IS TO BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
 DRAWN BY: Ashur CHECKED BY: Chelmer

LOWER GROUND PLAN
 SCALE: As indicated @A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

22028 TP1.01
 2024/08/23 B



22028-23/08/2024 3:44:22 PM



CLAY DRIVE

FREDERICK STREET

- SETBACK
- 1 BED & 1 BATH
 - 2 BED & 2 BATH
 - 3 BED & 2 BATH (NOT COUNT)
 - 3 BED & 2 BATH (TH)
 - BALCONY
 - BOH
 - CARPARK
 - COMMUNAL
 - CORE
 - CORRIDOR
 - SERVICES
- DEEP SOIL PLANTING**
- DEEP SOIL AREA

TOWN PLANNING

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © OF ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF OHT ARCHITECTS PTY LTD. AND ARE NOT TO BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF OHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO OHT ARCHITECTS PTY LTD.

2024/12/20 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
 DRAWN BY: Asha CHECKED BY: Chelise

GROUND FLOOR PLAN
 SCALE: As indicated@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

22028 TP1.02
 2024/08/23 B



22028-23/08/2024 3:44:28 PM



22028-23/08/2024 3:44:36 PM

CHT ARCHITECTS
 Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © OF ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF OHT ARCHITECTS PTY LTD. NO PART MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF OHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO OHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
 DRAWN BY: Ashur CHECKED BY: Chahar

LEVEL 01
 SCALE: 1:200@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

22028 TP1.03
 2024/08/23 B



TOWN PLANNING



22028-23/08/2024 3:44:43 PM

CHT ARCHITECTS
 Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

LEVEL 02
 SCALE: 1:200@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

TOWN PLANNING

22028 TP1.04
 2024/08/23 B





22028-23/08/2024 3:44:55 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © OF ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF OHT ARCHITECTS PTY LTD. NO PART MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF OHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO OHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
 DRAWN BY: Ashur CHECKED BY: Chelmer

LEVEL 03
 SCALE: As indicated@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

22028 TP1.05
 2024/08/23 B





22028-23/08/2024 3:45:04 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © OF ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND ARE NOT TO BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

LEVEL 04
 SCALE: 1:200@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

TOWN PLANNING

22028 TP1.06
 2024/08/23 B





22/08/2024 3:45:11 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/08/23 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

LEVEL 05
 SCALE: 1:200@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

22028 TP1.07
 2024/08/23 B



TOWN PLANNING



UNIT DESCRIPTION

[Light Blue Box]	1 BED & 1 BATH
[Light Blue Box]	1 BED & 1 BATH + STUDY
[Light Purple Box]	2 BED & 1 BATH
[Light Purple Box]	2 BED & 2 BATH
[Light Purple Box]	2 BED & 2 BATH + STUDY
[Light Green Box]	BALCONY
[Orange Box]	CORE
[Yellow Box]	CORRIDOR
[Grey Box]	SERVICES

22/08/2024 3:45:18 PM

CHT ARCHITECTS
 Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/08/23 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
 DRAWN BY: Ashur CHECKED BY: Chelmer

LEVEL 06
 SCALE: 1:200@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

22028 TP1.08
 2024/08/23 B



TOWN PLANNING



22028-23/08/2024 3:45:25 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

LEVEL 07
 SCALE: 1 : 200@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

TOWN PLANNING

22028 TP1.09
 2024/08/23 B





22028-23/08/2024 3:45:32 PM

CHT ARCHITECTS
 Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHOULD NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

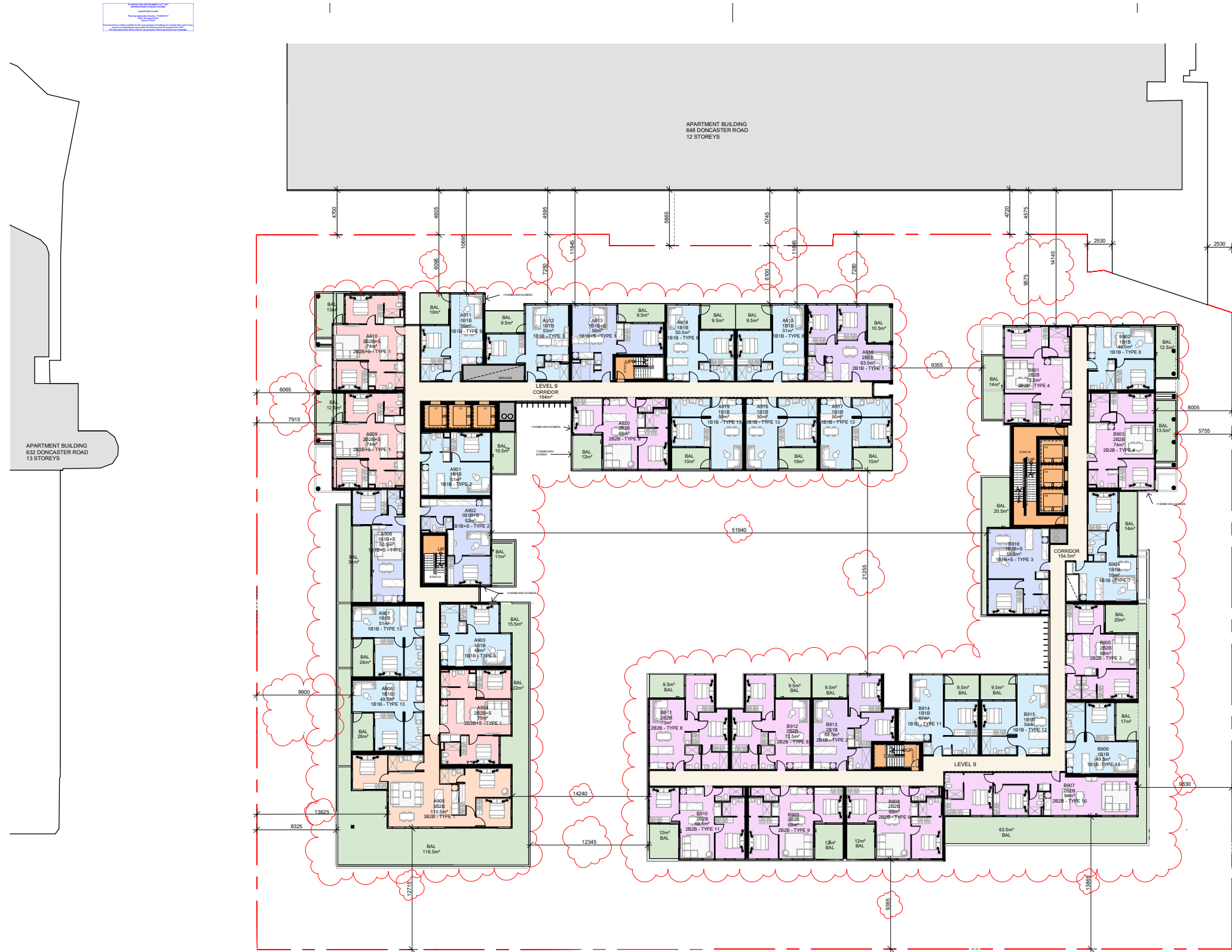
LEVEL 08
 SCALE: 1 : 200@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

TOWN PLANNING

22028 TP1.10
 2024/08/23 B





22/08/2024 3:45:38 PM

CHT ARCHITECTS
 Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHOULD NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/08/23 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chahar

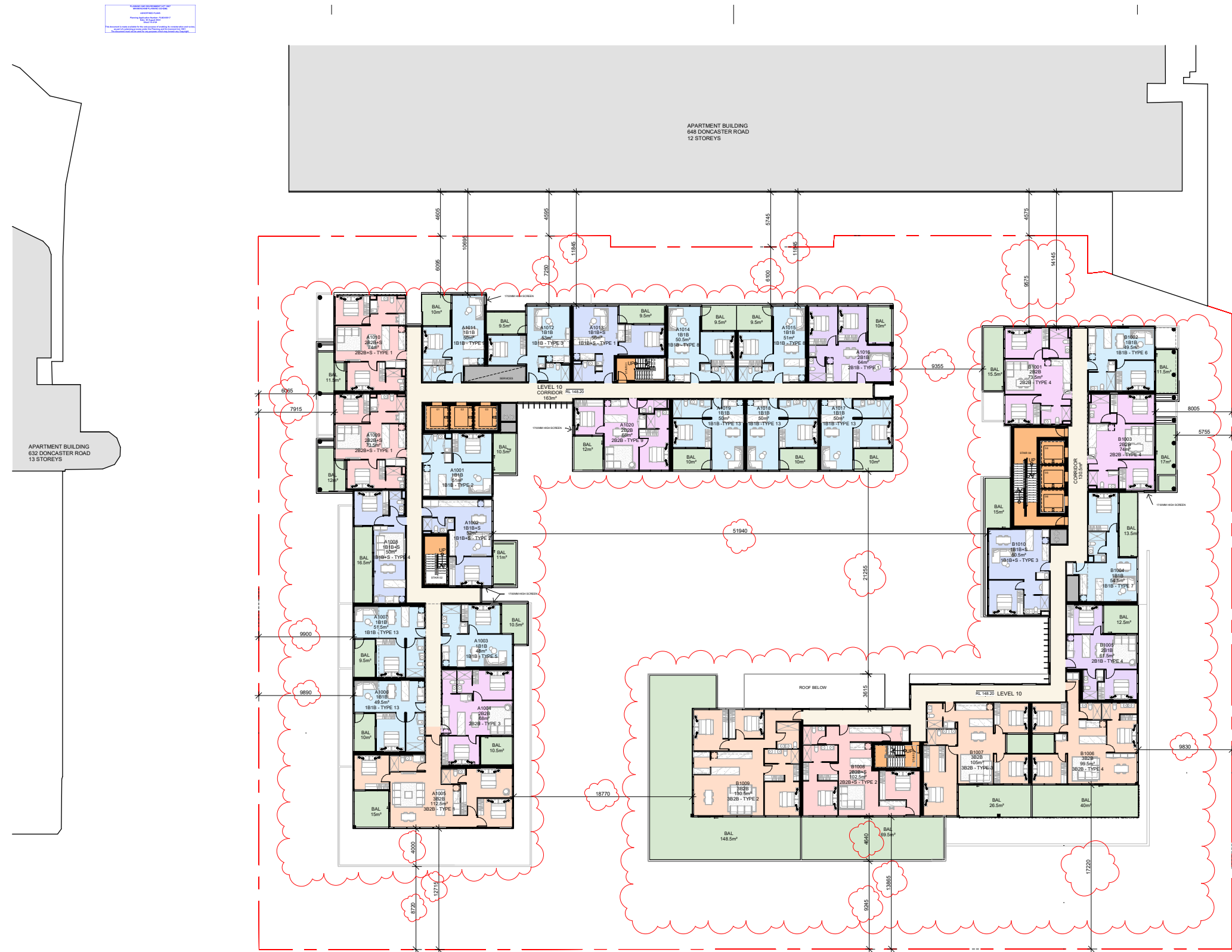
LEVEL 09
 SCALE: 1 : 200@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

TOWN PLANNING

22028 TP1.11
 2024/08/23 B





22/08/2024 3:45:44 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWING, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHOULD NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/08/23 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

LEVEL 10
 SCALE: 1 : 200@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

TOWN PLANNING

22028 TP1.12
 2024/08/23 B





22/08-23/08/2024 3:45:50 PM

CHT ARCHITECTS
 Level 2, 20 Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWING, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHOULD NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/08/23 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

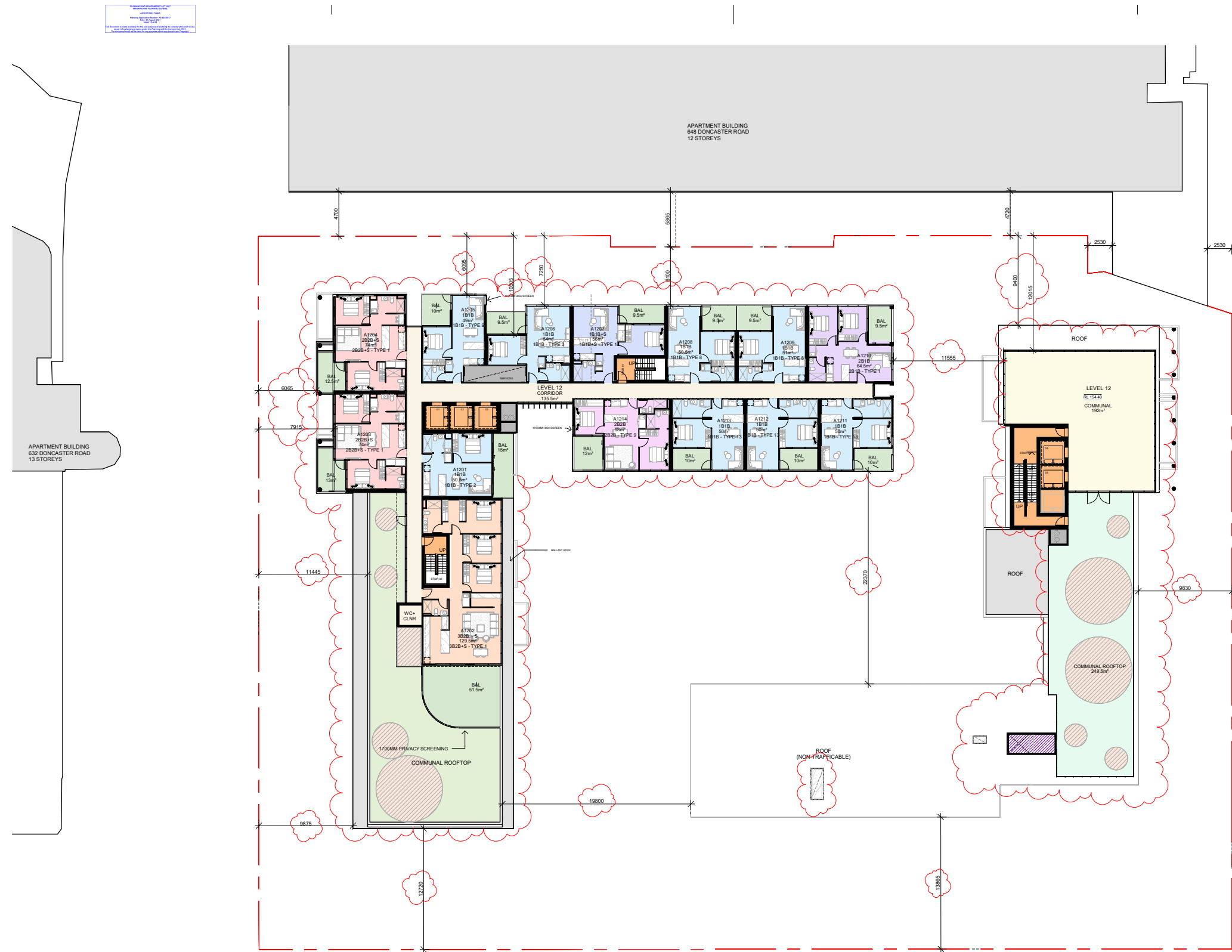
LEVEL 11
 SCALE: 1:200@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

TOWN PLANNING

22028 TP1.13
 2024/08/23 B





22/08/2024 3:45:53 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWING, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND MUST NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/08/23 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

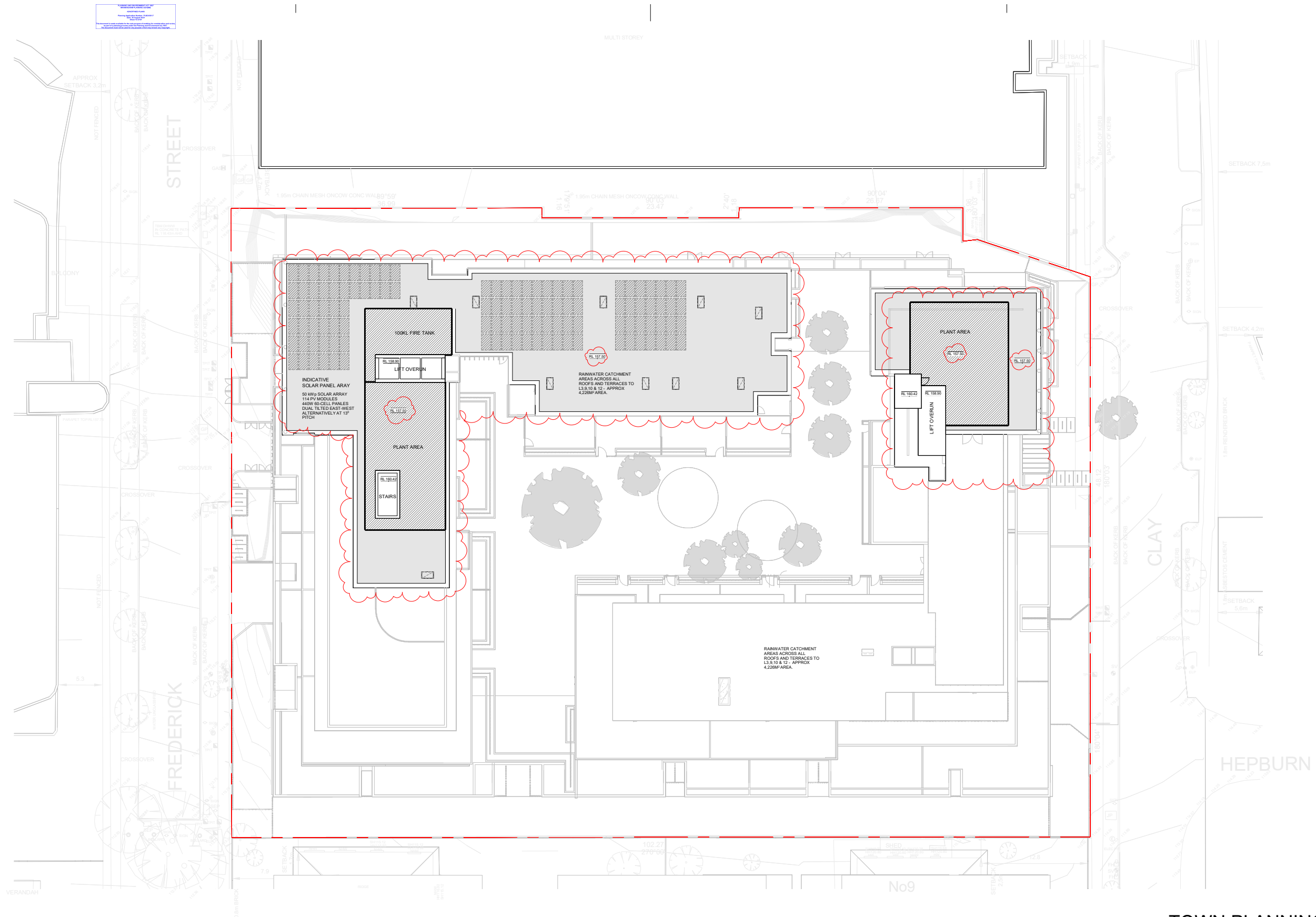
LEVEL 12
 SCALE: 1:200@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP


TOWN PLANNING

22028 TP1.14
 2024/08/23 B





22/08/2024 3:46:05 PM


 Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © OF ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF OF ARCHITECTS PTY LTD. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF OF ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO OF ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
 DRAWN BY: Ashur CHECKED BY: Oshier

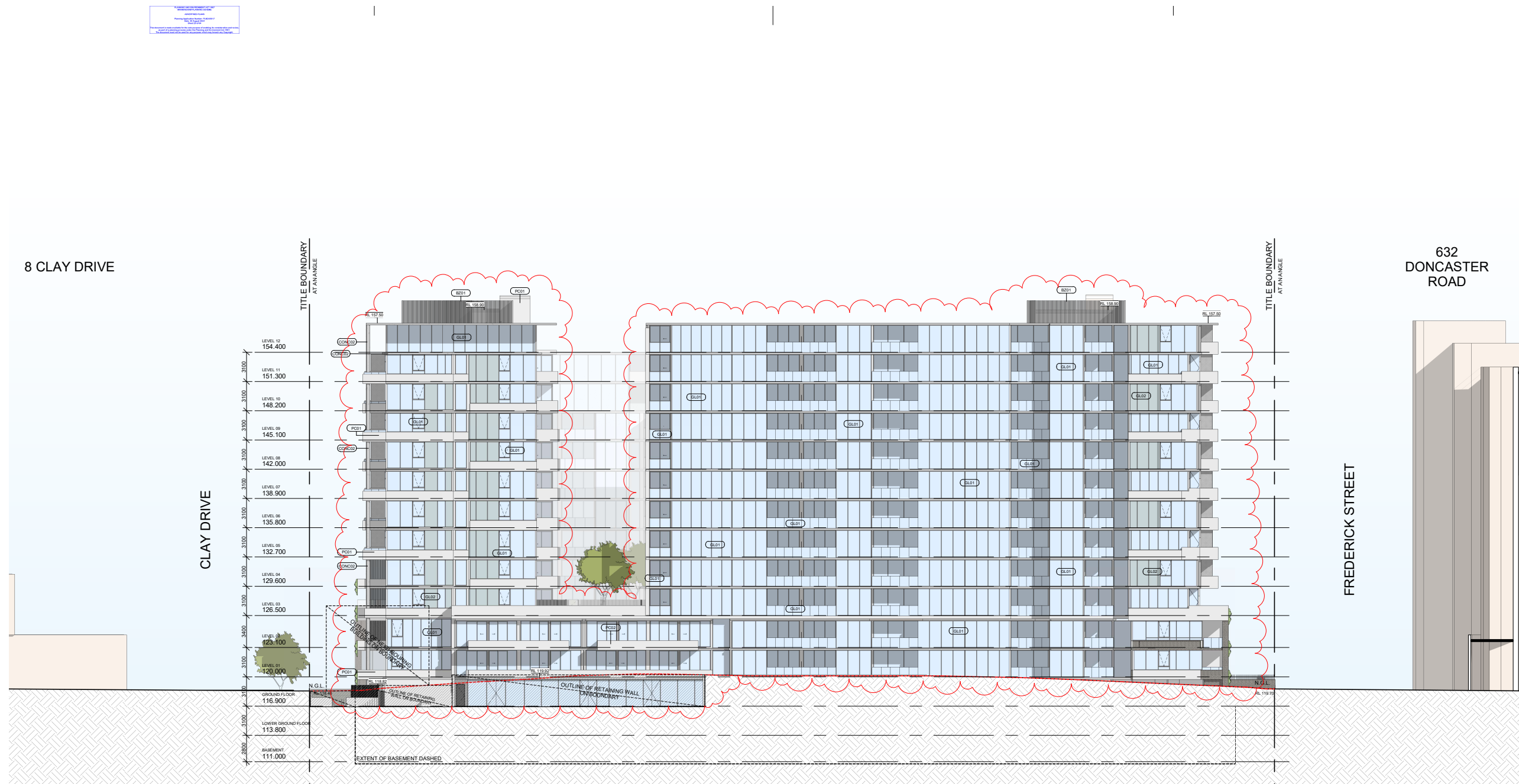
ROOF PLAN
 SCALE: 1 : 200@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

22028 TP1.15
 2024/08/23 B



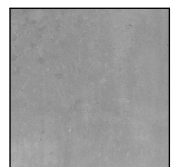
TOWN PLANNING



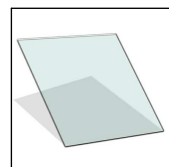
1 ELEVATION NORTH
SCALE: 1:200



CONC01
WHITE FINISH CONCRETE



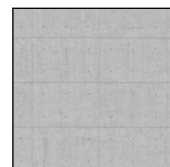
CONC02
GREY FINISH CONCRETE



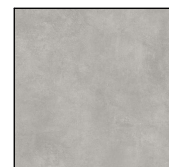
GL01
CLEAR GLAZING



GL02
GREY GLAZING



PC01
CONCRETE PLATE FORM
LINER



PC02
CONCRETE SMOOTH
FINISH



BR01
BUFF BRICK



BZ01
ANODISED BRONZE FINISH

CEILING HEIGHT
CEILING HEIGHTS TO ALL LIVING AREAS ARE TO BE OF MINIMUM 2.7M HIGH.

22/08-23/08/2024 4:21:03 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHOULD NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/200 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

ELEVATION NORTH
SCALE: As indicated@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP2.00
2024/08/23 B



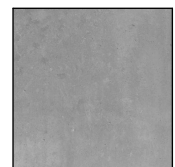
TOWN PLANNING



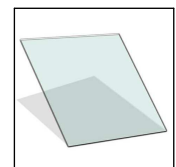
1 ELEVATION SOUTH
SCALE: 1:200



CONC01
WHITE FINISH CONCRETE



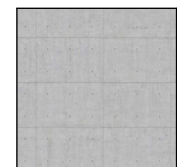
CONC02
GREY FINISH CONCRETE



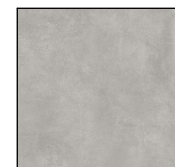
GL01
CLEAR GLAZING



GL02
GREY GLAZING



PC01
CONCRETE PLATE FORM
LINER



PC02
CONCRETE SMOOTH
FINISH



BR01
BUFF BRICK



BZ01
ANODISED BRONZE FINISH

CEILING HEIGHT
CEILING HEIGHTS TO ALL LIVING AREAS ARE TO BE OF MINIMUM 2.7M HIGH.

22028-23/08/2024 4:22:56 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND ARE NOT TO BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/08/23 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

ELEVATION SOUTH
SCALE: As indicated@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP2.01
2024/08/23 B



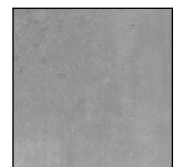
TOWN PLANNING



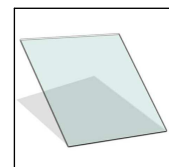
1 ELEVATION EAST
SCALE: 1:200



CONC01
WHITE FINISH CONCRETE



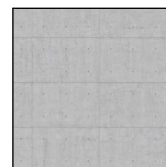
CONC02
GREY FINISH CONCRETE



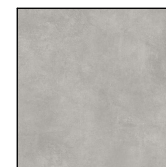
GL01
CLEAR GLAZING



GL02
GREY GLAZING



PC01
CONCRETE PLATE FORM
LINER



PC02
CONCRETE SMOOTH
FINISH



BR01
BUFF BRICK



BZ01
ANODISED BRONZE FINISH

CEILING HEIGHT
CEILING HEIGHTS TO ALL LIVING AREAS ARE TO BE OF MINIMUM 2.7M HIGH.

22028-23/08/2024 3:51:34 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND ARE NOT TO BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

ELEVATION EAST
SCALE: As indicated@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP2.02
2024/08/23 B

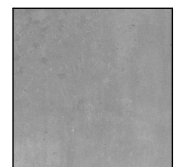
TOWN PLANNING



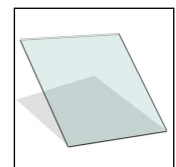
1 ELEVATION WEST
SCALE 1:200



CONCO1
WHITE FINISH CONCRETE



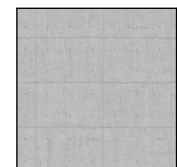
CONCO2
GREY FINISH CONCRETE



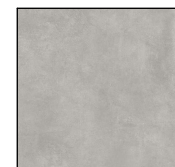
GL01
CLEAR GLAZING



GL02
GREY GLAZING



PC01
CONCRETE PLATE FORM
LINER



PC02
CONCRETE SMOOTH
FINISH



BR01
BUFF BRICK



BZ01
ANODISED BRONZE FINISH

CEILING HEIGHT
CEILING HEIGHTS TO ALL LIVING AREAS ARE TO BE OF MINIMUM 2.7M HIGH.

TOWN PLANNING

CHT ARCHITECTS Level 2, 20 Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWING, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND ARE NOT TO BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

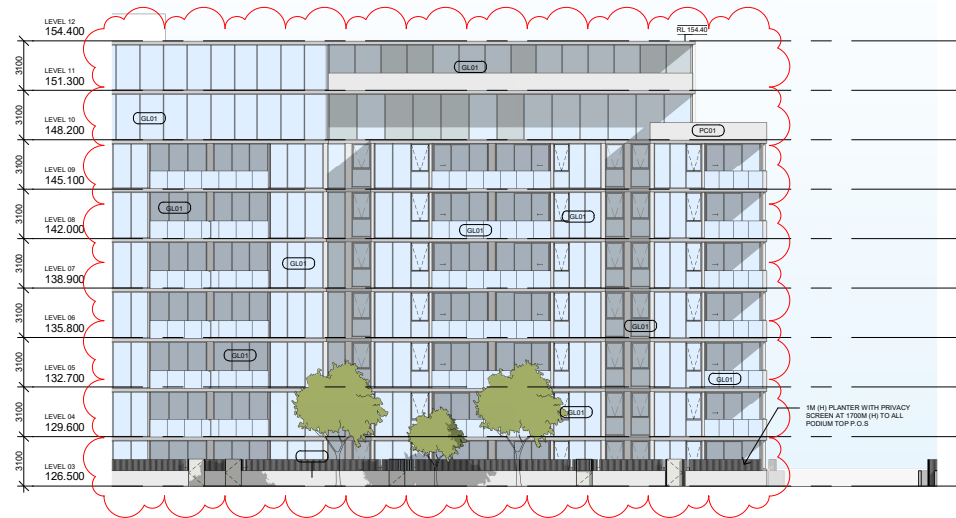
2024/08/23 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

ELEVATION WEST
SCALE: As indicated@A1

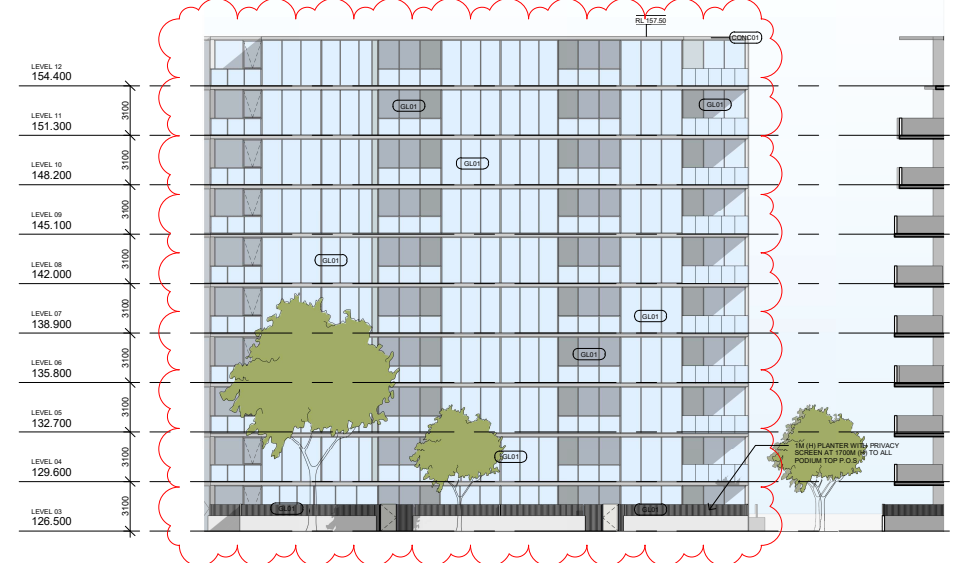
2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP2.03
2024/08/23 B

22/08/2024 4:24:39 PM



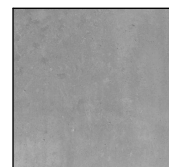
1 ELEVATION INTERNAL NORTH
SCALE 1:200



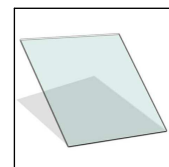
2 ELEVATION INTERNAL SOUTH
SCALE 1:200



CONCO1
WHITE FINISH CONCRETE



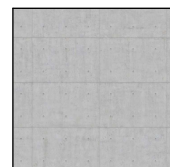
CONCO2
GREY FINISH CONCRETE



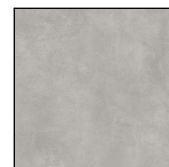
GL01
CLEAR GLAZING



GL02
GREY GLAZING



PC01
CONCRETE PLATE FORM
LINER



PC02
CONCRETE SMOOTH
FINISH



BR01
BUFF BRICK



BZ01
ANODISED BRONZE FINISH

CEILING HEIGHT
CEILING HEIGHTS TO ALL LIVING AREAS ARE TO BE OF MINIMUM 2.7M HIGH.

22028-23/08/2024 3:53:17 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND ARE NOT TO BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

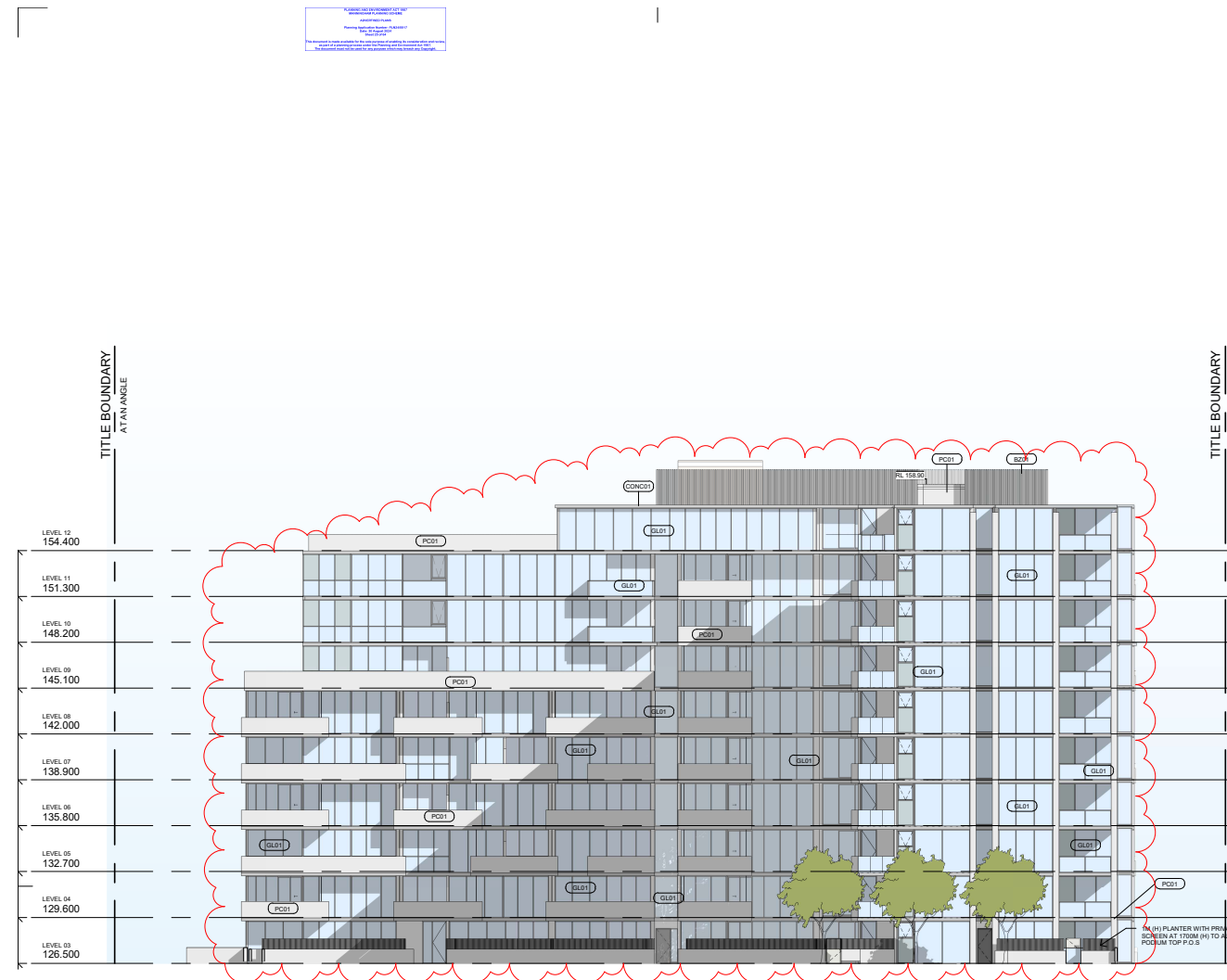
2023/12/20 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

ELEVATION INTERNAL
SCALE: As indicated@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP2.05
2024/08/23 B

TOWN PLANNING



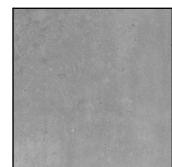
1 ELEVATION INTERNAL EAST
SCALE: 1:200



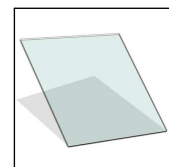
2 ELEVATION INTERNAL WEST
SCALE: 1:200



CONCO1
WHITE FINISH CONCRETE



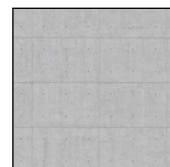
CONCO2
GREY FINISH CONCRETE



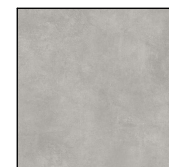
GL01
CLEAR GLAZING



GL02
GREY GLAZING



PC01
CONCRETE PLATE FORM
LINER



PC02
CONCRETE SMOOTH
FINISH



BR01
BUFF BRICK



BZ01
ANODISED BRONZE FINISH

CEILING HEIGHT
CEILING HEIGHTS TO ALL LIVING AREAS ARE TO BE OF MINIMUM 2.7M HIGH.

22/08/2024 3:53:55 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND MUST NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

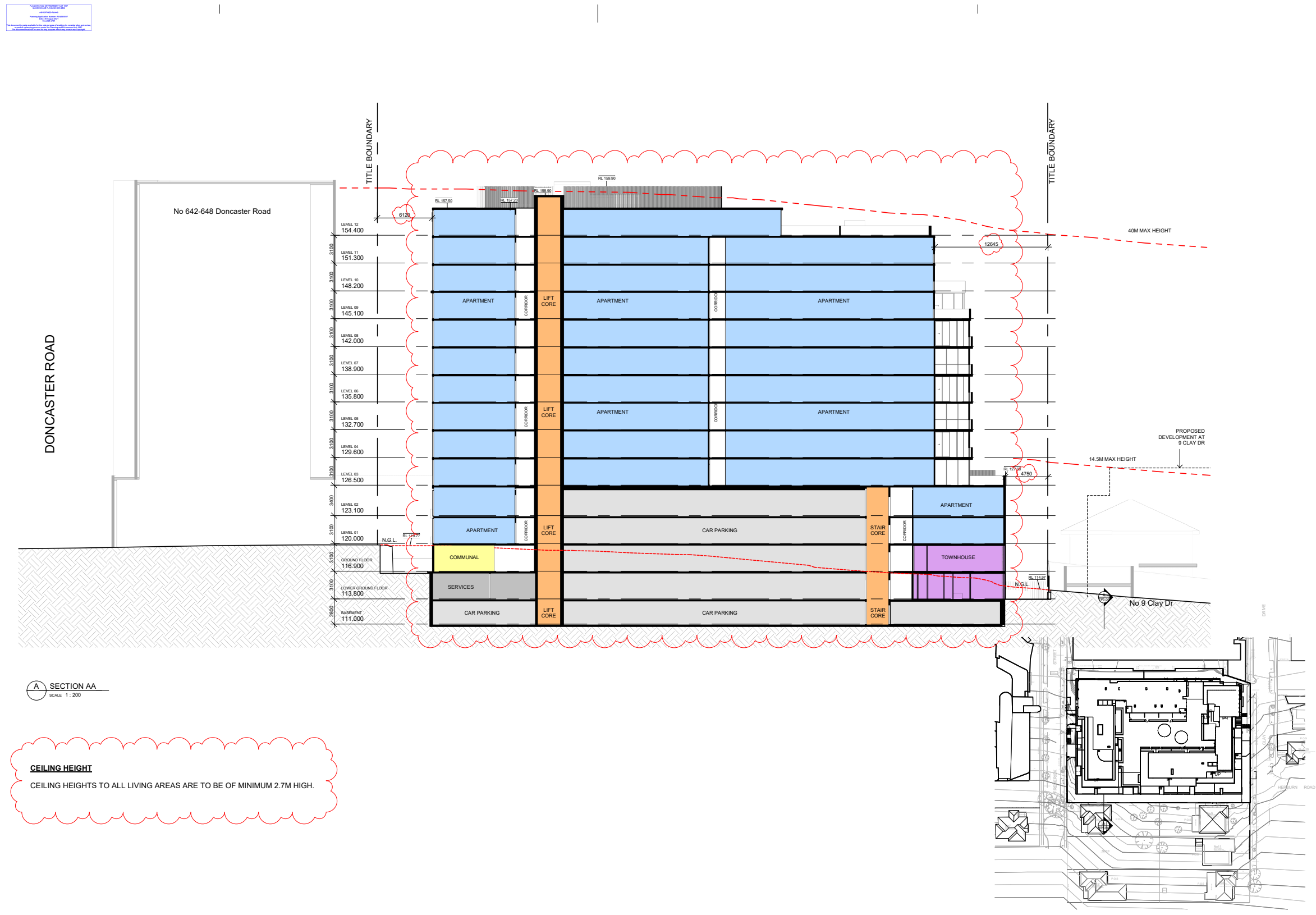
2024/08/23 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

ELEVATION INTERNAL
SCALE: As indicated@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP2.06
2024/08/23 B

TOWN PLANNING



CHT ARCHITECTS
Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND ARE NOT TO BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

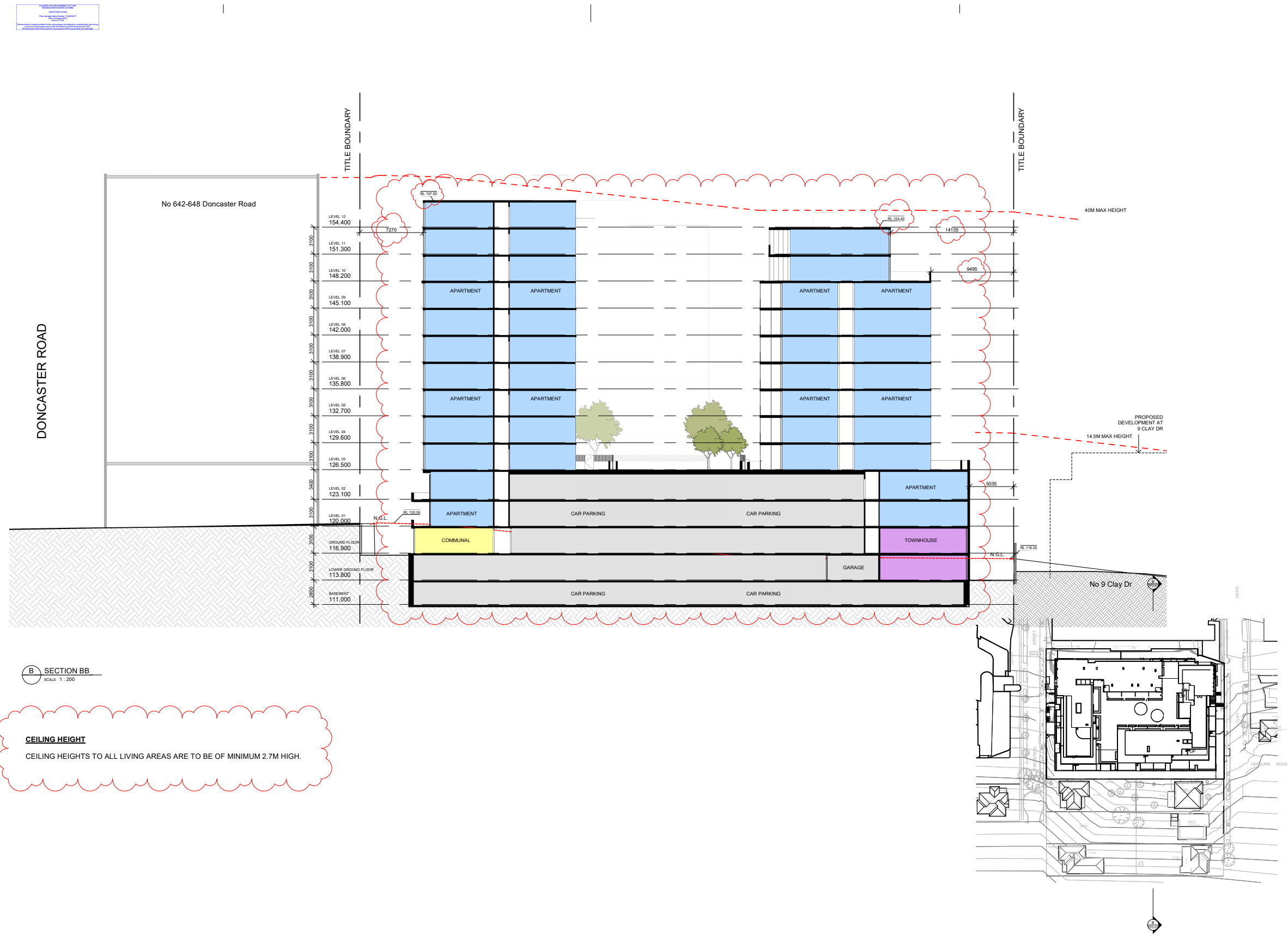
SECTION AA
SCALE: As indicated@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP3.00
2024/08/23 B



TOWN PLANNING



22028-23/08/2024 3:54:23 PM

CHT ARCHITECTS Level 2, 20 Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND ARE NOT TO BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

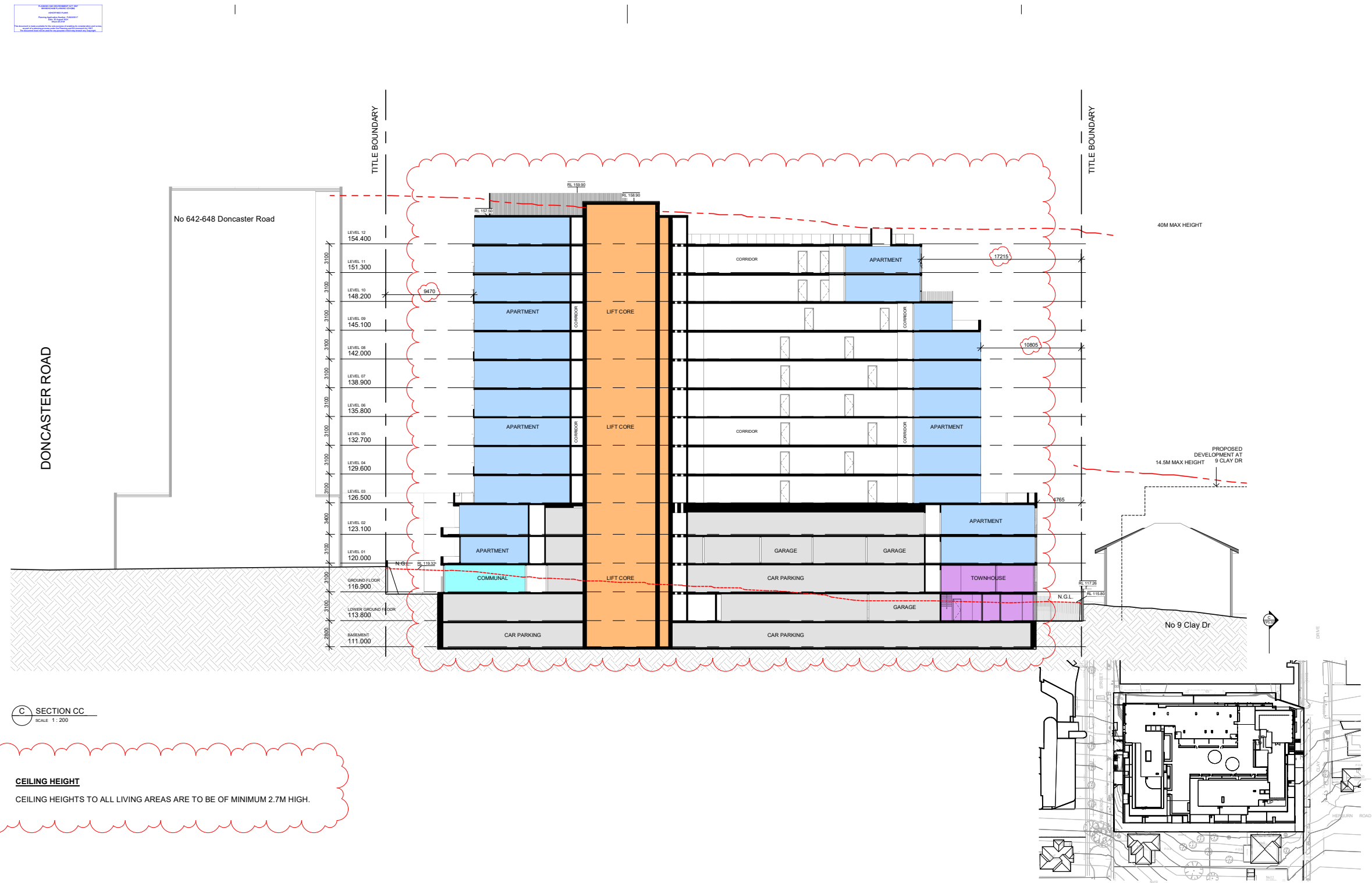
2023/12/20 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

SECTION BB
SCALE: As indicated@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP3.01
2024/08/23 B





22028-23/08/2024 3:54:34 PM

CHT ARCHITECTS
Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND ARE NOT TO BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelcie

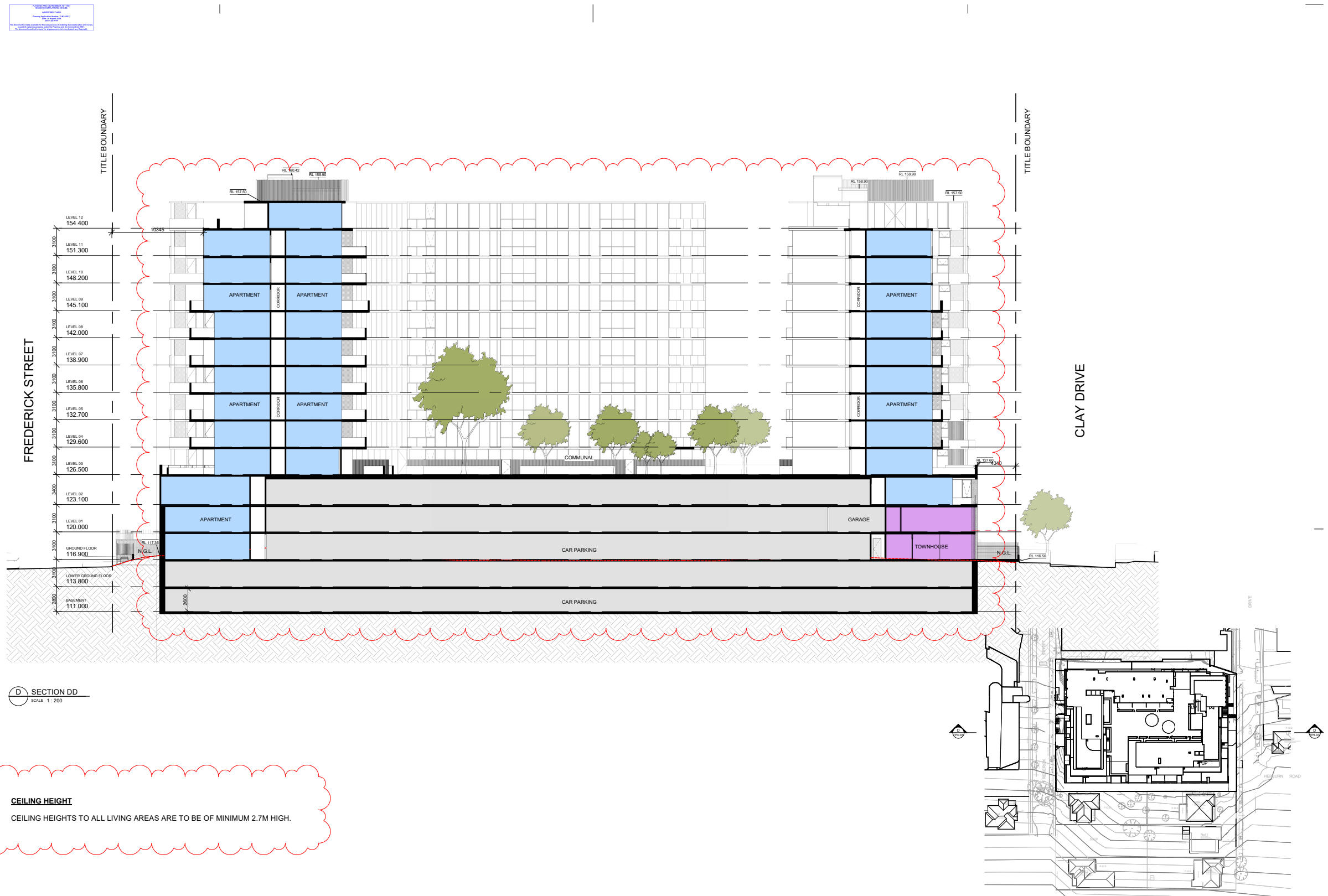
SECTION CC
SCALE: As indicated@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP3.02
2024/08/23 B



TOWN PLANNING



22028-23/08/2024 3:54:50 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGNS, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND ARE NOT TO BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

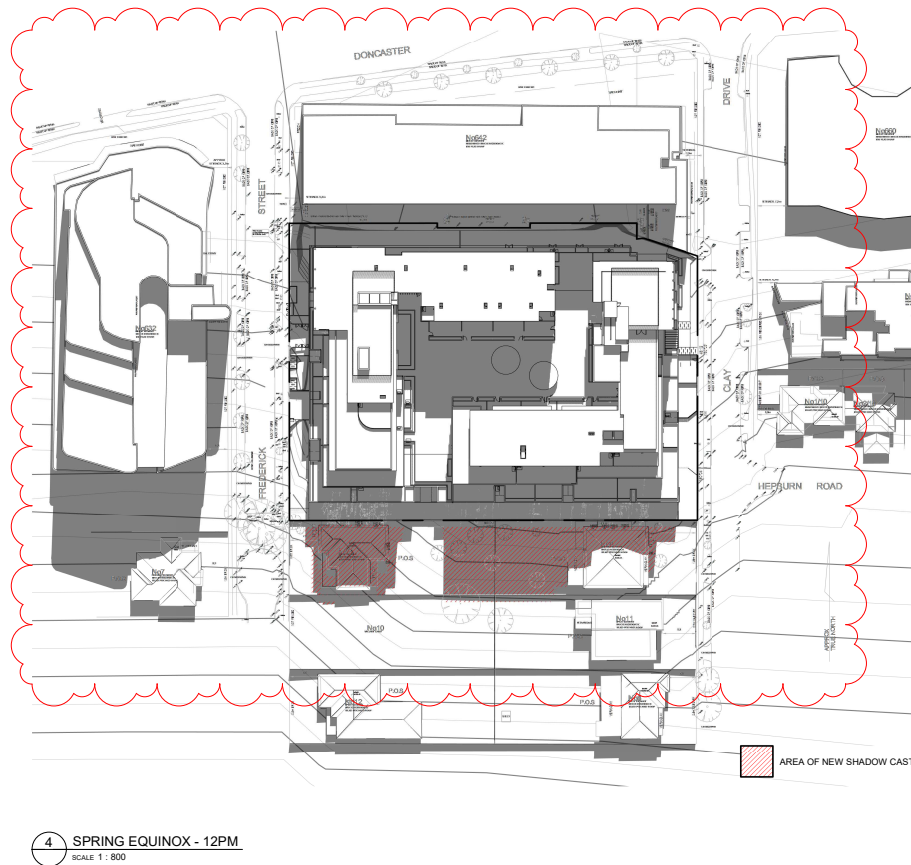
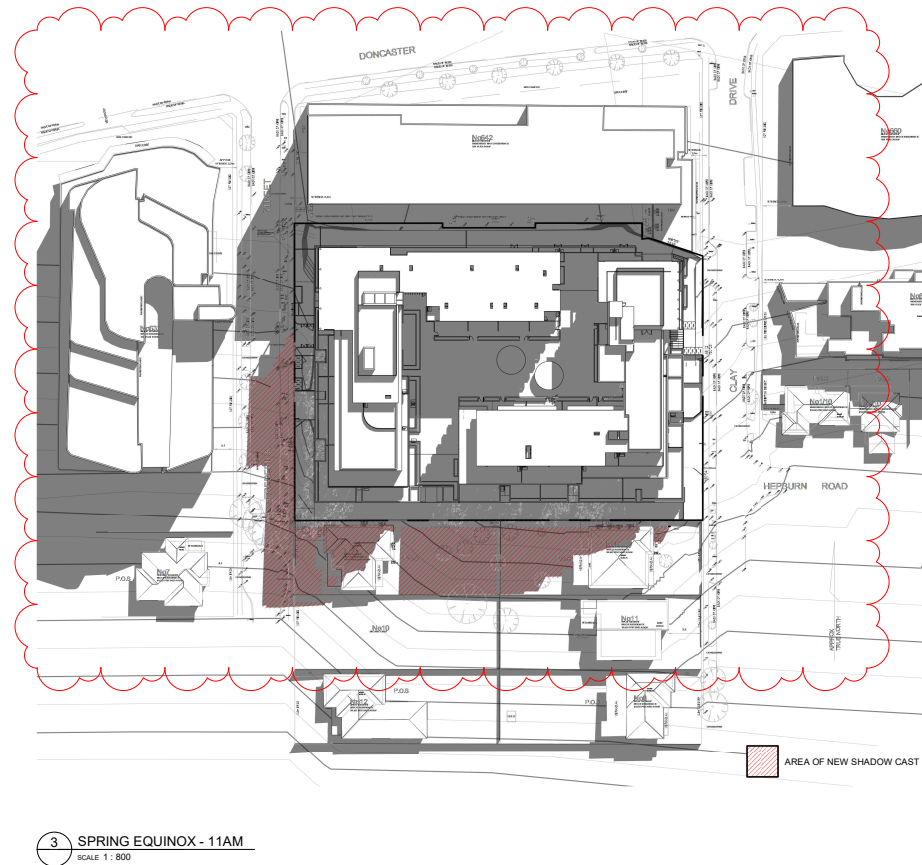
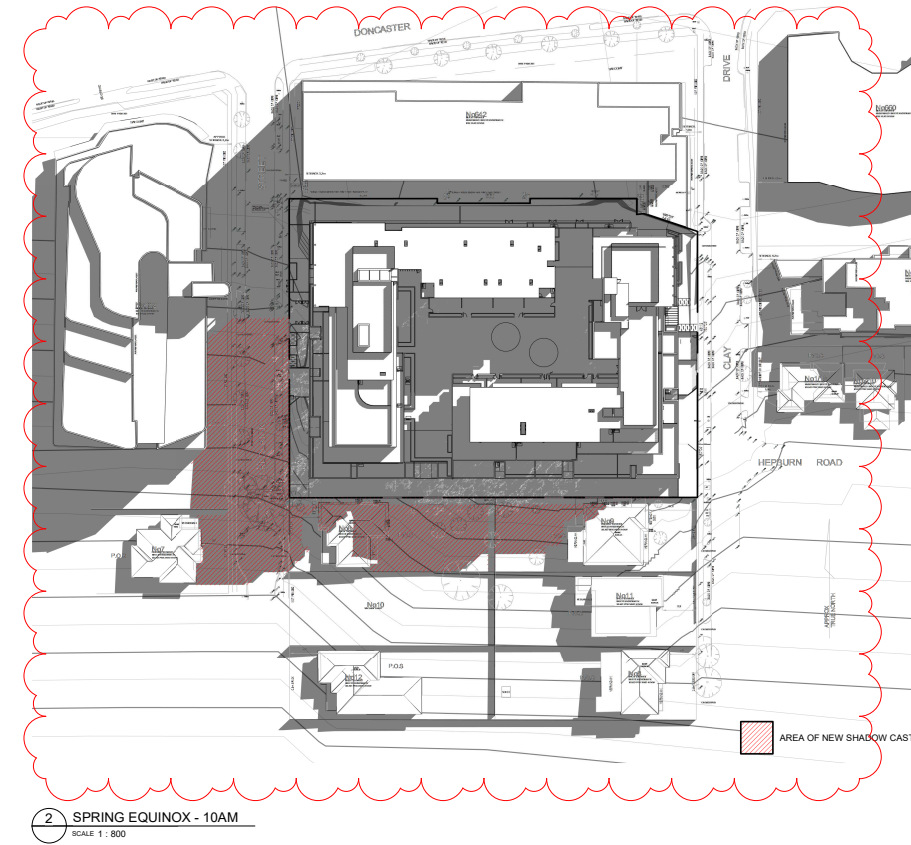
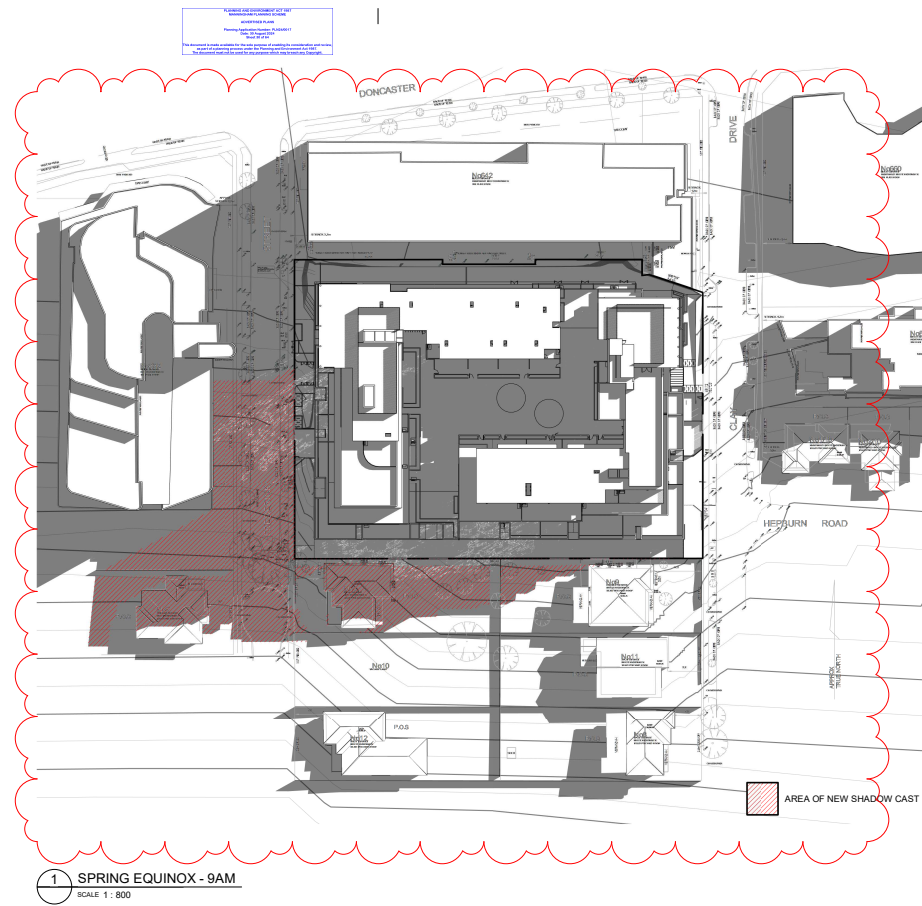
2023/12/20 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chedler

SECTION DD
SCALE: As indicated@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP3.03
2024/08/23 B





22028-23/08/2024 3:57:43 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGNS, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Author CHECKED BY: Chelmer

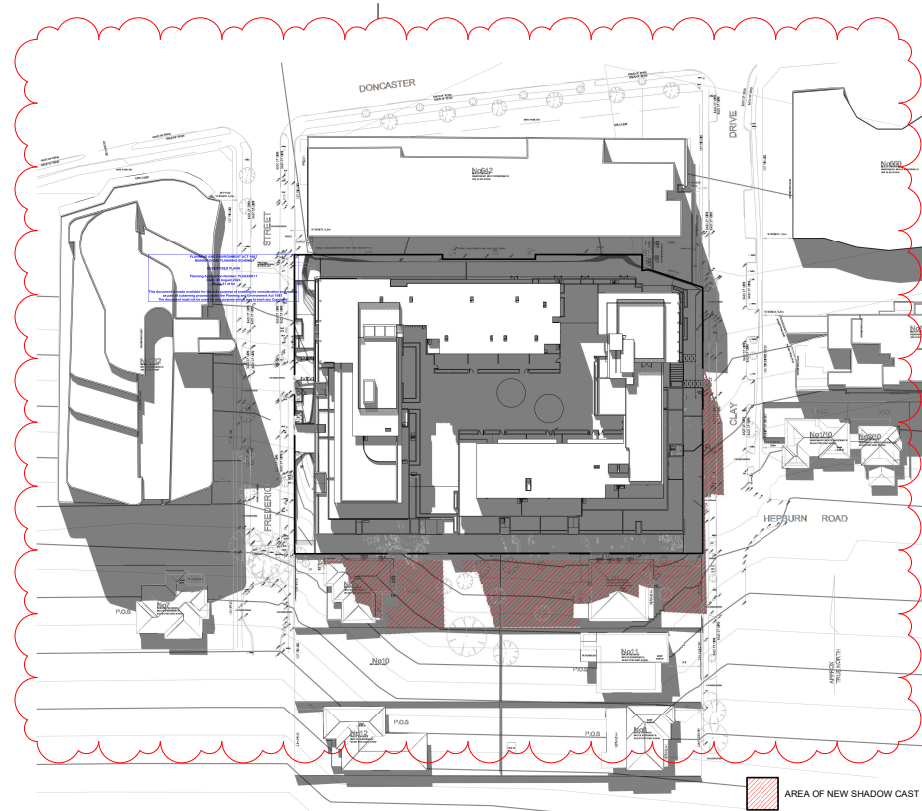
SHADOW DIAGRAM I
SCALE: 1 : 800@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

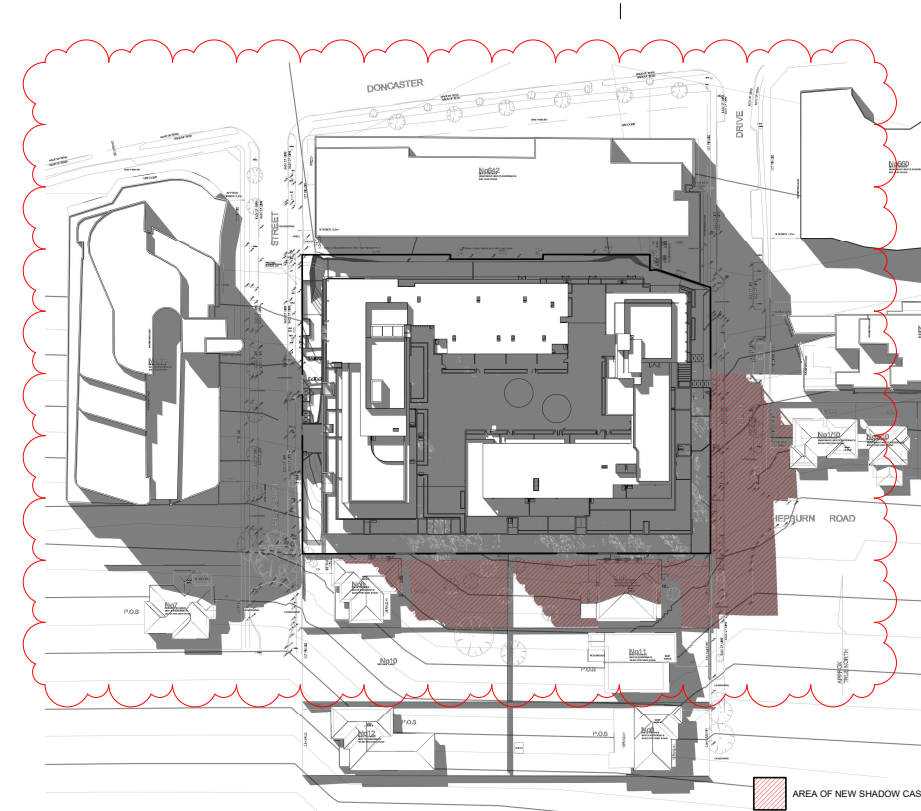
22028 TP6.00
2024/08/23 B



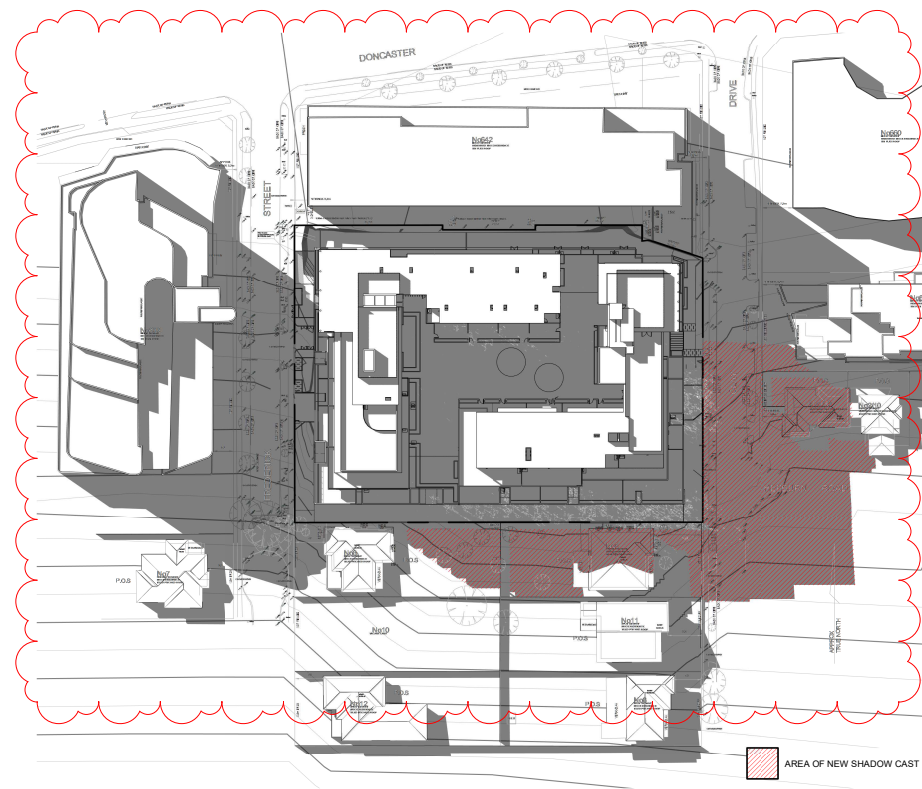
TOWN PLANNING



1 SPRING EQUINOX - 1PM
SCALE 1 : 800



2 SPRING EQUINOX - 2PM
SCALE 1 : 800



3 SPRING EQUINOX - 3PM
SCALE 1 : 800

22/08/2024 3:58:59 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGNS, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND ARE NOT TO BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Author CHECKED BY: Chelmer

SHADOW DIAGRAM II
SCALE: 1 : 800@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

TOWN PLANNING

22028 TP6.01
2024/08/23 B



APARTMENT BADS COMPLIANCE									
APT. #	DESCRIPTION	APT TYPE	'D18' COMPLIANT?	'D20' COMPLIANT?	'D21' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?	'D28' COMPLIANT?	'D29' COMPLIANT?
LOWER GROUND FLOOR									
LG02	3 BED & 2 BATH (TH)	3B2B TH - TYPE 11	NO	YES	YES	YES	YES	YES	YES
LG03	3 BED & 2 BATH (TH)	3B2B TH - TYPE 1	NO	YES	YES	YES	YES	YES	NO
LG04	3 BED & 2 BATH (TH)	3B2B TH - TYPE 2	NO	YES	YES	YES	YES	YES	NO
LG05	3 BED & 2 BATH (TH)	3B2B TH - TYPE 2	NO	YES	YES	YES	YES	YES	NO
LG06	3 BED & 2 BATH (TH)	3B2B TH - TYPE 2	NO	YES	YES	YES	YES	YES	NO
LG07	3 BED & 2 BATH (TH)	3B2B TH - TYPE 2	NO	YES	YES	YES	YES	YES	NO
LG08	3 BED & 2 BATH (TH)	3B2B TH - TYPE 2	NO	YES	YES	YES	YES	YES	NO
LG09	3 BED & 2 BATH (TH)	3B2B TH - TYPE 2	NO	YES	YES	YES	YES	YES	NO
LG10	3 BED & 2 BATH (TH)	3B2B TH - TYPE 2	NO	YES	YES	YES	YES	YES	NO
LG11	3 BED & 2 BATH (TH)	3B2B TH - TYPE 3	NO	YES	YES	YES	YES	YES	YES
GROUND FLOOR									
G01	2 BED & 2 BATH	2B2B - TYPE 1	NO	YES	YES	YES	YES	YES	NO
G02	2 BED & 2 BATH	2B2B - TYPE 1	NO	YES	YES	YES	YES	YES	NO
G03	3 BED & 2 BATH (TH)	3B2B TH - TYPE 10	NO	YES	YES	YES	YES	YES	NO
G04	1 BED & 1 BATH	1B1B - TYPE 1	YES	YES	YES	YES	YES	YES	NO
G05	3 BED & 2 BATH (TH)	3B2B TH - TYPE 4	NO	YES	YES	YES	YES	YES	NO
G06	3 BED & 2 BATH (TH)	3B2B TH - TYPE 4	NO	YES	YES	YES	YES	YES	NO
G07	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
G08	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
LEVEL 01									
101	1 BED & 1 BATH	1B1B - TYPE 1	YES	YES	YES	YES	YES	YES	NO
102	1 BED & 1 BATH	1B1B - TYPE 15	YES	YES	YES	YES	YES	YES	NO
104	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
105	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
106	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
107	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	YES
108	1 BED & 1 BATH	1B1B - TYPE 9	NO	YES	YES	YES	YES	YES	YES
109	1 BED & 1 BATH	1B1B - TYPE 3	YES	YES	YES	YES	YES	YES	NO
110	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
111	1 BED & 1 BATH + STUDY	1B1B + S - TYPE 6	NO	YES	YES	YES	YES	YES	NO
112	1 BED & 1 BATH + STUDY	1B1B + S - TYPE 6	NO	YES	YES	YES	YES	YES	NO
113	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
114	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
115	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
116	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
117	1 BED & 1 BATH	1B1B - TYPE 4	YES	YES	YES	YES	YES	YES	YES
118	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	NO
121	2 BED & 2 BATH	2B2B - TYPE 7	NO	YES	YES	YES	YES	YES	NO
123	3 BED & 2 BATH (TH)	3B2B TH - TYPE 7	NO	YES	YES	YES	YES	YES	YES
124	3 BED & 2 BATH (TH)	3B2B TH - TYPE 5	NO	YES	YES	YES	YES	YES	NO
125	3 BED & 2 BATH (TH)	3B2B TH - TYPE 5	NO	YES	YES	YES	YES	YES	NO
126	3 BED & 2 BATH (TH)	3B2B TH - TYPE 5	NO	YES	YES	YES	YES	YES	NO
127	3 BED & 2 BATH (TH)	3B2B TH - TYPE 8	NO	YES	YES	YES	YES	YES	NO
128	3 BED & 2 BATH (TH)	3B2B TH - TYPE 8	NO	YES	YES	YES	YES	YES	NO

APARTMENT BADS COMPLIANCE									
APT. #	DESCRIPTION	APT TYPE	'D18' COMPLIANT?	'D20' COMPLIANT?	'D21' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?	'D28' COMPLIANT?	'D29' COMPLIANT?
129	3 BED & 2 BATH (TH)	3B2B TH - TYPE 9	NO	YES	YES	YES	YES	YES	NO
130	3 BED & 2 BATH (TH)	3B2B TH - TYPE 9	NO	YES	YES	YES	YES	YES	NO
131	3 BED & 2 BATH (TH)	3B2B TH - TYPE 5	NO	YES	YES	YES	YES	YES	NO
132	3 BED & 2 BATH (TH)	3B2B TH - TYPE 7	NO	YES	YES	YES	YES	YES	YES
LEVEL 02									
201	1 BED & 1 BATH	1B1B - TYPE 1	YES	YES	YES	YES	YES	YES	NO
202	1 BED & 1 BATH	1B1B - TYPE 15	YES	YES	YES	YES	YES	YES	NO
203	2 BED & 2 BATH	2B2B - TYPE 13	NO	YES	YES	YES	YES	YES	NO
204	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
205	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
206	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
207	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	YES
208	1 BED & 1 BATH	1B1B - TYPE 9	NO	YES	YES	YES	YES	YES	YES
209	1 BED & 1 BATH	1B1B - TYPE 3	YES	YES	YES	YES	YES	YES	NO
210	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
211	1 BED & 1 BATH + STUDY	1B1B + S - TYPE 6	NO	YES	YES	YES	YES	YES	NO
212	1 BED & 1 BATH + STUDY	1B1B + S - TYPE 6	NO	YES	YES	YES	YES	YES	NO
213	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
214	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
215	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
216	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
217	1 BED & 1 BATH	1B1B - TYPE 4	YES	YES	YES	YES	YES	YES	YES
218	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	NO
219	2 BED & 2 BATH	2B2B - TYPE 2	NO	YES	YES	YES	YES	YES	NO
220	2 BED & 2 BATH	2B2B - TYPE 2	NO	YES	YES	YES	YES	YES	NO
221	2 BED & 2 BATH	2B2B - TYPE 2	NO	YES	YES	YES	YES	YES	NO
LEVEL 03									
A301	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
A302	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 2	NO	YES	YES	YES	YES	YES	YES
A303	1 BED & 1 BATH	1B1B - TYPE 5	YES	YES	YES	YES	YES	YES	YES
A304	1 BED & 1 BATH	1B1B - TYPE 10	NO	YES	YES	YES	YES	YES	NO
A305	2 BED & 2 BATH	2B2B - TYPE 6	NO	YES	YES	YES	YES	YES	YES
A306	2 BED & 2 BATH	2B2B - TYPE 12	YES	YES	YES	YES	YES	YES	YES
A307	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A308	1 BED & 1 BATH	1B1B - TYPE 5	YES	YES	YES	YES	YES	YES	NO
A309	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 5	NO	YES	YES	YES	YES	YES	NO
A310	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A311	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A312	1 BED & 1 BATH	1B1B - TYPE 9	NO	YES	YES	YES	YES	YES	YES
A313	1 BED & 1 BATH	1B1B - TYPE 3	YES	YES	YES	YES	YES	YES	NO
A314	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A315	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A316	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A317	2 BED & 1 BATH	2B1B - TYPE 1	NO	YES	YES	YES	YES	YES	YES

BADS ASSESSMENT COMPLIANCE	
D18 - ACCESSIBILITY	REQUIREMENT - 50% ACHIEVED - 57%
D20 - PRIVATE OPEN SPACE (P.O.S.)	REQUIREMENT - 100% ACHIEVED - 100%
D21 - STORAGE	REQUIREMENT - 100% ACHIEVED - 100%
D26 - ROOM SIZES	REQUIREMENT - 100% ACHIEVED - 100%
D27 - ROOM DEPTH	REQUIREMENT - 100% ACHIEVED - 100%
D28 - WINDOWS	REQUIREMENT - 100% ACHIEVED - 100%
D29 - VENTILATION	REQUIREMENT - 40% ACHIEVED - 41%

TOWN PLANNING

Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

2024/08/23 A
2024/08/23 B
TOWN PLANNING ISSUE
TOWN PLANNING ISSUE

2024/08/23 A
2024/08/23 B
TOWN PLANNING ISSUE
TOWN PLANNING ISSUE

BADS ANALYSIS SUMMARY
SCALE: 1:100@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP4.01
2024/08/23 B

APARTMENT BADS COMPLIANCE									
APT. #	DESCRIPTION	APT TYPE	'D18' COMPLIANT?	'D20' COMPLIANT?	'D21' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?	'D28' COMPLIANT?	'D29' COMPLIANT?
A318	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	YES
A319	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A320	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A321	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	YES
B301	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	YES
B302	1 BED & 1 BATH	1B1B - TYPE 6	YES	YES	YES	YES	YES	YES	YES
B303	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	NO
B304	1 BED & 1 BATH	1B1B - TYPE 7	NO	YES	YES	YES	YES	YES	NO
B305	1 BED & 1 BATH	1B1B - TYPE 14	NO	YES	YES	YES	YES	YES	NO
B306	2 BED & 2 BATH	2B2B - TYPE 5	NO	YES	YES	YES	YES	YES	NO
B307	2 BED & 1 BATH	2B1B - TYPE 3	NO	YES	YES	YES	YES	YES	YES
B308	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B309	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B310	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B311	2 BED & 2 BATH	2B2B - TYPE 11	YES	YES	YES	YES	YES	YES	YES
B312	2 BED & 2 BATH	2B2B - TYPE 8	NO	YES	YES	YES	YES	YES	YES
B313	2 BED & 2 BATH	2B2B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
B314	2 BED & 1 BATH	2B1B - TYPE 2	NO	YES	YES	YES	YES	YES	NO
B315	1 BED & 1 BATH	1B1B - TYPE 11	YES	YES	YES	YES	YES	YES	NO
B316	1 BED & 1 BATH	1B1B - TYPE 12	YES	YES	YES	YES	YES	YES	NO
B317	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 3	YES	YES	YES	YES	YES	YES	YES

LEVEL 04									
APT. #	DESCRIPTION	APT TYPE	'D18' COMPLIANT?	'D20' COMPLIANT?	'D21' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?	'D28' COMPLIANT?	'D29' COMPLIANT?
A401	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
A402	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 2	NO	YES	YES	YES	YES	YES	YES
A403	1 BED & 1 BATH	1B1B - TYPE 5	YES	YES	YES	YES	YES	YES	YES
A404	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A405	2 BED & 2 BATH	2B2B - TYPE 12	YES	YES	YES	YES	YES	YES	YES
A406	2 BED & 2 BATH	2B2B - TYPE 12	YES	YES	YES	YES	YES	YES	YES
A407	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A408	1 BED & 1 BATH	1B1B - TYPE 5	YES	YES	YES	YES	YES	YES	NO
A409	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 5	NO	YES	YES	YES	YES	YES	NO
A410	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A411	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A412	1 BED & 1 BATH	1B1B - TYPE 9	NO	YES	YES	YES	YES	YES	YES
A413	1 BED & 1 BATH	1B1B - TYPE 3	YES	YES	YES	YES	YES	YES	NO
A414	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A415	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A416	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A417	2 BED & 1 BATH	2B1B - TYPE 1	NO	YES	YES	YES	YES	YES	YES
A418	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	YES
A419	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A420	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A421	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	YES
B401	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	YES

APARTMENT BADS COMPLIANCE									
APT. #	DESCRIPTION	APT TYPE	'D18' COMPLIANT?	'D20' COMPLIANT?	'D21' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?	'D28' COMPLIANT?	'D29' COMPLIANT?
B402	1 BED & 1 BATH	1B1B - TYPE 6	YES	YES	YES	YES	YES	YES	YES
B403	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	YES
B404	1 BED & 1 BATH	1B1B - TYPE 7	NO	YES	YES	YES	YES	YES	NO
B405	1 BED & 1 BATH	1B1B - TYPE 14	NO	YES	YES	YES	YES	YES	NO
B406	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
B407	2 BED & 1 BATH	2B1B - TYPE 3	NO	YES	YES	YES	YES	YES	YES
B408	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B409	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B410	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B411	2 BED & 2 BATH	2B2B - TYPE 11	YES	YES	YES	YES	YES	YES	YES
B412	2 BED & 2 BATH	2B2B - TYPE 8	NO	YES	YES	YES	YES	YES	YES
B413	2 BED & 2 BATH	2B2B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
B414	2 BED & 1 BATH	2B1B - TYPE 2	NO	YES	YES	YES	YES	YES	NO
B415	1 BED & 1 BATH	1B1B - TYPE 11	YES	YES	YES	YES	YES	YES	NO
B416	1 BED & 1 BATH	1B1B - TYPE 12	YES	YES	YES	YES	YES	YES	NO
B417	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 3	YES	YES	YES	YES	YES	YES	YES

LEVEL 05									
APT. #	DESCRIPTION	APT TYPE	'D18' COMPLIANT?	'D20' COMPLIANT?	'D21' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?	'D28' COMPLIANT?	'D29' COMPLIANT?
A501	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
A502	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 2	NO	YES	YES	YES	YES	YES	YES
A503	1 BED & 1 BATH	1B1B - TYPE 5	YES	YES	YES	YES	YES	YES	YES
A504	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A505	2 BED & 2 BATH	2B2B - TYPE 12	YES	YES	YES	YES	YES	YES	YES
A506	2 BED & 2 BATH	2B2B - TYPE 12	YES	YES	YES	YES	YES	YES	YES
A507	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A508	1 BED & 1 BATH	1B1B - TYPE 5	YES	YES	YES	YES	YES	YES	NO
A509	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 5	NO	YES	YES	YES	YES	YES	NO
A510	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A511	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A512	1 BED & 1 BATH	1B1B - TYPE 9	NO	YES	YES	YES	YES	YES	YES
A513	1 BED & 1 BATH	1B1B - TYPE 3	YES	YES	YES	YES	YES	YES	NO
A514	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A515	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A516	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A517	2 BED & 1 BATH	2B1B - TYPE 1	NO	YES	YES	YES	YES	YES	YES
A518	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	YES
A519	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A520	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A521	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	YES
B501	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	YES
B502	1 BED & 1 BATH	1B1B - TYPE 6	YES	YES	YES	YES	YES	YES	YES
B503	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	YES
B504	1 BED & 1 BATH	1B1B - TYPE 7	NO	YES	YES	YES	YES	YES	NO
B505	1 BED & 1 BATH	1B1B - TYPE 14	NO	YES	YES	YES	YES	YES	NO
B506	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO

BADS ASSESSMENT COMPLIANCE	
D18 - ACCESSIBILITY	REQUIREMENT - 50% ACHIEVED - 57%
D20 - PRIVATE OPEN SPACE (P.O.S.)	REQUIREMENT - 100% ACHIEVED - 100%
D21 - STORAGE	REQUIREMENT - 100% ACHIEVED - 100%
D26 - ROOM SIZES	REQUIREMENT - 100% ACHIEVED - 100%
D27 - ROOM DEPTH	REQUIREMENT - 100% ACHIEVED - 100%
D28 - WINDOWS	REQUIREMENT - 100% ACHIEVED - 100%
D29 - VENTILATION	REQUIREMENT - 40% ACHIEVED - 41%

22/08/2024 5:20:33 PM

CHT ARCHITECTS
Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGNS, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/08 A
2024/08/23 B
TOWN PLANNING ISSUE
TOWN PLANNING ISSUE
DRAWN BY: Aulur
CHECKED BY: Chelur

BADS ANALYSIS SUMMARY
SCALE: 1: 100@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP4.02
2024/08/23 B

TOWN PLANNING

APARTMENT BADS COMPLIANCE									
APT. #	DESCRIPTION	APT TYPE	'D18' COMPLIANT?	'D20' COMPLIANT?	'D21' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?	'D28' COMPLIANT?	'D29' COMPLIANT?
B507	2 BED & 1 BATH	2B1B - TYPE 3	NO	YES	YES	YES	YES	YES	YES
B508	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B509	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B510	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B511	2 BED & 2 BATH	2B2B - TYPE 11	YES	YES	YES	YES	YES	YES	YES
B512	2 BED & 2 BATH	2B2B - TYPE 8	NO	YES	YES	YES	YES	YES	YES
B513	2 BED & 2 BATH	2B2B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
B514	2 BED & 1 BATH	2B1B - TYPE 2	NO	YES	YES	YES	YES	YES	NO
B515	1 BED & 1 BATH	1B1B - TYPE 11	YES	YES	YES	YES	YES	YES	NO
B516	1 BED & 1 BATH	1B1B - TYPE 12	YES	YES	YES	YES	YES	YES	NO
B517	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 3	YES	YES	YES	YES	YES	YES	YES

LEVEL 06									
APT. #	DESCRIPTION	APT TYPE	'D18' COMPLIANT?	'D20' COMPLIANT?	'D21' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?	'D28' COMPLIANT?	'D29' COMPLIANT?
A601	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
A602	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 2	NO	YES	YES	YES	YES	YES	YES
A603	1 BED & 1 BATH	1B1B - TYPE 5	YES	YES	YES	YES	YES	YES	YES
A604	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A605	2 BED & 2 BATH	2B2B - TYPE 12	YES	YES	YES	YES	YES	YES	YES
A606	2 BED & 2 BATH	2B2B - TYPE 12	YES	YES	YES	YES	YES	YES	YES
A607	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A608	1 BED & 1 BATH	1B1B - TYPE 5	YES	YES	YES	YES	YES	YES	NO
A609	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 5	NO	YES	YES	YES	YES	YES	NO
A610	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A611	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A612	1 BED & 1 BATH	1B1B - TYPE 9	NO	YES	YES	YES	YES	YES	YES
A613	1 BED & 1 BATH	1B1B - TYPE 3	YES	YES	YES	YES	YES	YES	NO
A614	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A615	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A616	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A617	2 BED & 1 BATH	2B1B - TYPE 1	NO	YES	YES	YES	YES	YES	YES
A618	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	YES
A619	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A620	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A621	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	YES
B601	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	YES
B602	1 BED & 1 BATH	1B1B - TYPE 6	YES	YES	YES	YES	YES	YES	YES
B603	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	YES
B604	1 BED & 1 BATH	1B1B - TYPE 7	NO	YES	YES	YES	YES	YES	NO
B605	1 BED & 1 BATH	1B1B - TYPE 14	NO	YES	YES	YES	YES	YES	NO
B606	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
B607	2 BED & 1 BATH	2B1B - TYPE 3	NO	YES	YES	YES	YES	YES	YES
B608	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B609	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B610	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B611	2 BED & 2 BATH	2B2B - TYPE 11	YES	YES	YES	YES	YES	YES	YES

APARTMENT BADS COMPLIANCE									
APT. #	DESCRIPTION	APT TYPE	'D18' COMPLIANT?	'D20' COMPLIANT?	'D21' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?	'D28' COMPLIANT?	'D29' COMPLIANT?
B612	2 BED & 2 BATH	2B2B - TYPE 8	NO	YES	YES	YES	YES	YES	YES
B613	2 BED & 2 BATH	2B2B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
B614	2 BED & 1 BATH	2B1B - TYPE 2	NO	YES	YES	YES	YES	YES	NO
B615	1 BED & 1 BATH	1B1B - TYPE 11	YES	YES	YES	YES	YES	YES	NO
B616	1 BED & 1 BATH	1B1B - TYPE 12	YES	YES	YES	YES	YES	YES	NO
B617	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 3	YES	YES	YES	YES	YES	YES	YES

LEVEL 07									
APT. #	DESCRIPTION	APT TYPE	'D18' COMPLIANT?	'D20' COMPLIANT?	'D21' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?	'D28' COMPLIANT?	'D29' COMPLIANT?
A701	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
A702	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 2	NO	YES	YES	YES	YES	YES	YES
A703	1 BED & 1 BATH	1B1B - TYPE 5	YES	YES	YES	YES	YES	YES	YES
A704	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A705	2 BED & 2 BATH	2B2B - TYPE 12	YES	YES	YES	YES	YES	YES	YES
A706	2 BED & 2 BATH	2B2B - TYPE 12	YES	YES	YES	YES	YES	YES	YES
A707	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A708	1 BED & 1 BATH	1B1B - TYPE 5	YES	YES	YES	YES	YES	YES	NO
A709	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 5	NO	YES	YES	YES	YES	YES	NO
A710	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A711	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A712	1 BED & 1 BATH	1B1B - TYPE 9	NO	YES	YES	YES	YES	YES	YES
A713	1 BED & 1 BATH	1B1B - TYPE 3	YES	YES	YES	YES	YES	YES	NO
A714	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A715	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A716	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A717	2 BED & 1 BATH	2B1B - TYPE 1	NO	YES	YES	YES	YES	YES	YES
A718	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	YES
A719	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A720	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A721	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	YES
B701	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	YES
B702	1 BED & 1 BATH	1B1B - TYPE 6	YES	YES	YES	YES	YES	YES	YES
B703	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	YES
B704	1 BED & 1 BATH	1B1B - TYPE 7	NO	YES	YES	YES	YES	YES	NO
B705	1 BED & 1 BATH	1B1B - TYPE 14	NO	YES	YES	YES	YES	YES	NO
B706	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
B707	2 BED & 1 BATH	2B1B - TYPE 3	NO	YES	YES	YES	YES	YES	YES
B708	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B709	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B710	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B711	2 BED & 2 BATH	2B2B - TYPE 11	YES	YES	YES	YES	YES	YES	YES
B712	2 BED & 2 BATH	2B2B - TYPE 8	NO	YES	YES	YES	YES	YES	YES
B713	2 BED & 2 BATH	2B2B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
B714	2 BED & 1 BATH	2B1B - TYPE 2	NO	YES	YES	YES	YES	YES	NO
B715	1 BED & 1 BATH	1B1B - TYPE 11	YES	YES	YES	YES	YES	YES	NO
B716	1 BED & 1 BATH	1B1B - TYPE 12	YES	YES	YES	YES	YES	YES	NO
B717	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 3	YES	YES	YES	YES	YES	YES	YES

BADS ASSESSMENT COMPLIANCE	
D18 - ACCESSIBILITY	REQUIREMENT - 50% ACHIEVED - 57%
D20 - PRIVATE OPEN SPACE (P.O.S.)	REQUIREMENT - 100% ACHIEVED - 100%
D21 - STORAGE	REQUIREMENT - 100% ACHIEVED - 100%
D26 - ROOM SIZES	REQUIREMENT - 100% ACHIEVED - 100%
D27 - ROOM DEPTH	REQUIREMENT - 100% ACHIEVED - 100%
D28 - WINDOWS	REQUIREMENT - 100% ACHIEVED - 100%
D29 - VENTILATION	REQUIREMENT - 40% ACHIEVED - 41%

TOWN PLANNING

Level 2, 20Mollison St, Abbotstord VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

THE DRAWINGS, DESIGNS AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND MUST NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.

2024/028
2024/028

TOWN PLANNING ISSUE
TOWN PLANNING ISSUE

BADS ANALYSIS SUMMARY
SCALE: 1:100@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP4.03
2024/08/23 B

APARTMENT BADS COMPLIANCE									
APT. #	DESCRIPTION	APT TYPE	'D18' COMPLIANT?	'D20' COMPLIANT?	'D21' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?	'D28' COMPLIANT?	'D29' COMPLIANT?
LEVEL 08									
A801	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
A802	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 2	NO	YES	YES	YES	YES	YES	YES
A803	1 BED & 1 BATH	1B1B - TYPE 5	YES	YES	YES	YES	YES	YES	YES
A804	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A805	2 BED & 2 BATH	2B2B - TYPE 12	YES	YES	YES	YES	YES	YES	YES
A806	2 BED & 2 BATH	2B2B - TYPE 12	YES	YES	YES	YES	YES	YES	YES
A807	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A808	1 BED & 1 BATH	1B1B - TYPE 5	YES	YES	YES	YES	YES	YES	NO
A809	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 5	NO	YES	YES	YES	YES	YES	NO
A810	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A811	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A812	1 BED & 1 BATH	1B1B - TYPE 9	NO	YES	YES	YES	YES	YES	YES
A813	1 BED & 1 BATH	1B1B - TYPE 3	YES	YES	YES	YES	YES	YES	NO
A814	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A815	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A816	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A817	2 BED & 1 BATH	2B1B - TYPE 1	NO	YES	YES	YES	YES	YES	YES
A818	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	YES
A819	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A820	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A821	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	YES
B801	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	YES
B802	1 BED & 1 BATH	1B1B - TYPE 6	YES	YES	YES	YES	YES	YES	YES
B803	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	YES
B804	1 BED & 1 BATH	1B1B - TYPE 7	NO	YES	YES	YES	YES	YES	NO
B805	1 BED & 1 BATH	1B1B - TYPE 14	NO	YES	YES	YES	YES	YES	NO
B806	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
B807	2 BED & 1 BATH	2B1B - TYPE 3	NO	YES	YES	YES	YES	YES	YES
B808	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B809	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B810	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B811	2 BED & 2 BATH	2B2B - TYPE 11	YES	YES	YES	YES	YES	YES	YES
B812	2 BED & 2 BATH	2B2B - TYPE 8	NO	YES	YES	YES	YES	YES	YES
B813	2 BED & 2 BATH	2B2B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
B814	2 BED & 1 BATH	2B1B - TYPE 2	NO	YES	YES	YES	YES	YES	NO
B815	1 BED & 1 BATH	1B1B - TYPE 11	YES	YES	YES	YES	YES	YES	NO
B816	1 BED & 1 BATH	1B1B - TYPE 12	YES	YES	YES	YES	YES	YES	NO
B817	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 3	YES	YES	YES	YES	YES	YES	YES
LEVEL 09									
A901	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
A902	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 2	NO	YES	YES	YES	YES	YES	YES
A903	1 BED & 1 BATH	1B1B - TYPE 5	YES	YES	YES	YES	YES	YES	YES

APARTMENT BADS COMPLIANCE									
APT. #	DESCRIPTION	APT TYPE	'D18' COMPLIANT?	'D20' COMPLIANT?	'D21' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?	'D28' COMPLIANT?	'D29' COMPLIANT?
A904	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A905	3 BED & 2 BATH	3B2B - TYPE 1	NO	YES	YES	YES	YES	YES	YES
A906	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A907	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A908	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 4	NO	YES	YES	YES	YES	YES	NO
A909	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A910	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A911	1 BED & 1 BATH	1B1B - TYPE 9	NO	YES	YES	YES	YES	YES	YES
A912	1 BED & 1 BATH	1B1B - TYPE 3	YES	YES	YES	YES	YES	YES	NO
A913	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A914	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A915	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A916	2 BED & 1 BATH	2B1B - TYPE 1	NO	YES	YES	YES	YES	YES	YES
A917	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	YES
A918	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A919	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A920	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	YES
B901	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	YES
B902	1 BED & 1 BATH	1B1B - TYPE 6	YES	YES	YES	YES	YES	YES	YES
B903	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	YES
B904	1 BED & 1 BATH	1B1B - TYPE 7	NO	YES	YES	YES	YES	YES	NO
B905	2 BED & 2 BATH	2B2B - TYPE 3	NO	YES	YES	YES	YES	YES	NO
B906	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
B907	2 BED & 2 BATH	2B2B - TYPE 10	YES	YES	YES	YES	YES	YES	YES
B908	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B909	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	NO
B910	2 BED & 2 BATH	2B2B - TYPE 11	YES	YES	YES	YES	YES	YES	YES
B911	2 BED & 2 BATH	2B2B - TYPE 8	NO	YES	YES	YES	YES	YES	YES
B912	2 BED & 2 BATH	2B2B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
B913	2 BED & 1 BATH	2B1B - TYPE 2	NO	YES	YES	YES	YES	YES	NO
B914	1 BED & 1 BATH	1B1B - TYPE 11	YES	YES	YES	YES	YES	YES	NO
B915	1 BED & 1 BATH	1B1B - TYPE 12	YES	YES	YES	YES	YES	YES	NO
B916	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 3	YES	YES	YES	YES	YES	YES	YES
LEVEL 10									
A1001	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
A1002	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 2	NO	YES	YES	YES	YES	YES	YES
A1003	1 BED & 1 BATH	1B1B - TYPE 5	YES	YES	YES	YES	YES	YES	YES
A1004	2 BED & 2 BATH	2B2B - TYPE 3	NO	YES	YES	YES	YES	YES	NO
A1005	3 BED & 2 BATH	3B2B - TYPE 1	NO	YES	YES	YES	YES	YES	YES
A1006	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A1007	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A1008	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 4	NO	YES	YES	YES	YES	YES	NO
A1009	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A1010	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES

BADS ASSESSMENT COMPLIANCE	
D18 - ACCESSIBILITY	NO
REQUIREMENT - 50%	
ACHIEVED - 57%	
D20 - PRIVATE OPEN SPACE (P.O.S.)	
REQUIREMENT - 100%	
ACHIEVED - 100%	
D21 - STORAGE	
REQUIREMENT - 100%	
ACHIEVED - 100%	
D26 - ROOM SIZES	
REQUIREMENT - 100%	
ACHIEVED - 100%	
D27 - ROOM DEPTH	
REQUIREMENT - 100%	
ACHIEVED - 100%	
D28 - WINDOWS	
REQUIREMENT - 100%	
ACHIEVED - 100%	
D29 - VENTILATION	
REQUIREMENT - 40%	
ACHIEVED - 41%	

22/08/2024 5:20:48 PM

APARTMENT BADS COMPLIANCE									
APT. #	DESCRIPTION	APT TYPE	'D18' COMPLIANT?	'D20' COMPLIANT?	'D21' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?	'D28' COMPLIANT?	'D29' COMPLIANT?
A1011	1 BED & 1 BATH	1B1B - TYPE 9	NO	YES	YES	YES	YES	YES	YES
A1012	1 BED & 1 BATH	1B1B - TYPE 3	YES	YES	YES	YES	YES	YES	NO
A1013	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A1014	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A1015	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A1016	2 BED & 1 BATH	2B1B - TYPE 1	NO	YES	YES	YES	YES	YES	YES
A1017	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	YES
A1018	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A1019	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A1020	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	YES
B1001	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	YES
B1002	1 BED & 1 BATH	1B1B - TYPE 6	YES	YES	YES	YES	YES	YES	YES
B1003	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	YES
B1004	1 BED & 1 BATH	1B1B - TYPE 7	NO	YES	YES	YES	YES	YES	NO
B1005	2 BED & 1 BATH	2B1B - TYPE 4	NO	YES	YES	YES	YES	YES	NO
B1006	3 BED & 2 BATH	3B2B - TYPE 4	NO	YES	YES	YES	YES	YES	YES
B1007	3 BED & 2 BATH	3B2B - TYPE 3	NO	YES	YES	YES	YES	YES	YES
B1008	2 BED & 2 BATH + STUDY	2B2B + S - TYPE 2	NO	YES	YES	YES	YES	YES	NO
B1009	3 BED & 2 BATH	3B2B - TYPE 2	NO	YES	YES	YES	YES	YES	YES
B1010	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 3	YES	YES	YES	YES	YES	YES	YES

LEVEL 11									
APT. #	DESCRIPTION	APT TYPE	'D18' COMPLIANT?	'D20' COMPLIANT?	'D21' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?	'D28' COMPLIANT?	'D29' COMPLIANT?
A1101	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
A1102	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 2	NO	YES	YES	YES	YES	YES	YES
A1103	1 BED & 1 BATH	1B1B - TYPE 5	YES	YES	YES	YES	YES	YES	YES
A1104	2 BED & 2 BATH	2B2B - TYPE 3	NO	YES	YES	YES	YES	YES	NO
A1105	3 BED & 2 BATH	3B2B - TYPE 1	NO	YES	YES	YES	YES	YES	YES
A1106	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A1107	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A1108	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 4	NO	YES	YES	YES	YES	YES	NO
A1109	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A1110	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A1111	1 BED & 1 BATH	1B1B - TYPE 9	NO	YES	YES	YES	YES	YES	YES
A1112	1 BED & 1 BATH	1B1B - TYPE 3	YES	YES	YES	YES	YES	YES	NO
A1113	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A1114	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A1115	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A1116	2 BED & 1 BATH	2B1B - TYPE 1	NO	YES	YES	YES	YES	YES	YES
A1117	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	YES
A1118	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO

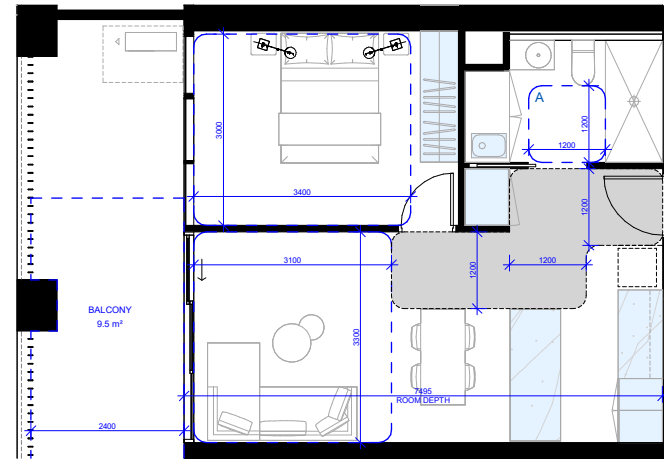
APARTMENT BADS COMPLIANCE									
APT. #	DESCRIPTION	APT TYPE	'D18' COMPLIANT?	'D20' COMPLIANT?	'D21' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?	'D28' COMPLIANT?	'D29' COMPLIANT?
A1119	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	NO
A1120	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	YES
B1101	2 BED & 2 BATH	2B2B - TYPE 4	NO	YES	YES	YES	YES	YES	YES
B1102	3 BED & 2 BATH	3B2B+S - TYPE 2	NO	YES	YES	YES	YES	YES	YES
B1103	1 BED & 1 BATH	1B1B - TYPE 7	NO	YES	YES	YES	YES	YES	NO
B1104	2 BED & 1 BATH	2B1B - TYPE 4	NO	YES	YES	YES	YES	YES	NO
B1105	2 BED & 1 BATH	2B1B - TYPE 5	NO	YES	YES	YES	YES	YES	YES
B1106	3 BED & 2 BATH	3B2B - TYPE 3	NO	YES	YES	YES	YES	YES	YES
B1107	4 BED PENTHOUSE	4B3B + S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
B1110	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 3	YES	YES	YES	YES	YES	YES	YES

LEVEL 12									
APT. #	DESCRIPTION	APT TYPE	'D18' COMPLIANT?	'D20' COMPLIANT?	'D21' COMPLIANT?	'D26' COMPLIANT?	'D27' COMPLIANT?	'D28' COMPLIANT?	'D29' COMPLIANT?
A1201	1 BED & 1 BATH	1B1B - TYPE 2	YES	YES	YES	YES	YES	YES	NO
A1202	3 BED & 2 BATH	3B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A1203	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A1204	2 BED & 2 BATH + STUDY	2B2B+S - TYPE 1	YES	YES	YES	YES	YES	YES	YES
A1205	1 BED & 1 BATH	1B1B - TYPE 9	NO	YES	YES	YES	YES	YES	YES
A1206	1 BED & 1 BATH	1B1B - TYPE 3	YES	YES	YES	YES	YES	YES	NO
A1207	1 BED & 1 BATH + STUDY	1B1B+S - TYPE 1	YES	YES	YES	YES	YES	YES	NO
A1208	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A1209	1 BED & 1 BATH	1B1B - TYPE 8	NO	YES	YES	YES	YES	YES	NO
A1210	2 BED & 1 BATH	2B1B - TYPE 1	NO	YES	YES	YES	YES	YES	YES
A1211	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	YES
A1212	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	YES
A1213	1 BED & 1 BATH	1B1B - TYPE 13	YES	YES	YES	YES	YES	YES	YES
A1214	2 BED & 2 BATH	2B2B - TYPE 9	YES	YES	YES	YES	YES	YES	YES

TOTAL: 403

BADS ASSESSMENT COMPLIANCE	
D18 - ACCESSIBILITY	REQUIREMENT - 50% ACHIEVED - 57%
D20 - PRIVATE OPEN SPACE (P.O.S.)	REQUIREMENT - 100% ACHIEVED - 100%
D21 - STORAGE	REQUIREMENT - 100% ACHIEVED - 100%
D26 - ROOM SIZES	REQUIREMENT - 100% ACHIEVED - 100%
D27 - ROOM DEPTH	REQUIREMENT - 100% ACHIEVED - 100%
D28 - WINDOWS	REQUIREMENT - 100% ACHIEVED - 100%
D29 - VENTILATION	REQUIREMENT - 40% ACHIEVED - 41%

22/08/2024 5:20:57 PM



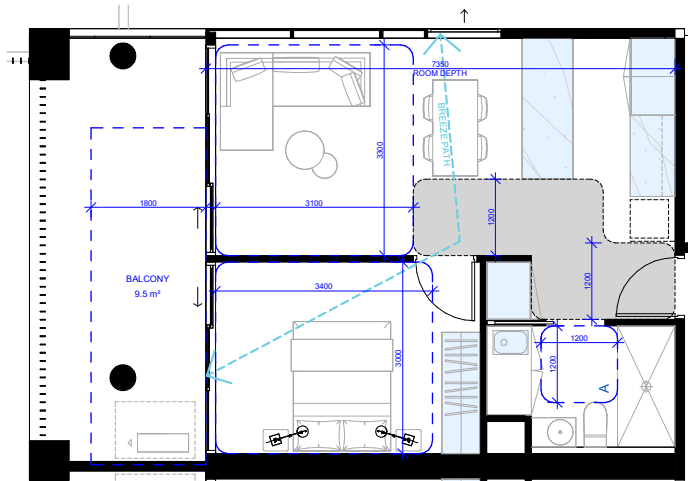
1 1B1B - TYPE 1
SCALE 1:50

1B1B - TYPE 1 INTERNAL STORAGE SCHEDULE

CASEWORK	3.2 m³
KITCHEN BENCH	0.8 m³
KITCHEN ISLAND	0.7 m³
LAUNDRY	1.9 m³
WARDROBE	3.3 m³
TOTAL INTERNAL STORAGE	10.0 m³

1B1B - TYPE 1 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D1F COMPLIANT?	STANDARD D2F COMPLIANT?	STANDARD D2T COMPLIANT?	STANDARD D2B COMPLIANT?	STANDARD D2C COMPLIANT?	STANDARD D2F COMPLIANT?	STANDARD D2F COMPLIANT?
1 BED & 1 BATH	4	YES	YES	YES	YES	YES	YES	NO



2 1B1B - TYPE 2
SCALE 1:50

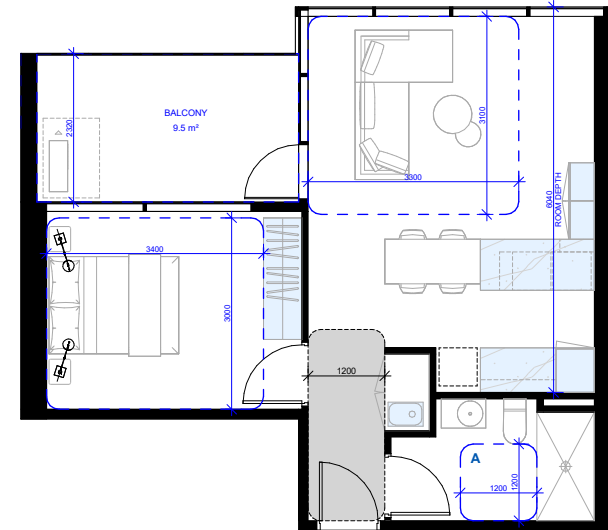
1B1B - TYPE 2 INTERNAL STORAGE SCHEDULE

CASEWORK	1.0 m³
CASEWORK	1.5 m³
CASEWORK	1.0 m³
KITCHEN BENCH	0.7 m³
KITCHEN ISLAND	0.8 m³
LAUNDRY	1.8 m³
WARDROBE	3.1 m³
TOTAL INTERNAL STORAGE	10.0 m³

1B1B - TYPE 2 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D1F COMPLIANT?	STANDARD D2F COMPLIANT?	STANDARD D2T COMPLIANT?	STANDARD D2B COMPLIANT?	STANDARD D2C COMPLIANT?	STANDARD D2F COMPLIANT?	STANDARD D2F COMPLIANT?
1 BED & 1 BATH	26	YES	YES	YES	YES	YES	YES	NO
1 BED & 1 BATH	2	YES	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:
107
207



3 1B1B - TYPE 3
SCALE 1:50

1B1B - TYPE 3 INTERNAL STORAGE SCHEDULE

CASEWORK	2.2 m³
ISLAND BENCH	0.6 m³
KITCHEN BENCH	0.6 m³
LAUNDRY	1.5 m³
WARDROBE	3.1 m³
TOTAL INTERNAL STORAGE	8.0 m³

1B1B-TYPE 3 STORAGE	
Mark	Volume
1B1B - TYPE 3	2.20 m³

1B1B - TYPE 3 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D1F COMPLIANT?	STANDARD D1F COMPLIANT?	STANDARD D2F COMPLIANT?	STANDARD D2B COMPLIANT?	STANDARD D2C COMPLIANT?	STANDARD D2F COMPLIANT?	STANDARD D2F COMPLIANT?
1 BED & 1 BATH	12	YES	YES	YES	YES	YES	YES	NO

NOTES:
DOORS:
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH RECALLY REMOVABLE HINGES.
BALCONY SIZES:
BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
CROSS VENTILATION:
PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
BETTER APARTMENT STANDARDS:
STANDARD D1F: ACCESSIBILITY ASSESSMENT
STANDARD D2F: P.O.S ASSESSMENT
STANDARD D2T: STORAGE ASSESSMENT
STANDARD D2B: ROOM SIZE ASSESSMENT
STANDARD D2C: ROOM DEPTH ASSESSMENT
STANDARD D2B: WINDOWS ASSESSMENT
STANDARD D2F: CROSS VENTILATION ASSESSMENT

22/08/2024 08:20:24 5:21:21 PM

CHT ARCHITECTS
Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

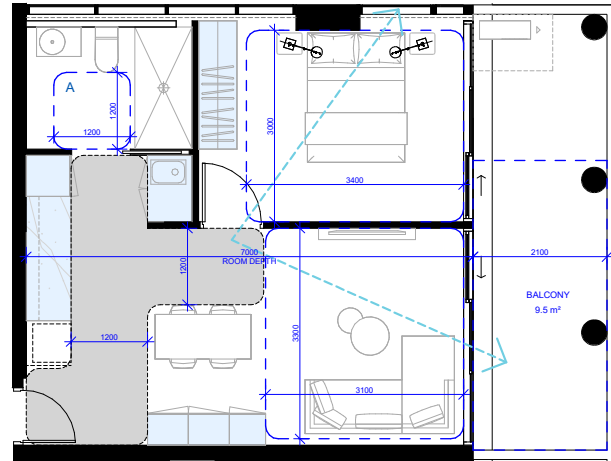
2023/12/20 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

BADS ANALYSIS 01
SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

TOWN PLANNING

22028 TP4.06
2024/08/23 B



1 1B1B - TYPE 4
SCALE: 1:50

1B1B - TYPE 4 INTERNAL STORAGE SCHEDULE

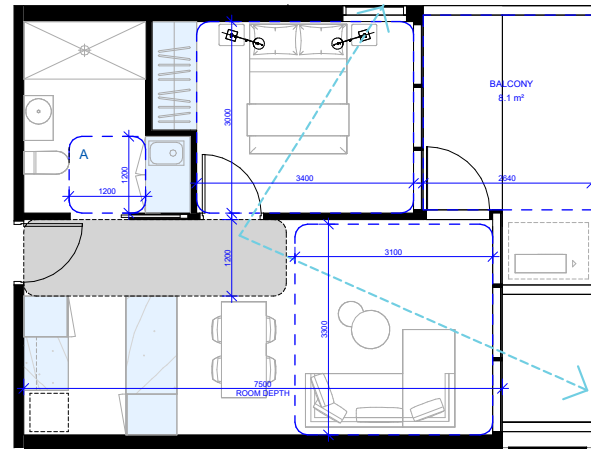
CASEWORK	3.3 m³
KITCHEN BENCH	1.2 m³
LAUNDRY	1.2 m³
WARDROBE	3.3 m³
TOTAL INTERNAL STORAGE	9.0 m³

1B1B-TYPE 4 STORAGE	
Mark	Volume
1B1B - TYPE 4	2.20 m³

1B1B - TYPE 4 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD 'D18' COMPLIANT?	STANDARD 'D26' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D28' COMPLIANT?	STANDARD 'D27' COMPLIANT?	STANDARD 'D29' COMPLIANT?
1 BED & 1 BATH	2	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:
117
217



2 1B1B - TYPE 5
SCALE: 1:50

1B1B - TYPE 5 INTERNAL STORAGE SCHEDULE

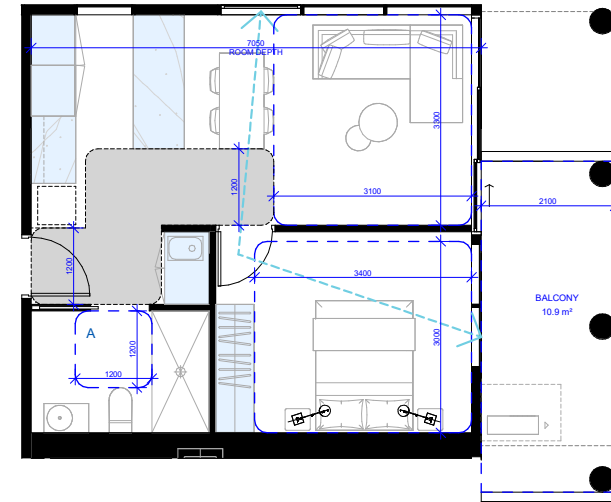
CASEWORK	2.3 m³
KITCHEN BENCH	0.4 m³
KITCHEN ISLAND	0.6 m³
LAUNDRY	1.5 m³
WARDROBE	3.2 m³
TOTAL INTERNAL STORAGE	8.0 m³

1B1B-TYPE 5 STORAGE	
Mark	Volume
1B1B - TYPE 5	2.20 m³

1B1B - TYPE 5 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD 'D18' COMPLIANT?	STANDARD 'D26' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D28' COMPLIANT?	STANDARD 'D27' COMPLIANT?	STANDARD 'D29' COMPLIANT?
1 BED & 1 BATH	6	YES	YES	YES	YES	YES	NO
1 BED & 1 BATH	9	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:
A303
A403
A503
A603
A703
A803
A903
A1003
A1103



3 1B1B - TYPE 6
SCALE: 1:50

1B1B - TYPE 6 INTERNAL STORAGE SCHEDULE

CASEWORK	2.7 m³
KITCHEN BENCH	0.6 m³
KITCHEN ISLAND	0.8 m³
LAUNDRY	1.4 m³
WARDROBE	3.2 m³
TOTAL INTERNAL STORAGE	8.6 m³

1B1B-TYPE 6 STORAGE	
Mark	Volume
1B1B - TYPE 6	2.20 m³

1B1B - TYPE 6 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD 'D18' COMPLIANT?	STANDARD 'D26' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D28' COMPLIANT?	STANDARD 'D27' COMPLIANT?	STANDARD 'D29' COMPLIANT?
1 BED & 1 BATH	8	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:
B302
B402
B502
B602
B702
B802
B902
B1002

NOTES:
DOORS:
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH RECALLY REMOVABLE HINGES.
BALCONY SIZES:
BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN. THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
CROSS VENTILATION:
PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
BETTER APARTMENT STANDARDS:
STANDARD 'D18': ACCESSIBILITY ASSESSMENT
STANDARD 'D26': P.O.S ASSESSMENT
STANDARD 'D21': STORAGE ASSESSMENT
STANDARD 'D28': ROOM SIZE ASSESSMENT
STANDARD 'D27': ROOM DEPTH ASSESSMENT
STANDARD 'D28': WINDOWS ASSESSMENT
STANDARD 'D29': CROSS VENTILATION ASSESSMENT

22/08/2024 08:20:24 5:21:47 PM

NOTES:
 DOORS: ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH REMOVABLE HINGES.
 BALCONY SIZES: BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
 CROSS VENTILATION: PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
 BETTER APARTMENT STANDARDS:
 STANDARD D18: ACCESSIBILITY ASSESSMENT
 STANDARD D20: P.O.S ASSESSMENT
 STANDARD D21: STORAGE ASSESSMENT
 STANDARD D26: ROOM SIZE ASSESSMENT
 STANDARD D27: ROOM DEPTH ASSESSMENT
 STANDARD D28: WINDOWS ASSESSMENT
 STANDARD D29: CROSS VENTILATION ASSESSMENT

1 1B1B - TYPE 7
 SCALE: 1:50

2 1B1B - TYPE 8
 SCALE: 1:50

3 1B1B - TYPE 9
 SCALE: 1:50

1B1B - TYPE 7 INTERNAL STORAGE SCHEDULE

CUPBOARD	1.8 m³
ISLAND BENCH	1.1 m³
KITCHEN BENCH	1.4 m³
LAUNDRY	1.5 m³
WARDROBE	6.5 m³
TOTAL INTERNAL STORAGE	12.3 m³

1B1B - TYPE 8 INTERNAL STORAGE SCHEDULE

CASEWORK	2.2 m³
KITCHEN BENCH	0.5 m³
KITCHEN ISLAND	0.6 m³
LAUNDRY	1.3 m³
WARDROBE	3.9 m³
TOTAL INTERNAL STORAGE	8.5 m³

1B1B - TYPE 9 INTERNAL STORAGE SCHEDULE

CASEWORK	1.0 m³
KITCHEN BENCH	0.4 m³
KITCHEN ISLAND	0.6 m³
LAUNDRY	1.5 m³
WARDROBE	3.7 m³
TOTAL INTERNAL STORAGE	7.5 m³

1B1B-TYPE 7 STORAGE

Mark	Volume
1B1B - TYPE 7	12.30 m³

1B1B - TYPE 8 STORAGE

Mark	Volume
1B1B - TYPE 8	8.50 m³

1B1B - TYPE 9 STORAGE

Mark	Volume
1B1B - TYPE 9	7.50 m³

1B1B - TYPE 7 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18 COMPLIANT?	STANDARD D20 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D26 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?
1 BED & 1 BATH	9	NO	YES	YES	YES	YES	NO

1B1B - TYPE 8 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18 COMPLIANT?	STANDARD D20 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D26 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?
1 BED & 1 BATH	20	NO	YES	YES	YES	YES	NO

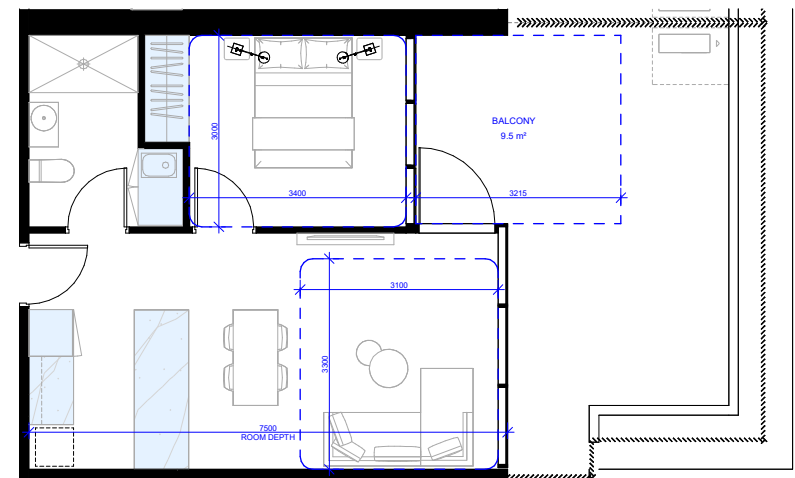
1B1B - TYPE 9 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18 COMPLIANT?	STANDARD D20 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D26 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?
1 BED & 1 BATH	12	NO	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:

108
 208
 A312
 A412
 A512
 A612
 A712
 A812
 A911
 A1011
 A1111
 A1205

22/02/25-23/08/2024 5:22:11 PM



1 1B1B - TYPE 10
SCALE: 1:50

1B1B - TYPE 10 INTERNAL STORAGE SCHEDULE

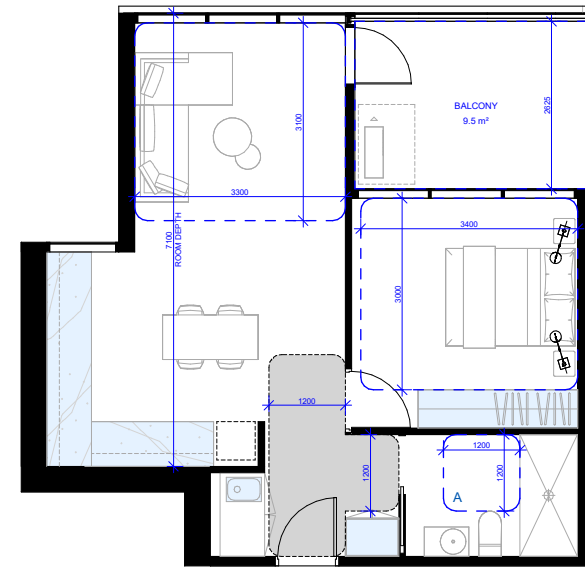
CASEWORK	1.2 m²
KITCHEN BENCH	0.6 m²
KITCHEN ISLAND	1.0 m²
LAUNDRY	1.5 m²
WARDROBE	3.2 m²
TOTAL INTERNAL STORAGE	7.4 m²

1B1B - TYPE 10 EXTERNAL STORAGE SCHEDULE

1B1B-TYPE 10 STORAGE	
Mark	Volume
1B1B - TYPE 10	3.30 m³

1B1B - TYPE 10 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D118 COMPLIANT?	STANDARD D207 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D29 COMPLIANT?
1 BED & 1 BATH	1	NO	YES	YES	YES	YES	YES	NO



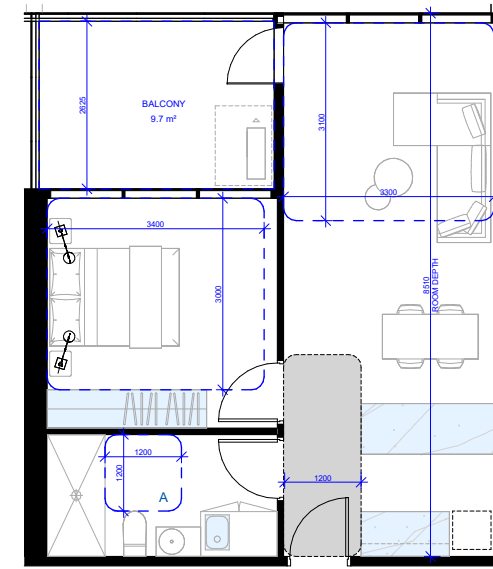
2 1B1B - TYPE 11
SCALE: 1:50

1B1B - TYPE 11 INTERNAL STORAGE SCHEDULE

CLIPBOARD	1.3 m²
KITCHEN BENCH	3.4 m²
LAUNDRY	1.7 m²
WARDROBE	4.1 m²
TOTAL INTERNAL STORAGE	10.4 m²

1B1B - TYPE 11 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D118 COMPLIANT?	STANDARD D207 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D29 COMPLIANT?
1 BED & 1 BATH	1	YES	YES	YES	YES	YES	YES	NO



3 1B1B - TYPE 12
SCALE: 1:50

1B1B - TYPE 12 INTERNAL STORAGE SCHEDULE

KITCHEN BENCH	0.8 m²
KITCHEN ISLAND	0.7 m²
LAUNDRY	1.5 m²
WARDROBE	4.1 m²
TOTAL INTERNAL STORAGE	7.1 m²

1B1B-TYPE 12 STORAGE	
Mark	Volume
1B1B - TYPE 12	3.30 m³

1B1B - TYPE 12 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D118 COMPLIANT?	STANDARD D207 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D29 COMPLIANT?
1 BED & 1 BATH	1	YES	YES	YES	YES	YES	YES	NO

NOTES:
DOORS:
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READY REMOVABLE HINGES.
BALCONY SIZES:
BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
CROSS VENTILATION:
PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
BETTER APARTMENT STANDARDS:
STANDARD D118: ACCESSIBILITY ASSESSMENT
STANDARD D207: P.O.S ASSESSMENT
STANDARD D21: STORAGE ASSESSMENT
STANDARD D28: ROOM SIZE ASSESSMENT
STANDARD D27: ROOM DEPTH ASSESSMENT
STANDARD D28: WINDOWS ASSESSMENT
STANDARD D29: CROSS VENTILATION ASSESSMENT

22/08-23/08/2024 5:22:37 PM

Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © OF ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF OHT ARCHITECTS PTY LTD. AND SHOULD NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF OHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO OHT ARCHITECTS PTY LTD.

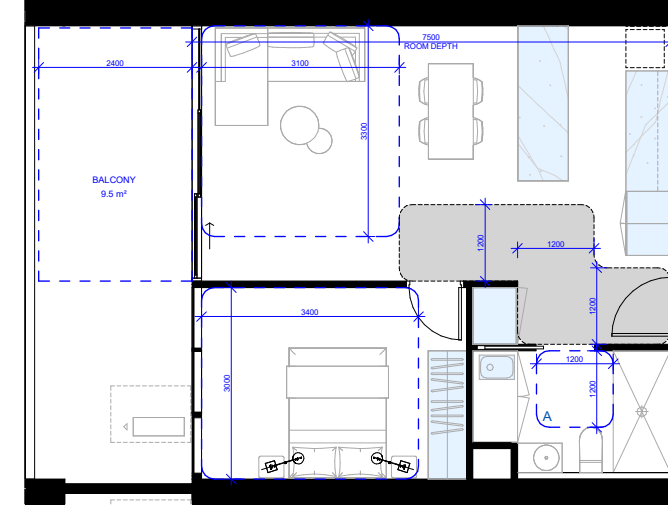
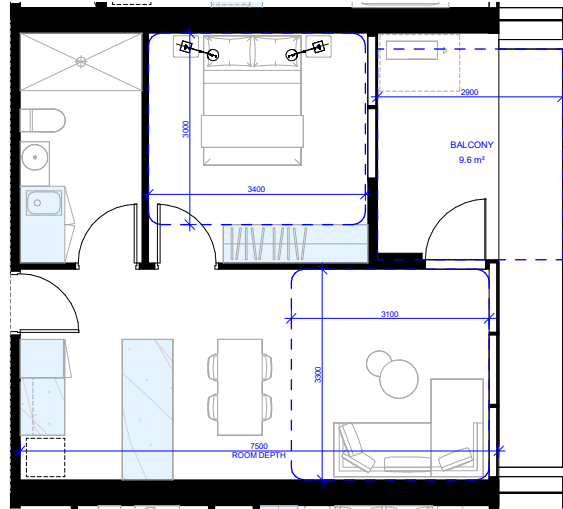
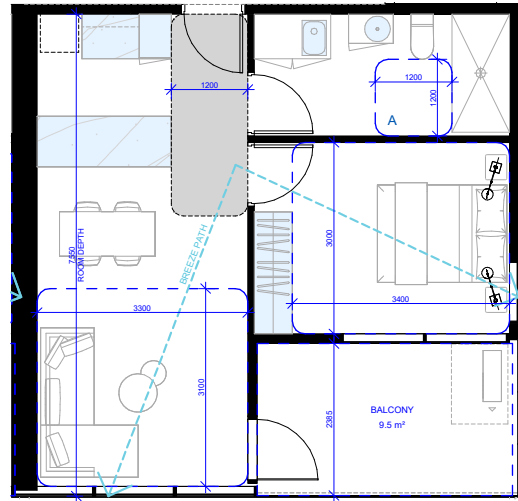
2024/08/23 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Author CHECKED BY: Checker

BADS ANALYSIS 04
SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

TOWN PLANNING

22028 TP4.09
2024/08/23 B



NOTES:
 DOORS:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.
 BALCONY SIZES:
 BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
 CROSS VENTILATION:
 PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
 BETTER APARTMENT STANDARDS:
 STANDARD D19F: ACCESSIBILITY ASSESSMENT
 STANDARD D20F: P.O.S ASSESSMENT
 STANDARD D21F: STORAGE ASSESSMENT
 STANDARD D26F: ROOM SIZE ASSESSMENT
 STANDARD D27F: ROOM DEPTH ASSESSMENT
 STANDARD D28F: WINDOWS ASSESSMENT
 STANDARD D29F: CROSS VENTILATION ASSESSMENT

1 1B1B - TYPE 13
 SCALE 1:50

2 1B1B - TYPE 14
 SCALE 1:50

3 1B1B - TYPE 15
 SCALE 1:50

1B1B - TYPE 13 INTERNAL STORAGE SCHEDULE

CASEWORK	1.0 m³
KITCHEN BENCH	0.4 m³
KITCHEN ISLAND	0.8 m³
LAUNDRY	1.5 m³
WARDROBE	3.1 m³
TOTAL INTERNAL STORAGE	6.8 m³

1B1B - TYPE 14 INTERNAL STORAGE SCHEDULE

CASEWORK	1.0 m³
KITCHEN BENCH	0.4 m³
KITCHEN ISLAND	0.8 m³
LAUNDRY	1.5 m³
WARDROBE	3.7 m³
TOTAL INTERNAL STORAGE	7.4 m³

1B1B - TYPE 15 INTERNAL STORAGE SCHEDULE

CASEWORK	3.2 m³
KITCHEN BENCH	1.2 m³
KITCHEN ISLAND	0.9 m³
LAUNDRY	1.9 m³
WARDROBE	3.3 m³
TOTAL INTERNAL STORAGE	10.4 m³

1B1B-TYPE 13 STORAGE	
Mark	Volume
1B1B - TYPE 13	3.30 m³

1B1B-TYPE 14 STORAGE	
Mark	Volume
1B1B - TYPE 14	3.30 m³

1B1B - TYPE 13 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D19F COMPLIANT?	STANDARD D20F COMPLIANT?	STANDARD D21F COMPLIANT?	STANDARD D26F COMPLIANT?	STANDARD D27F COMPLIANT?	STANDARD D28F COMPLIANT?	STANDARD D29F COMPLIANT?
1 BED & 1 BATH	25	YES	YES	YES	YES	YES	YES	NO
1 BED & 1 BATH	12	YES	YES	YES	YES	YES	YES	YES

1B1B - TYPE 14 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D19F COMPLIANT?	STANDARD D20F COMPLIANT?	STANDARD D21F COMPLIANT?	STANDARD D26F COMPLIANT?	STANDARD D27F COMPLIANT?	STANDARD D28F COMPLIANT?	STANDARD D29F COMPLIANT?
1 BED & 1 BATH	6	NO	YES	YES	YES	YES	YES	NO

1B1B - TYPE 15 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D19F COMPLIANT?	STANDARD D20F COMPLIANT?	STANDARD D21F COMPLIANT?	STANDARD D26F COMPLIANT?	STANDARD D27F COMPLIANT?	STANDARD D28F COMPLIANT?	STANDARD D29F COMPLIANT?
1 BED & 1 BATH	2	YES	YES	YES	YES	YES	YES	NO

VENTILATION PATHS ON THE FOLLOWING APT'S:

- A318
- A418
- A518
- A618
- A718
- A818
- A917
- A1017
- A1117
- A1211
- A1212
- A1213

22/08/2024 5:23:02 PM

CHT ARCHITECTS
 Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

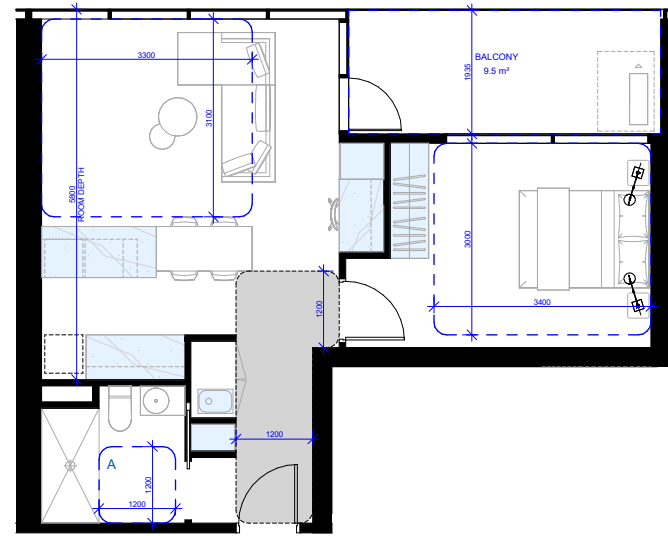
COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/08/23 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Author CHECKED BY: Chelmer

BADS ANALYSIS 05
 SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

TOWN PLANNING
 22028 TP4.10
 2024/08/23 B



2 1B1B+S - TYPE 1
SCALE 1:50

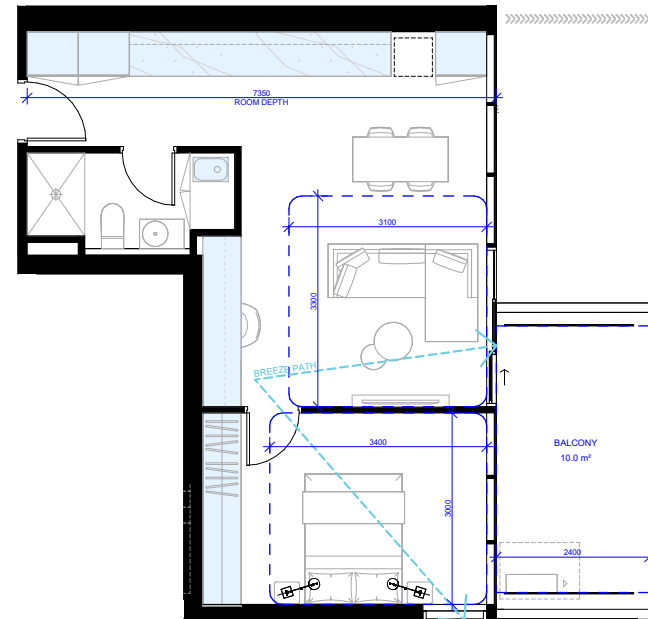
1B1B+S - TYPE 1 INTERNAL STORAGE SCHEDULE

CASEWORK	1.6 m³
ISLAND BENCH	0.6 m³
KITCHEN BENCH	1.5 m³
LAUNDRY	1.5 m³
WARDROBE	2.9 m³
TOTAL INTERNAL STORAGE	8.3 m³

1B1B+S - TYPE 1 STORAGE	
Mark	Volume
1B1B+S - TYPE 1	2.20 m³

1B1B+S - TYPE 1 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD 'D18' COMPLIANT?	STANDARD 'D20' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D26' COMPLIANT?	STANDARD 'D27' COMPLIANT?	STANDARD 'D28' COMPLIANT?	STANDARD 'D29' COMPLIANT?
1 BED & 1 BATH + STUDY	12	YES	YES	YES	YES	YES	YES	NO



1 1B1B+S - TYPE 2
SCALE 1:50

1B1B+S - TYPE 2 INTERNAL STORAGE SCHEDULE

CASEWORK	4.6 m³
KITCHEN BENCH	2.8 m³
LAUNDRY	1.5 m³
WARDROBE	4.9 m³
TOTAL INTERNAL STORAGE	13.8 m³

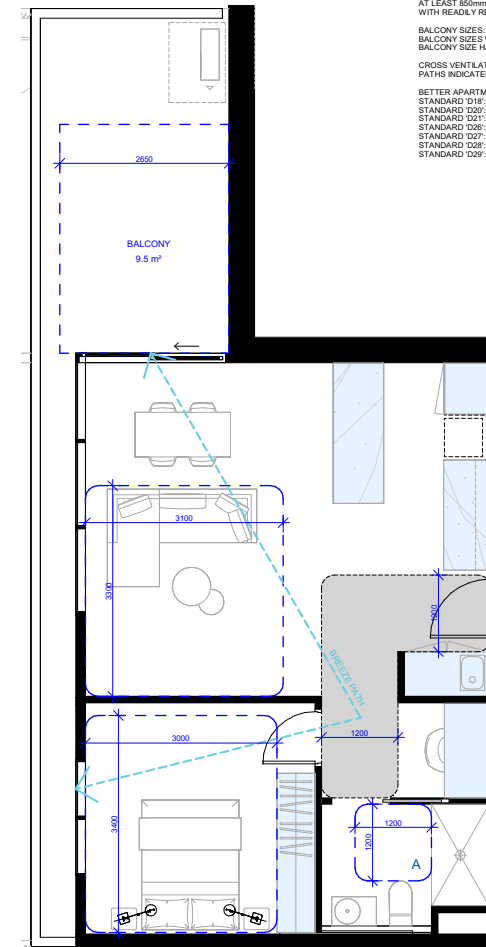
1B1B+S - TYPE 2 STORAGE	
Mark	Volume
1B1B+S - TYPE 2	2.20 m³

1B1B+S - TYPE 2 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD 'D18' COMPLIANT?	STANDARD 'D20' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D26' COMPLIANT?	STANDARD 'D27' COMPLIANT?	STANDARD 'D28' COMPLIANT?	STANDARD 'D29' COMPLIANT?
1 BED & 1 BATH + STUDY	9	NO	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:

- A302
- A402
- A502
- A602
- A702
- A802
- A902
- A1002
- A1102



3 1B1B+S - TYPE 3
SCALE 1:50

1B1B+S - TYPE 3 INTERNAL STORAGE SCHEDULE

CASEWORK	1.3 m³
KITCHEN BENCH	1.0 m³
KITCHEN ISLAND	0.8 m³
LAUNDRY	1.7 m³
WARDROBE	4.0 m³
TOTAL INTERNAL STORAGE	8.9 m³

1B1B+S - TYPE 3 STORAGE	
Mark	Volume
1B1B+S - TYPE 3	2.20 m³

1B1B+S - TYPE 3 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD 'D18' COMPLIANT?	STANDARD 'D20' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D26' COMPLIANT?	STANDARD 'D27' COMPLIANT?	STANDARD 'D28' COMPLIANT?	STANDARD 'D29' COMPLIANT?
1 BED & 1 BATH + STUDY	9	YES	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:

- B317
- B417
- B517
- B617
- B717
- B817
- B916
- B1010
- B1110

NOTES:
DOORS:
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH RECALLY REMOVABLE HINGES.
BALCONY SIZES:
BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
CROSS VENTILATION:
PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
BETTER APARTMENT STANDARDS:
STANDARD 'D18': ACCESSIBILITY ASSESSMENT
STANDARD 'D20': P.O.S ASSESSMENT
STANDARD 'D21': STORAGE ASSESSMENT
STANDARD 'D26': ROOM SIZE ASSESSMENT
STANDARD 'D27': ROOM DEPTH ASSESSMENT
STANDARD 'D28': WINDOWS ASSESSMENT
STANDARD 'D29': CROSS VENTILATION ASSESSMENT

TOWN PLANNING

22028-23/08/2024 5:23:28 PM

Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

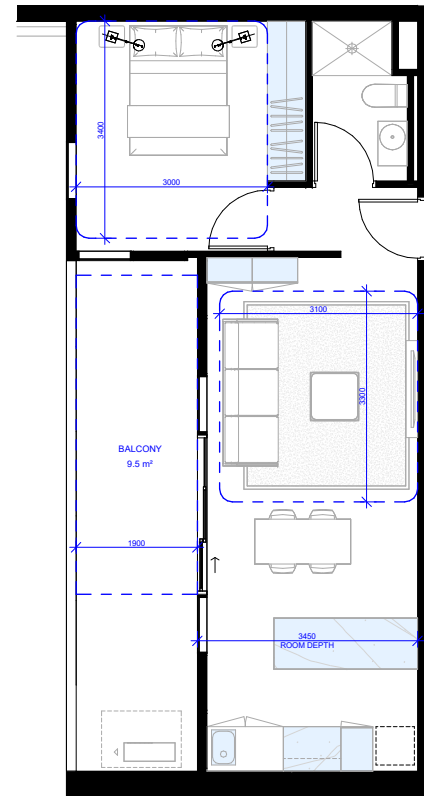
2023/12/20 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE

2023/12/20 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE

BADS ANALYSIS 06
SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP4.11
2024/08/23 B



2 1B1B+S - TYPE 4
SCALE: 1:50

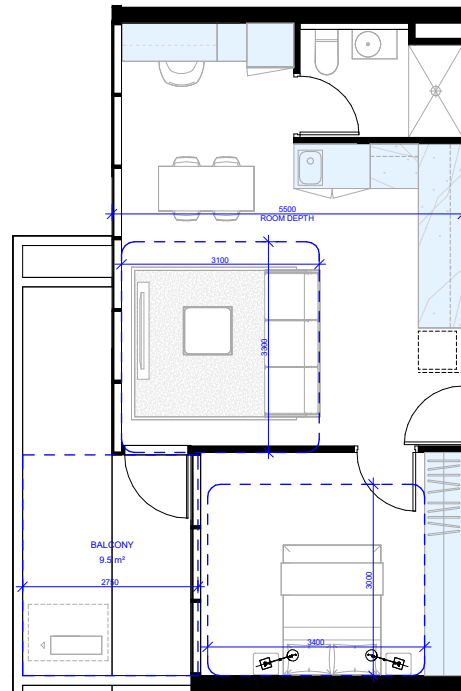
1B1B+S - TYPE 4 INTERNAL STORAGE SCHEDULE

CASEWORK	2.2 m²
KITCHEN BENCH	0.4 m²
KITCHEN ISLAND	0.8 m²
LAUNDRY	1.5 m²
WARDROBE	4.0 m²
TOTAL INTERNAL STORAGE	9.0 m²

1B1B+S-TYPE 4 STORAGE	
Mark	Volume
1B1B+S - TYPE 4	2.20 m³

1B1B+S - TYPE 4 BABS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18 COMPLIANT?	STANDARD D20 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D26 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D29 COMPLIANT?
1 BED & BATH + STUDY	3	NO	YES	YES	YES	YES	YES	NO



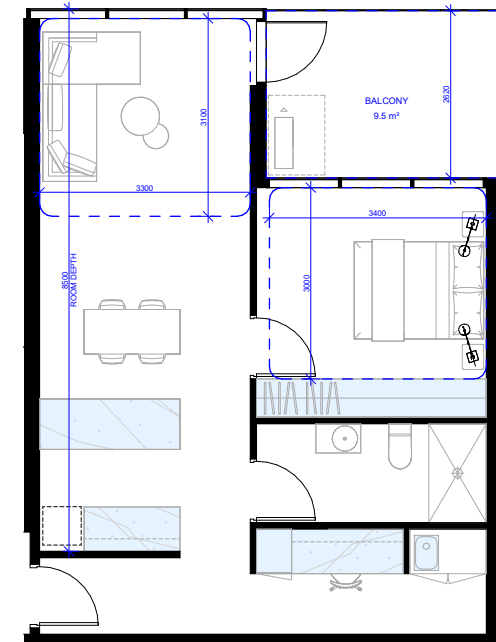
3 1B1B+S - TYPE 5
SCALE: 1:50

1B1B+S - TYPE 5 INTERNAL STORAGE SCHEDULE

CASEWORK	1.5 m²
KITCHEN BENCH	2.2 m²
LAUNDRY	1.5 m²
WARDROBE	5.7 m²
TOTAL INTERNAL STORAGE	11.0 m²

1B1B+S - TYPE 5 BABS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18 COMPLIANT?	STANDARD D20 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D26 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D29 COMPLIANT?
1 BED & BATH + STUDY	3	NO	YES	YES	YES	YES	YES	NO



4 1B1B+S - TYPE 6
SCALE: 1:50

1B1B+S - TYPE 6 INTERNAL STORAGE SCHEDULE

CASEWORK	0.9 m²
KITCHEN BENCH	1.9 m²
KITCHEN ISLAND	0.8 m²
LAUNDRY	1.5 m²
WARDROBE	5.8 m²
TOTAL INTERNAL STORAGE	11.0 m²

1B1B+S - TYPE 6 BABS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18 COMPLIANT?	STANDARD D20 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D26 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D29 COMPLIANT?
1 BED & BATH + STUDY	4	NO	YES	YES	YES	YES	YES	NO

NOTES:
DOORS:
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH RECALLY REMOVABLE HINGES.
BALCONY SIZES:
BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN. THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
CROSS VENTILATION:
PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
BETTER APARTMENT STANDARDS:
STANDARD D18: ACCESSIBILITY ASSESSMENT
STANDARD D20: P.O.S ASSESSMENT
STANDARD D21: STORAGE ASSESSMENT
STANDARD D26: ROOM SIZE ASSESSMENT
STANDARD D27: ROOM DEPTH ASSESSMENT
STANDARD D28: WINDOWS ASSESSMENT
STANDARD D29: CROSS VENTILATION ASSESSMENT

TOWN PLANNING

22/08/2024 08:20:24 5:23:49 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

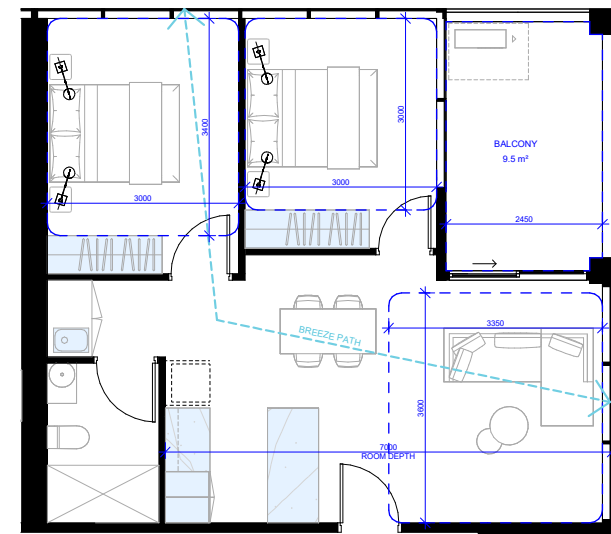
COPYRIGHT © OF ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/08/23 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

BADS ANALYSIS 07
SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP4.12
2024/08/23 B



1 2B1B - TYPE 1
SCALE 1:50

2B1B - TYPE 1 INTERNAL STORAGE SCHEDULE

CASEWORK	1.3 m³
KITCHEN BENCH	0.5 m³
KITCHEN ISLAND	0.6 m³
LAUNDRY	1.5 m³
WARDROBE	6.1 m³
TOTAL INTERNAL STORAGE	10.1 m³

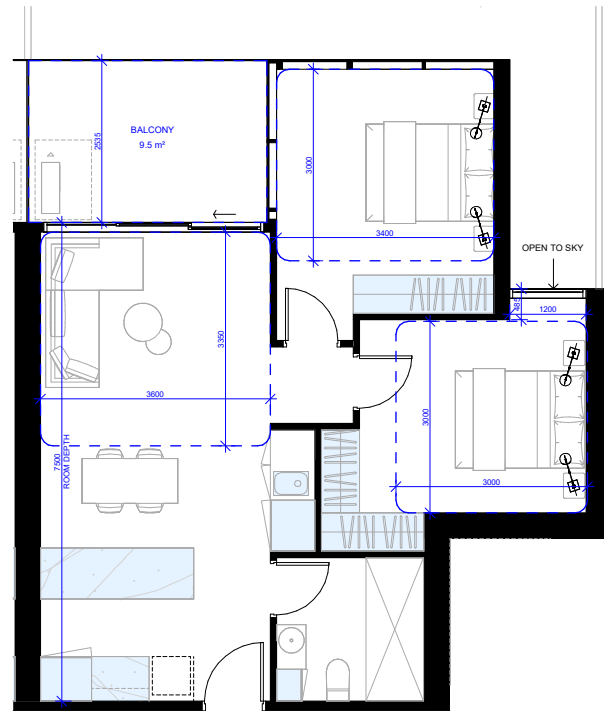
2B1B-TYPE 1 STORAGE	
Mark	Volume
2B1B - TYPE 1	10.1 m³

2B1B - TYPE 1 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18F COMPLIANT?	STANDARD D20F COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D29F COMPLIANT?	STANDARD D29 COMPLIANT?
2 BED & 1 BATH	10	NO	NO	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:

- A317 A1016
- A417 A1116
- A517 A1210
- A617
- A717
- A817
- A916



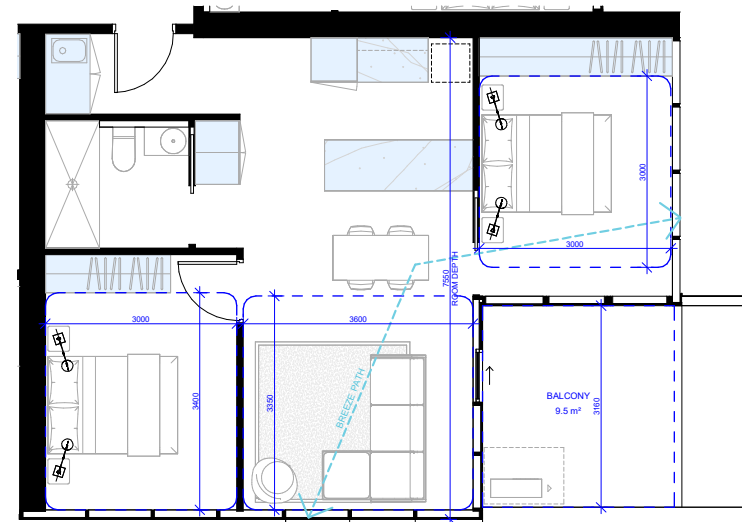
2 2B1B - TYPE 2
SCALE 1:50

2B1B - TYPE 2 INTERNAL STORAGE SCHEDULE

CASEWORK	3.2 m³
KITCHEN BENCH	0.4 m³
KITCHEN ISLAND	0.9 m³
LAUNDRY	1.3 m³
WARDROBE	8.3 m³
TOTAL INTERNAL STORAGE	14.1 m³

2B1B - TYPE 2 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18F COMPLIANT?	STANDARD D20F COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D29F COMPLIANT?	STANDARD D29 COMPLIANT?
2 BED & 1 BATH	7	NO	YES	YES	YES	YES	YES	NO



3 2B1B - TYPE 3
SCALE 1:50

2B1B - TYPE 3 INTERNAL STORAGE SCHEDULE

CASEWORK	2.9 m³
KITCHEN BENCH	0.6 m³
KITCHEN ISLAND	0.9 m³
LAUNDRY	1.6 m³
WARDROBE	8.1 m³
TOTAL INTERNAL STORAGE	14.0 m³

2B1B - TYPE 3 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18F COMPLIANT?	STANDARD D20F COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D29F COMPLIANT?	STANDARD D29 COMPLIANT?
2 BED & 1 BATH	6	NO	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:

- A307
- A407
- A507
- A607
- A707
- A807

NOTES:
DOORS:
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOM DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH RECALLY REMOVABLE HINGES.
BALCONY SIZES:
BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
CROSS VENTILATION:
PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
BETTER APARTMENT STANDARDS:
STANDARD D18F: ACCESSIBILITY ASSESSMENT
STANDARD D20F: P.O.S ASSESSMENT
STANDARD D21F: STORAGE ASSESSMENT
STANDARD D26F: ROOM SIZE ASSESSMENT
STANDARD D27F: ROOM DEPTH ASSESSMENT
STANDARD D28F: WINDOWS ASSESSMENT
STANDARD D29F: CROSS VENTILATION ASSESSMENT

TOWN PLANNING

CHT ARCHITECTS
Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

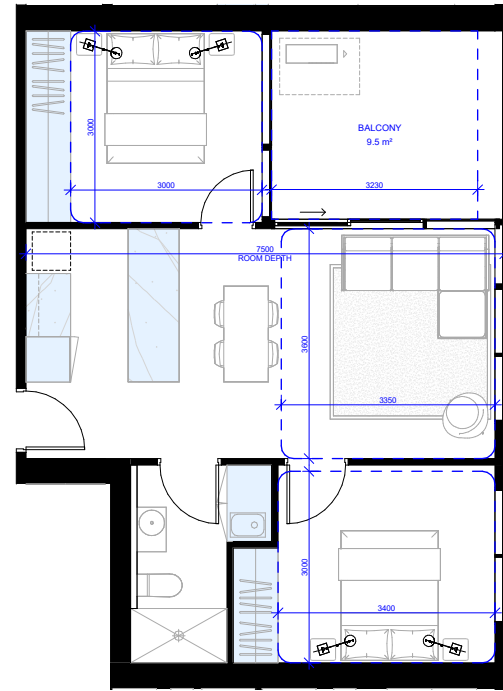
COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Author CHECKED BY: Chelmer

BADS ANALYSIS 08
SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP4.13
2024/08/23 B



1 2B1B - TYPE 4
SCALE: 1:50

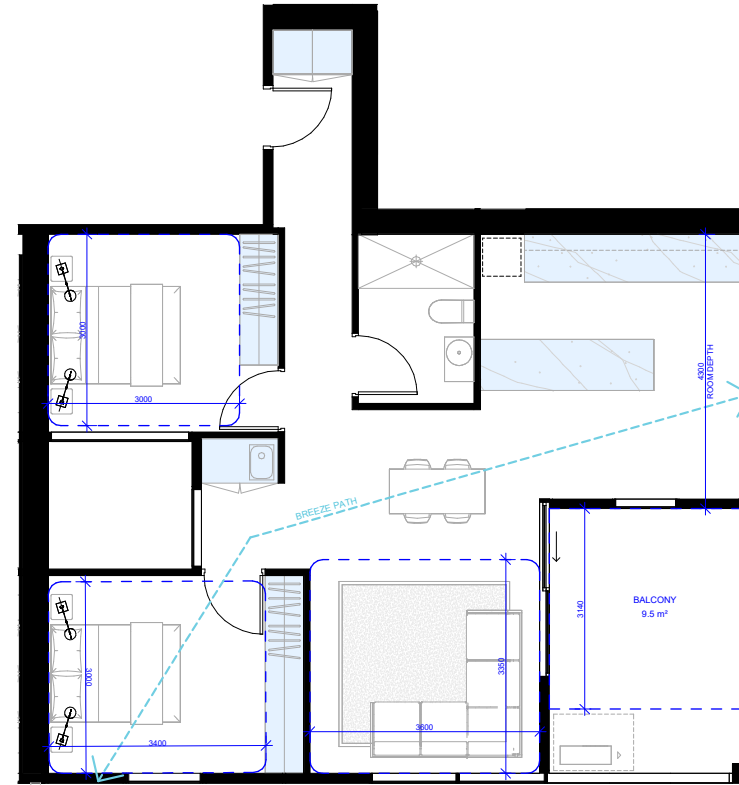
2B1B - TYPE 4 INTERNAL STORAGE SCHEDULE

CASEWORK	1.2 m²
KITCHEN BENCH	0.5 m²
KITCHEN ISLAND	0.9 m²
LAUNDRY	1.5 m²
WARDROBE	8.1 m²
TOTAL INTERNAL STORAGE	13.2 m²

2B1B-TYPE 4 STORAGE	
Mark	Volume
2B1B - TYPE 4	13.20 m²

2B1B - TYPE 4 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D11F COMPLIANT?	STANDARD D20F COMPLIANT?	STANDARD D21F COMPLIANT?	STANDARD D26F COMPLIANT?	STANDARD D27F COMPLIANT?	STANDARD D28F COMPLIANT?	STANDARD D29F COMPLIANT?
2 BED & 1 BATH	2	NO	YES	YES	YES	YES	YES	NO



2 2B1B - TYPE 5
SCALE: 1:50

2B1B - TYPE 5 INTERNAL STORAGE SCHEDULE

CASEWORK	2.1 m²
KITCHEN BENCH	2.4 m²
KITCHEN ISLAND	1.0 m²
LAUNDRY	1.5 m²
WARDROBE	8.3 m²
TOTAL INTERNAL STORAGE	15.3 m²

2B1B - TYPE 5 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D11F COMPLIANT?	STANDARD D20F COMPLIANT?	STANDARD D21F COMPLIANT?	STANDARD D26F COMPLIANT?	STANDARD D27F COMPLIANT?	STANDARD D28F COMPLIANT?	STANDARD D29F COMPLIANT?
2 BED & 1 BATH	1	NO	YES	YES	YES	YES	YES	YES

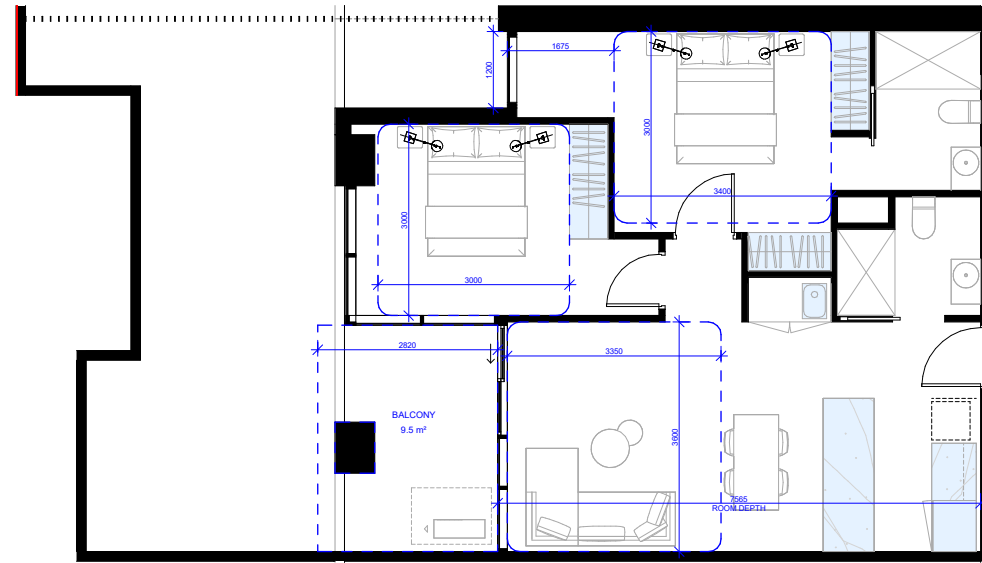
VENTILATION PATHS ON THE FOLLOWING APTs:

B1105

NOTES:
DOORS:
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH RECALLY REMOVABLE HINGES.
BALCONY SIZES:
BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
CROSS VENTILATION:
PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
BETTER APARTMENT STANDARDS:
STANDARD D11F: ACCESSIBILITY ASSESSMENT
STANDARD D20F: P.O.S ASSESSMENT
STANDARD D21F: STORAGE ASSESSMENT
STANDARD D26F: ROOM SIZE ASSESSMENT
STANDARD D27F: ROOM DEPTH ASSESSMENT
STANDARD D28F: WINDOWS ASSESSMENT
STANDARD D29F: CROSS VENTILATION ASSESSMENT

22/08/2024 5:24:32 PM

NOTES:
 DOORS:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH RECALLY REMOVABLE HINGES.
 BALCONY SIZES:
 BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
 CROSS VENTILATION:
 PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
 BETTER APARTMENT STANDARDS:
 STANDARD D18: ACCESSIBILITY ASSESSMENT
 STANDARD D20: P.O.S ASSESSMENT
 STANDARD D21: STORAGE ASSESSMENT
 STANDARD D26: ROOM SIZE ASSESSMENT
 STANDARD D27: ROOM DEPTH ASSESSMENT
 STANDARD D28: WINDOWS ASSESSMENT
 STANDARD D29: CROSS VENTILATION ASSESSMENT



1 2B2B - TYPE 1
SCALE 1:50

2B2B - TYPE 1 INTERNAL STORAGE SCHEDULE

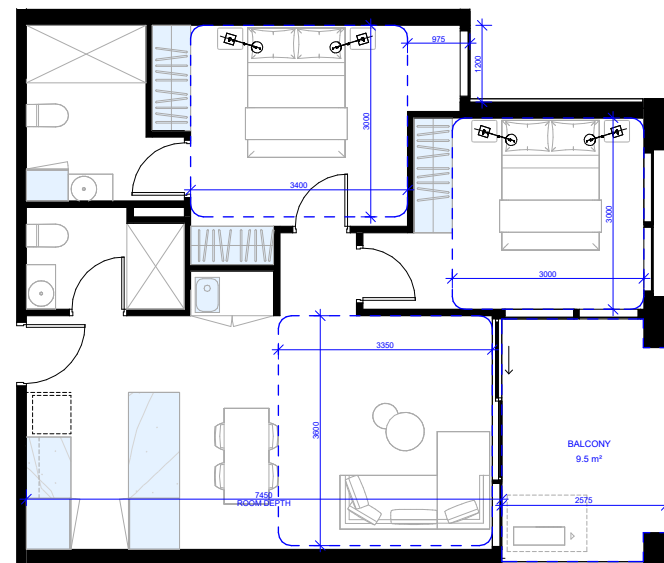
CASEWORK	1.3 m³
KITCHEN BENCH	0.4 m³
KITCHEN ISLAND	0.9 m³
LAUNDRY	1.7 m³
WARDROBE	7.5 m³
TOTAL INTERNAL STORAGE	11.9 m³

2B2B-TYPE 1 STORAGE

Mark	Volume
2B2B - TYPE 1	2.20 m³

2B2B - TYPE 1 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18 COMPLIANT?	STANDARD D20 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D26 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D29 COMPLIANT?
2 BED & 2 BATH	2	NO	YES	YES	YES	YES	YES	NO



2 2B2B - TYPE 2
SCALE 1:50

2B2B - TYPE 2 INTERNAL STORAGE SCHEDULE

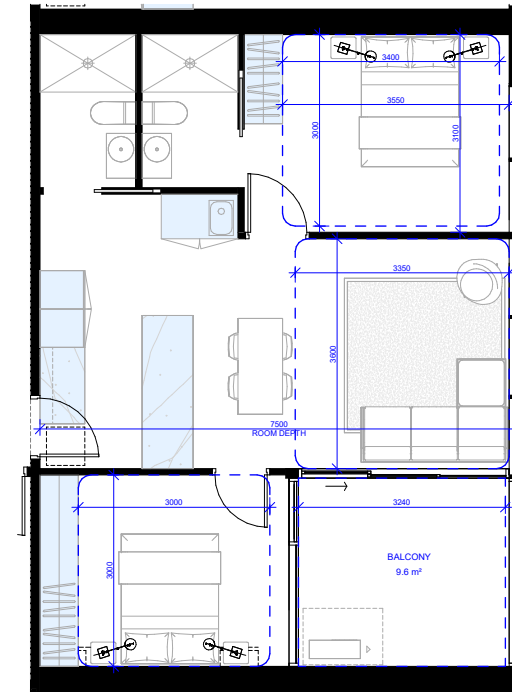
CASEWORK	3.7 m³
KITCHEN BENCH	0.5 m³
KITCHEN ISLAND	0.6 m³
LAUNDRY	1.7 m³
WARDROBE	7.7 m³
TOTAL INTERNAL STORAGE	14.1 m³

2B2B-TYPE 2 STORAGE

Mark	Volume
2B2B - TYPE 2	2.20 m³

2B2B - TYPE 2 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18 COMPLIANT?	STANDARD D20 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D26 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D29 COMPLIANT?
2 BED & 2 BATH	3	NO	YES	YES	YES	YES	YES	NO



3 2B2B - TYPE 3
SCALE 1:50

2B2B - TYPE 3 INTERNAL STORAGE SCHEDULE

CASEWORK	2.0 m³
KITCHEN BENCH	0.7 m³
KITCHEN ISLAND	0.9 m³
LAUNDRY	1.5 m³
WARDROBE	7.1 m³
TOTAL INTERNAL STORAGE	12.2 m³

2B2B-TYPE 3 STORAGE

Mark	Volume
2B2B - TYPE 3	2.20 m³

2B2B - TYPE 3 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18 COMPLIANT?	STANDARD D20 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D26 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D29 COMPLIANT?
2 BED & 2 BATH	3	NO	YES	YES	YES	YES	YES	NO

TOWN PLANNING

2024-08-23 08:20:24 5:24:57 PM

CHT ARCHITECTS
 Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

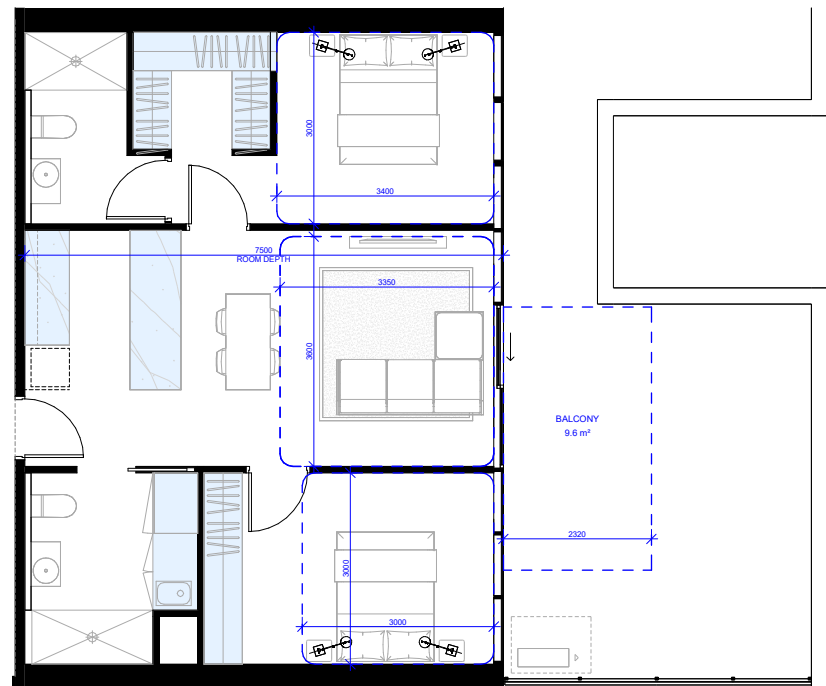
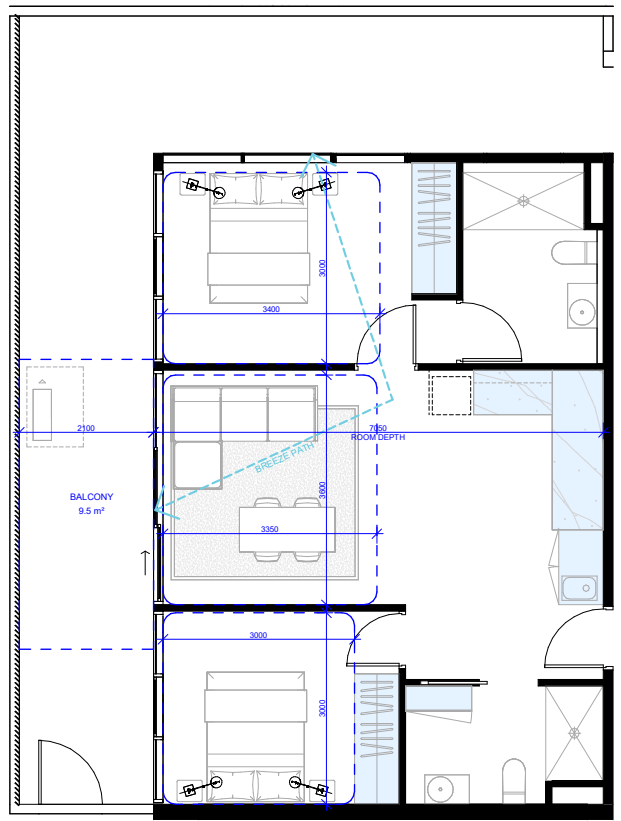
2024/08/23 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
 DRAWN BY: Ashur CHECKED BY: Chelver

BADS ANALYSIS 10
 SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

22028 TP4.15
 2024/08/23 B

NOTES:
 DOORS:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH EASILY REMOVABLE HINGES.
 BALCONY SIZES:
 BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN. THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
 CROSS VENTILATION:
 PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
 BETTER APARTMENT STANDARDS:
 STANDARD D18: ACCESSIBILITY ASSESSMENT
 STANDARD D20: P.O.S ASSESSMENT
 STANDARD D21: STORAGE ASSESSMENT
 STANDARD D26: ROOM SIZE ASSESSMENT
 STANDARD D27: ROOM DEPTH ASSESSMENT
 STANDARD D28: WINDOWS ASSESSMENT
 STANDARD D29: CROSS VENTILATION ASSESSMENT



1 2B2B - TYPE 4
SCALE 1:50

2 2B2B - TYPE 5
SCALE 1:50

2B2B - TYPE 4 INTERNAL STORAGE SCHEDULE

CASEWORK	1.0 m ³
KITCHEN BENCH	0.7 m ³
KITCHEN ISLAND	0.9 m ³
LAUNDRY	1.5 m ³
WARDROBE	7.7 m ³
TOTAL INTERNAL STORAGE	11.8 m ³

2B2B - TYPE 5 INTERNAL STORAGE SCHEDULE

CASEWORK	1.6 m ³
KITCHEN BENCH	1.1 m ³
KITCHEN ISLAND	0.9 m ³
LAUNDRY	1.5 m ³
WARDROBE	12.5 m ³
TOTAL INTERNAL STORAGE	17.6 m ³

2B2B-TYPE 4 STORAGE

Mark	Volume
2B2B - TYPE 4	2.20 m ³

2B2B - TYPE 4 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18 COMPLIANT?	STANDARD D20 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D26 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D29 COMPLIANT?
2 BED & 2 BATH	3	NO	YES	YES	YES	YES	YES	NO
2 BED & 2 BATH	18	NO	YES	YES	YES	YES	YES	YES

2B2B - TYPE 5 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18 COMPLIANT?	STANDARD D20 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D26 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D29 COMPLIANT?
2 BED & 2 BATH	1	NO	YES	YES	YES	YES	YES	NO

VENTILATION PATHS ON THE FOLLOWING APT'S:

- B301
- B401
- B403
- B501
- B503
- B601
- B603
- B701
- B703
- B801
- B803
- B901
- B903
- B1001
- B1003
- B1101

TOWN PLANNING

22/08/2024 5:25:14 PM

CHT ARCHITECTS
 Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

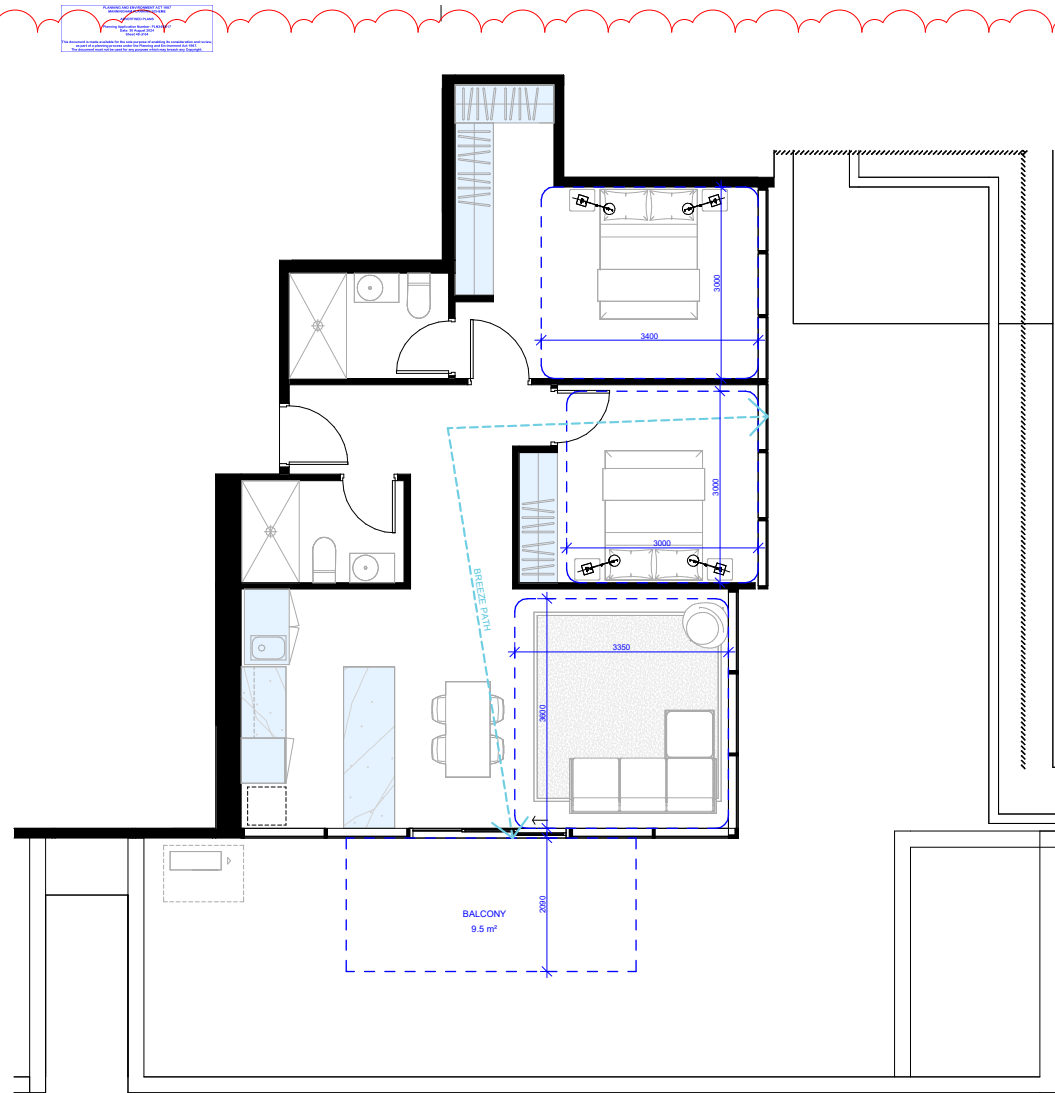
COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
 DRAWN BY: Ashby CHECKED BY: Chelmer

BADS ANALYSIS 11
 SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

22028 TP4.16
 2024/08/23 B



3 2B2B - TYPE 6
SCALE 1 : 50

2B2B - TYPE 6 INTERNAL STORAGE SCHEDULE

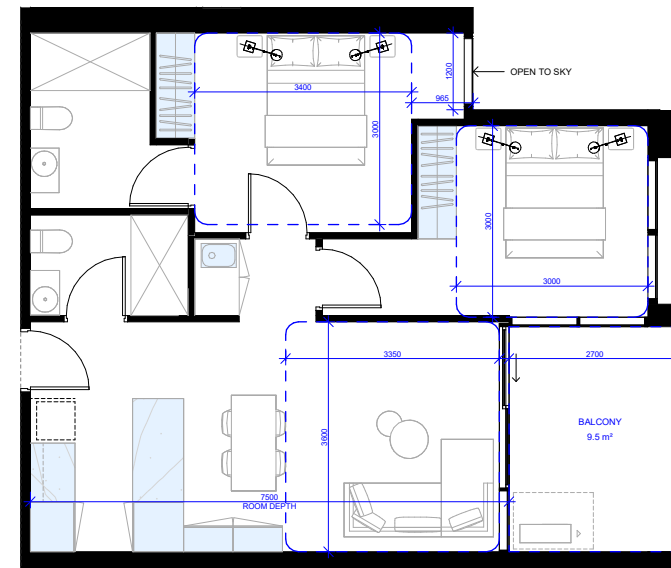
CASEWORK	1.2 m ²
KITCHEN BENCH	0.6 m ²
KITCHEN ISLAND	0.9 m ²
LAUNDRY	1.5 m ²
WARDROBE	10.2 m ²
TOTAL INTERNAL STORAGE	14.4 m ²

2B2B - TYPE 6 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D1# COMPLIANT?	STANDARD D2# COMPLIANT?	STANDARD D21# COMPLIANT?	STANDARD D22# COMPLIANT?	STANDARD D23# COMPLIANT?	STANDARD D24# COMPLIANT?	STANDARD D25# COMPLIANT?
2 BED & 2 BATH	1	NO	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:

A305



1 2B2B - TYPE 7
SCALE 1 : 50

2B2B - TYPE 7 INTERNAL STORAGE SCHEDULE

CASEWORK	4.3 m ²
KITCHEN BENCH	0.5 m ²
KITCHEN ISLAND	0.6 m ²
LAUNDRY	1.5 m ²
WARDROBE	5.5 m ²
TOTAL INTERNAL STORAGE	12.4 m ²

2B2B - TYPE 7 STORAGE

Mark	Volume
2B2B - TYPE 7	12.20 m ³

2B2B - TYPE 7 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D1# COMPLIANT?	STANDARD D2# COMPLIANT?	STANDARD D21# COMPLIANT?	STANDARD D22# COMPLIANT?	STANDARD D23# COMPLIANT?	STANDARD D24# COMPLIANT?	STANDARD D25# COMPLIANT?
2 BED & 2 BATH	1	NO	YES	YES	YES	YES	YES	NO

NOTES:
DOORS: ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.
BALCONY SIZES: BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
CROSS VENTILATION: PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
BETTER APARTMENT STANDARDS:
STANDARD D1# ACCESSIBILITY ASSESSMENT
STANDARD D2# P.O.S ASSESSMENT
STANDARD D21# STORAGE ASSESSMENT
STANDARD D22# ROOM SIZE ASSESSMENT
STANDARD D23# ROOM DEPTH ASSESSMENT
STANDARD D24# WINDOWS ASSESSMENT
STANDARD D25# CROSS VENTILATION ASSESSMENT

22/08/2024 5:25:32 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

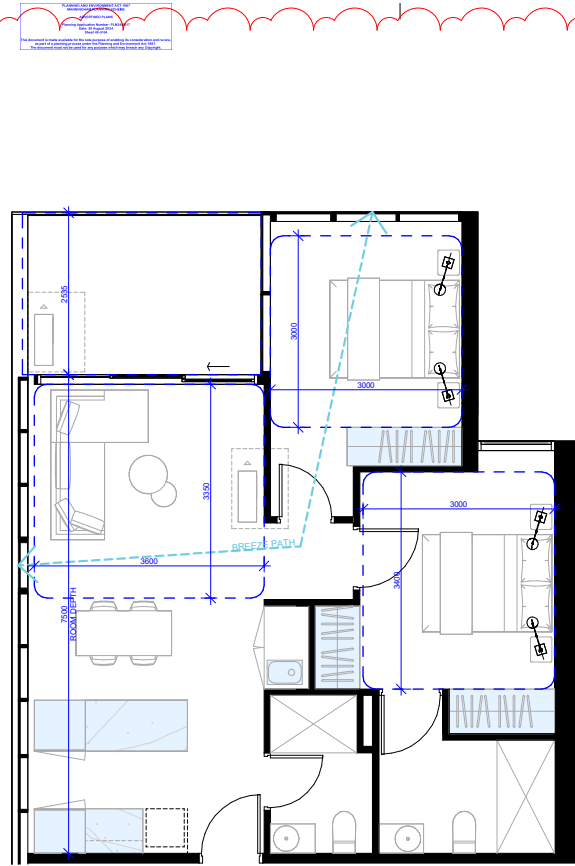
2024/08/23 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

BADS ANALYSIS 12
SCALE: 1 : 50@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP4.17
2024/08/23 B

TOWN PLANNING



1 2B2B - TYPE 8
SCALE: 1:50

2B2B - TYPE 8 INTERNAL STORAGE SCHEDULE

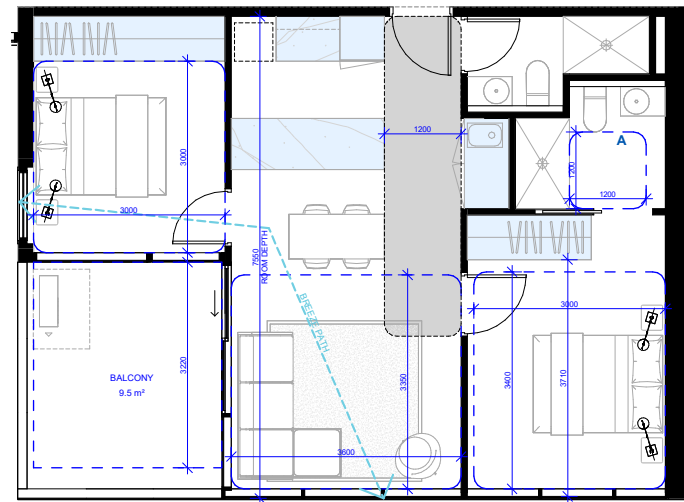
CASEWORK	2.9 m ³
KITCHEN BENCH	0.4 m ³
KITCHEN ISLAND	0.6 m ³
LAUNDRY	1.7 m ³
WARDROBE	8.5 m ³
TOTAL INTERNAL STORAGE	14.1 m ³

2B2B - TYPE 8 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D11F COMPLIANT?	STANDARD D22F COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D28F COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28F COMPLIANT?	STANDARD D29F COMPLIANT?
2 BED & 2 BATH	7	NO	YES	YES	YES	YES	YES	NO
2 BED & 2 BATH	7	NO	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APTS:

- B312
- B412
- B512
- B612
- B712
- B812
- B911



3 2B2B - TYPE 9
SCALE: 1:50

2B2B - TYPE 9 INTERNAL STORAGE SCHEDULE

KITCHEN BENCH	0.5 m ³
KITCHEN ISLAND	0.9 m ³
LAUNDRY	1.9 m ³
WARDROBE	9.3 m ³
TOTAL INTERNAL STORAGE	12.6 m ³

2B2B-TYPE 9 STORAGE	
Mark	Volume
2B2B - TYPE 9	2.20 m ³

2B2B - TYPE 9 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D11F COMPLIANT?	STANDARD D22F COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D28F COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28F COMPLIANT?	STANDARD D29F COMPLIANT?
2 BED & 2 BATH	20	YES	YES	YES	YES	YES	YES	YES
2 BED & 2 BATH	10	YES	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APTS:

- A321
- A421
- A521
- A621
- A721
- A821
- A920
- A1020
- A1120
- A1214

NOTES:
DOORS:
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOM DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH RECALLY REMOVABLE HINGES.
BALCONY SIZES:
BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN. THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
CROSS VENTILATION:
PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
BETTER APARTMENT STANDARDS:
STANDARD D11F: ACCESSIBILITY ASSESSMENT
STANDARD D22F: P.O.S ASSESSMENT
STANDARD D21: STORAGE ASSESSMENT
STANDARD D28F: ROOM SIZE ASSESSMENT
STANDARD D27: ROOM DEPTH ASSESSMENT
STANDARD D28: WINDOWS ASSESSMENT
STANDARD D29F: CROSS VENTILATION ASSESSMENT

TOWN PLANNING

22/08/2024 5:25:49 PM

CHT ARCHITECTS
Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

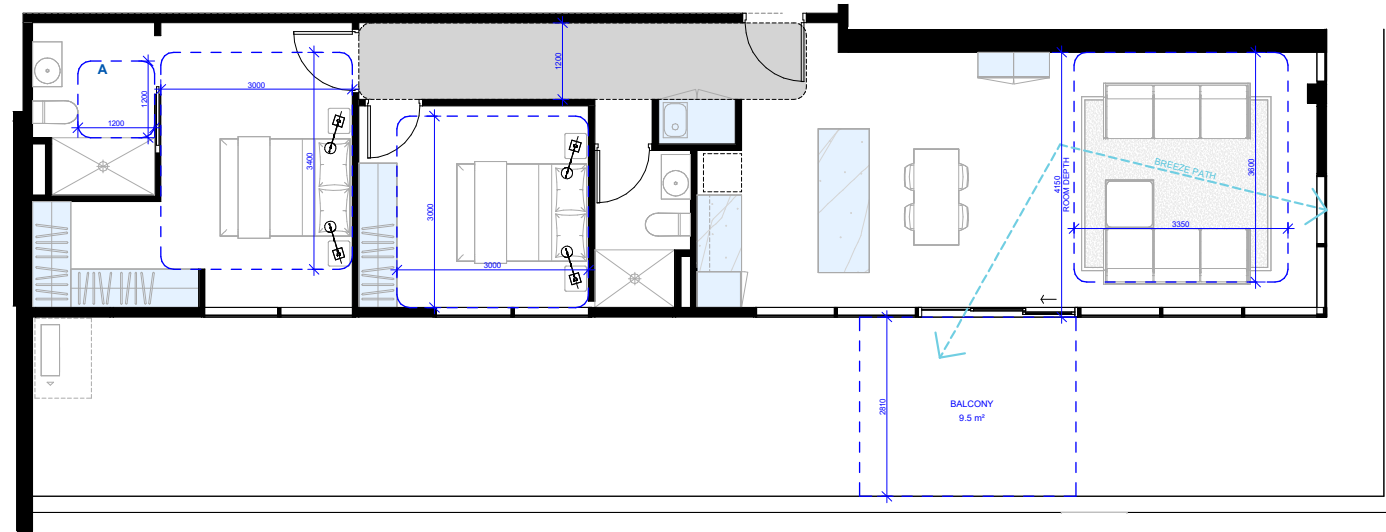
COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/08/23 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

BADS ANALYSIS 13
SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP4.18
2024/08/23 B



2 2B2B - TYPE 10
SCALE: 1:50

2B2B - TYPE 10 INTERNAL STORAGE SCHEDULE

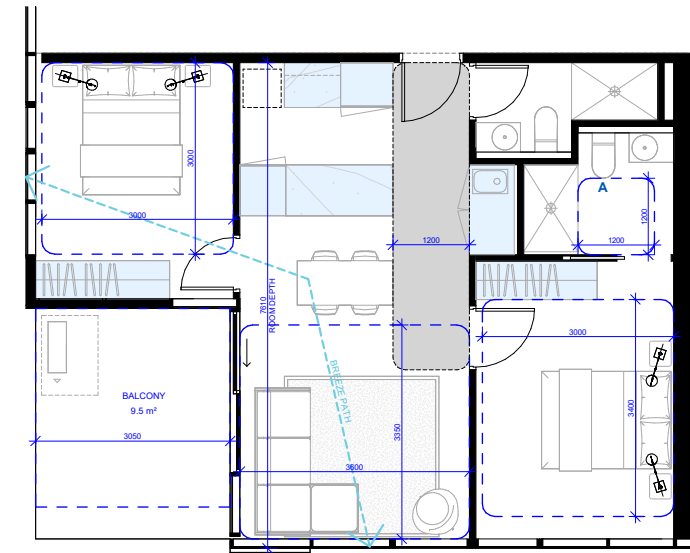
CASEWORK	2.0 m³
KITCHEN BENCH	0.7 m³
KITCHEN ISLAND	0.8 m³
LAUNDRY	1.5 m³
WARDROBE	9.6 m³
TOTAL INTERNAL STORAGE	14.6 m³

2B2B - TYPE 10 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D106 COMPLIANT??	STANDARD D107 COMPLIANT??	STANDARD D108 COMPLIANT??	STANDARD D109 COMPLIANT??	STANDARD D110 COMPLIANT??	STANDARD D111 COMPLIANT??	STANDARD D112 COMPLIANT??
2 BED & 2 BATH	1	YES	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:

B907



1 2B2B - TYPE 11
SCALE: 1:50

2B2B - TYPE 11 INTERNAL STORAGE SCHEDULE

CASEWORK	2.8 m³
KITCHEN BENCH	0.4 m³
KITCHEN ISLAND	0.6 m³
LAUNDRY	1.9 m³
WARDROBE	6.5 m³
TOTAL INTERNAL STORAGE	12.1 m³

2B2B - TYPE 11 STORAGE

Mark	Volume
2B2B - TYPE 11	2.20 m³

2B2B - TYPE 11 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D106 COMPLIANT??	STANDARD D107 COMPLIANT??	STANDARD D108 COMPLIANT??	STANDARD D109 COMPLIANT??	STANDARD D110 COMPLIANT??	STANDARD D111 COMPLIANT??	STANDARD D112 COMPLIANT??
2 BED & 2 BATH	7	YES	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:

B311
B411
B511
B611
B711
B811
B910

NOTES:
DOORS:
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH RECALLY REMOVABLE HINGES.
BALCONY SIZES:
BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
CROSS VENTILATION:
PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
BETTER APARTMENT STANDARDS:
STANDARD D106: ACCESSIBILITY ASSESSMENT
STANDARD D107: P.O.S ASSESSMENT
STANDARD D108: STORAGE ASSESSMENT
STANDARD D109: ROOM SIZE ASSESSMENT
STANDARD D110: ROOM DEPTH ASSESSMENT
STANDARD D111: WINDOWS ASSESSMENT
STANDARD D112: CROSS VENTILATION ASSESSMENT

TOWN PLANNING

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

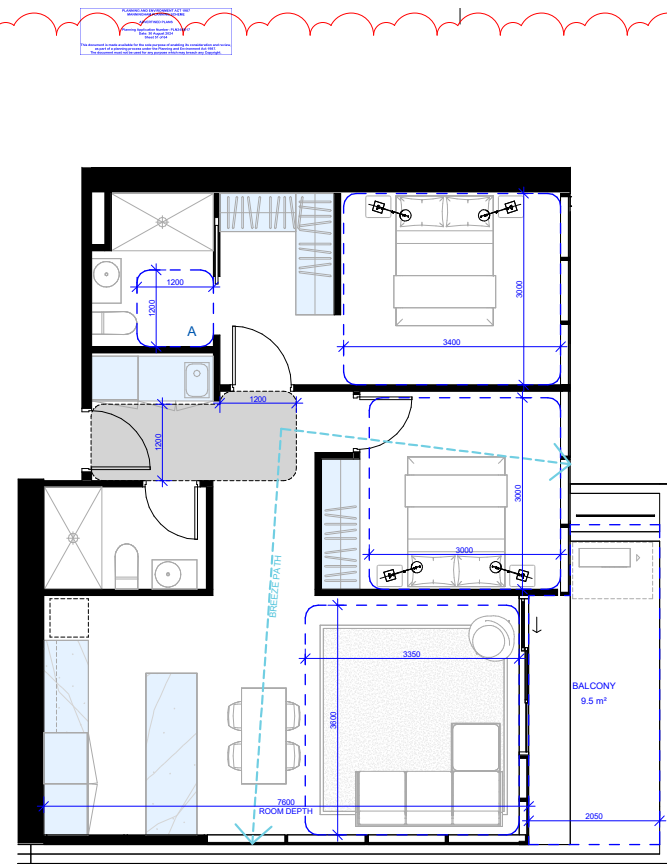
COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/08/23 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

BADS ANALYSIS 14
SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP4.19
2024/08/23 B



1 2B2B - TYPE 12
SCALE: 1:50

2B2B - TYPE 12 INTERNAL STORAGE SCHEDULE

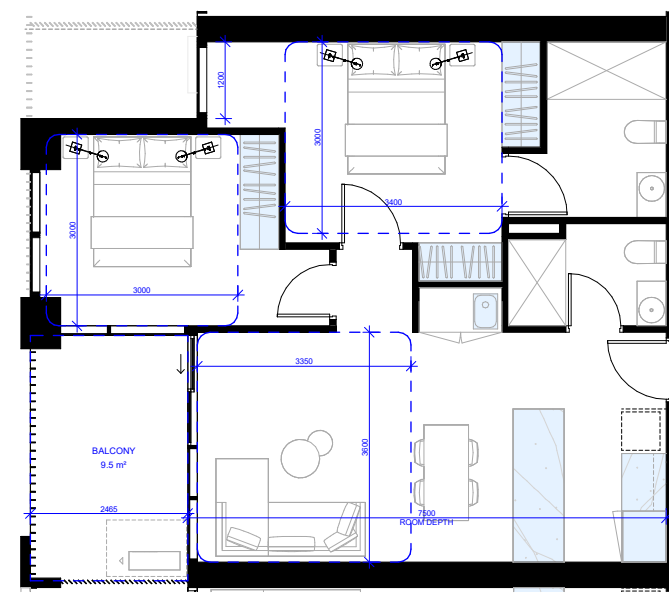
CASEWORK	3.9 m²
KITCHEN ISLAND	0.9 m²
LAUNDRY	1.5 m²
WARDROBE	8.3 m²
TOTAL INTERNAL STORAGE	14.6 m²

2B2B - TYPE 12 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D16 COMPLIANT?	STANDARD D20 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D22 COMPLIANT?	STANDARD D23 COMPLIANT?	STANDARD D24 COMPLIANT?
2 BED & 2 BATH	11	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:

- A306 A605
- A405 A606
- A406 A705
- A505 A706
- A506 A805
- A806



2 2B2B - TYPE 13
SCALE: 1:50

2B2B - TYPE 13 INTERNAL STORAGE SCHEDULE

CASEWORK	1.3 m²
KITCHEN BENCH	0.4 m²
KITCHEN ISLAND	0.9 m²
LAUNDRY	1.7 m²
WARDROBE	7.7 m²
TOTAL INTERNAL STORAGE	12.0 m²

2B2B-TYPE 13 STORAGE	
Mark	Volume
2B2B - TYPE 13	2.20 m³

2B2B - TYPE 13 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D16 COMPLIANT?	STANDARD D20 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D22 COMPLIANT?	STANDARD D23 COMPLIANT?	STANDARD D24 COMPLIANT?
2 BED & 2 BATH	1	NO	YES	YES	YES	YES	NO

NOTES:
DOORS:
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH RECALLY REMOVABLE HINGES.
BALCONY SIZES:
BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
CROSS VENTILATION:
PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
BETTER APARTMENT STANDARDS:
STANDARD D16: ACCESSIBILITY ASSESSMENT
STANDARD D20: P.O.S ASSESSMENT
STANDARD D21: STORAGE ASSESSMENT
STANDARD D22: ROOM SIZE ASSESSMENT
STANDARD D23: ROOM DEPTH ASSESSMENT
STANDARD D24: WINDOWS ASSESSMENT
STANDARD D25: CROSS VENTILATION ASSESSMENT

22/08/2024 5:28:10 PM

CHT ARCHITECTS
Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

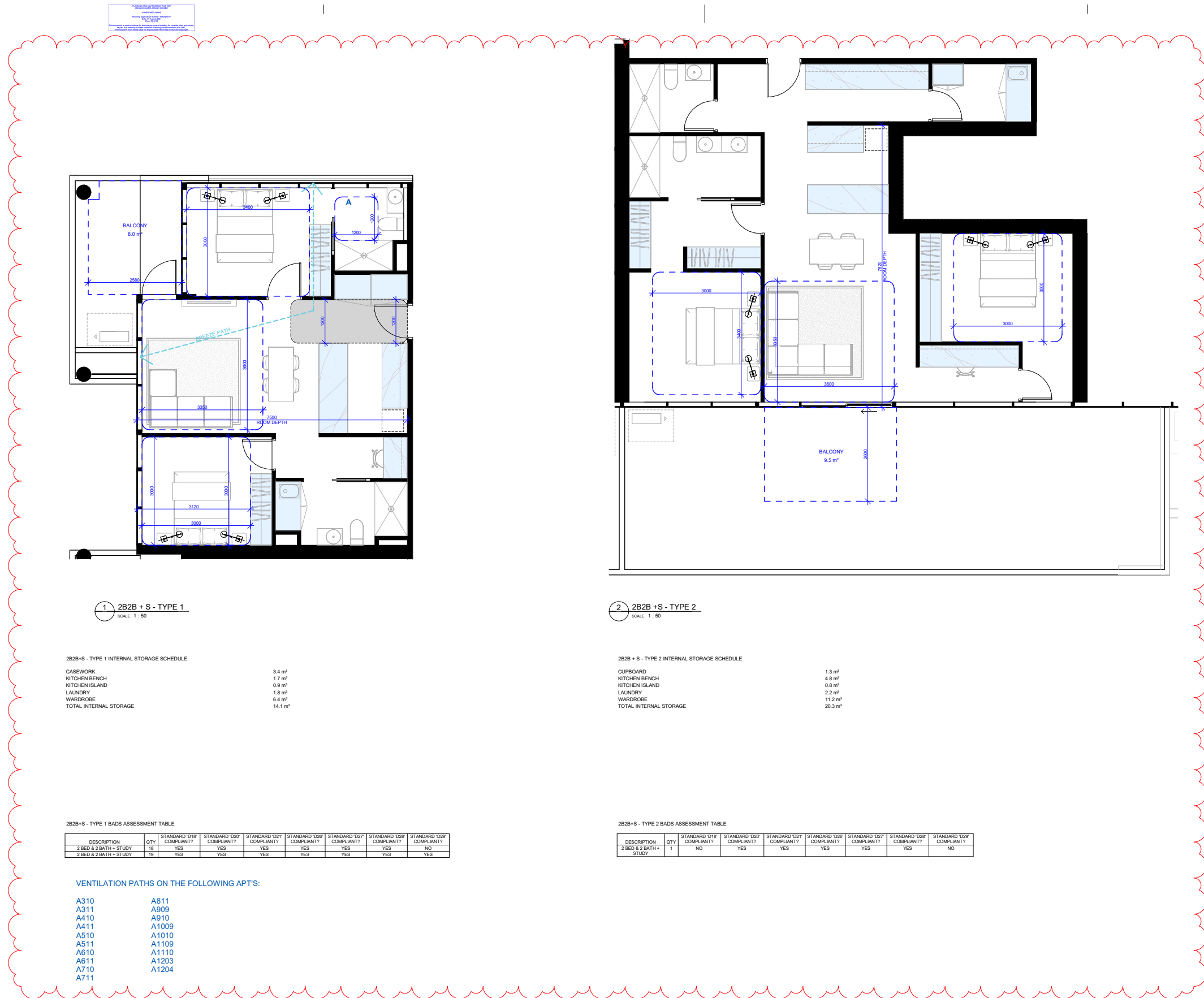
2023/12/20 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

BADS ANALYSIS 15
SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP4.20
2024/08/23 B

TOWN PLANNING



NOTES:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH REMOVABLE HINGES.
 BALCONY SIZES: BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN. THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
 CROSS VENTILATION: PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
 BETTER APARTMENT STANDARDS:
 STANDARD 'D11': ACCESSIBILITY ASSESSMENT
 STANDARD 'D21': P.O.S ASSESSMENT
 STANDARD 'D21': STORAGE ASSESSMENT
 STANDARD 'D21': ROOM SIZE ASSESSMENT
 STANDARD 'D21': ROOM DEPTH ASSESSMENT
 STANDARD 'D21': WINDOWS ASSESSMENT
 STANDARD 'D21': CROSS VENTILATION ASSESSMENT

1 2B2B + S - TYPE 1
SCALE 1:50

2B2B+S - TYPE 1 INTERNAL STORAGE SCHEDULE

CASEWORK	3.4 m ²
KITCHEN BENCH	1.7 m ²
KITCHEN ISLAND	0.9 m ²
LAUNDRY	1.8 m ²
WARDROBE	6.4 m ²
TOTAL INTERNAL STORAGE	14.1 m ²

2B2B+S - TYPE 1 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD 'D11' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D21' COMPLIANT?
2 BED & 2 BATH + STUDY	10	YES	YES	YES	YES	YES	YES	NO
2 BED & 2 BATH + STUDY	10	YES	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:

- A310 A811
- A311 A909
- A410 A910
- A411 A1009
- A510 A1010
- A511 A1109
- A610 A1110
- A611 A1203
- A710 A1204
- A711

2 2B2B + S - TYPE 2
SCALE 1:50

2B2B + S - TYPE 2 INTERNAL STORAGE SCHEDULE

CUPBOARD	1.3 m ²
KITCHEN BENCH	4.8 m ²
KITCHEN ISLAND	0.8 m ²
LAUNDRY	2.2 m ²
WARDROBE	11.2 m ²
TOTAL INTERNAL STORAGE	20.3 m ²

2B2B+S - TYPE 2 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD 'D11' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D21' COMPLIANT?
2 BED & 2 BATH + STUDY	1	NO	YES	YES	YES	YES	YES	NO

22/08/2024 5:21:34 PM

CHT ARCHITECTS
 Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

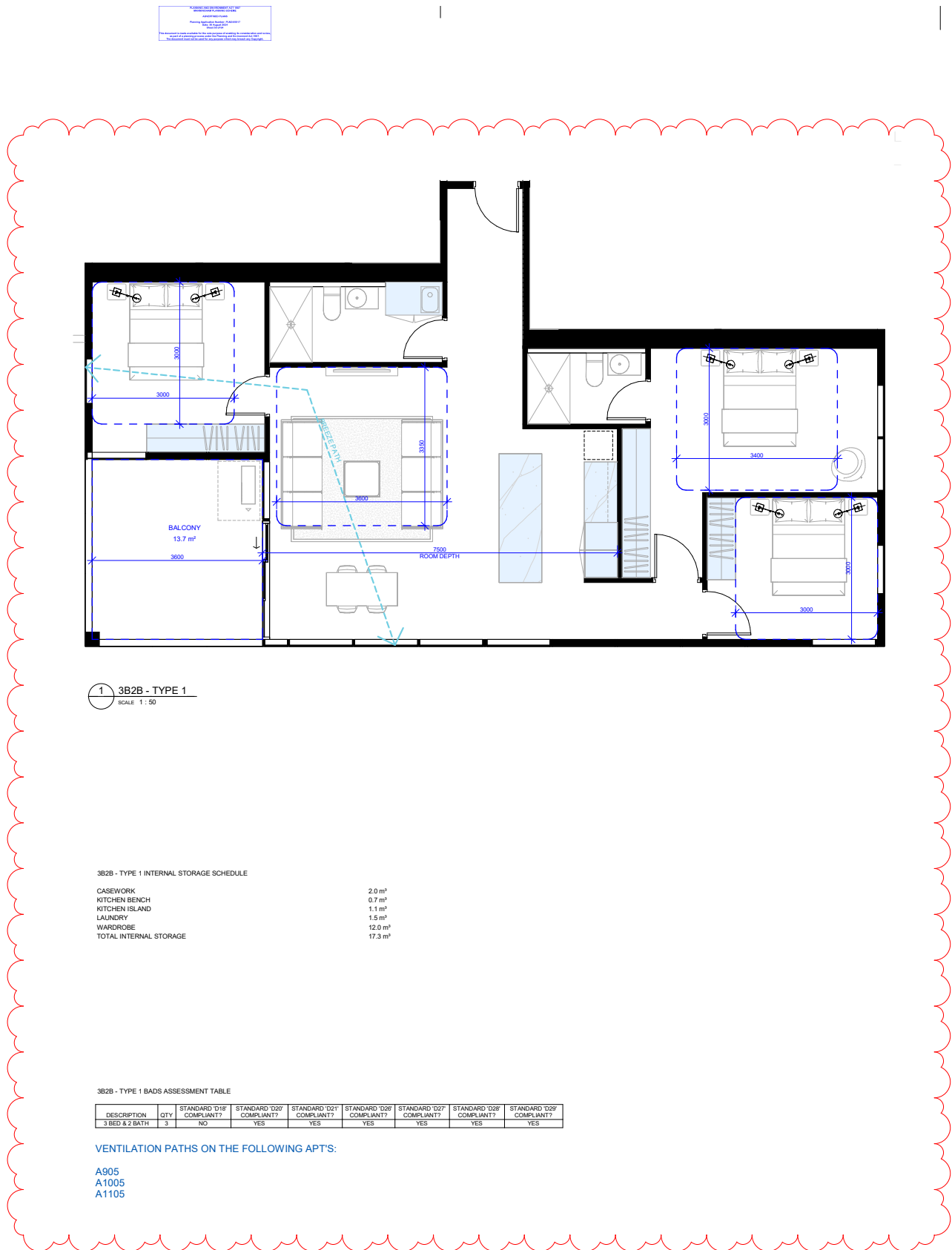
2024/08/23 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
 DRAWN BY: Ashur CHECKED BY: Chelmer

BADS ANALYSIS 16
 SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

TOWN PLANNING

22028 TP4.21
 2024/08/23 B



NOTES:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH REMOVABLE HINGES.
 BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
 CROSS VENTILATION: PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
 BETTER APARTMENT STANDARDS:
 STANDARD D18: ACCESSIBILITY ASSESSMENT
 STANDARD D20: P.O.S ASSESSMENT
 STANDARD D21: STORAGE ASSESSMENT
 STANDARD D26: ROOM SIZE ASSESSMENT
 STANDARD D27: ROOM DEPTH ASSESSMENT
 STANDARD D28: WINDOWS ASSESSMENT
 STANDARD D29: CROSS VENTILATION ASSESSMENT

1 3B2B - TYPE 1
 SCALE 1: 50

3B2B - TYPE 1 INTERNAL STORAGE SCHEDULE

CASEWORK	2.0 m ²
KITCHEN BENCH	0.7 m ²
KITCHEN ISLAND	1.1 m ²
LAUNDRY	1.5 m ²
WARDROBE	12.0 m ²
TOTAL INTERNAL STORAGE	17.3 m ²

3B2B - TYPE 1 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18 COMPLIANT?	STANDARD D20 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D26 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D29 COMPLIANT?
3 BED & BATH	3	NO	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:
 A905
 A1005
 A1105

22/08/2024 5:21:36 PM

CHT ARCHITECTS
 Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

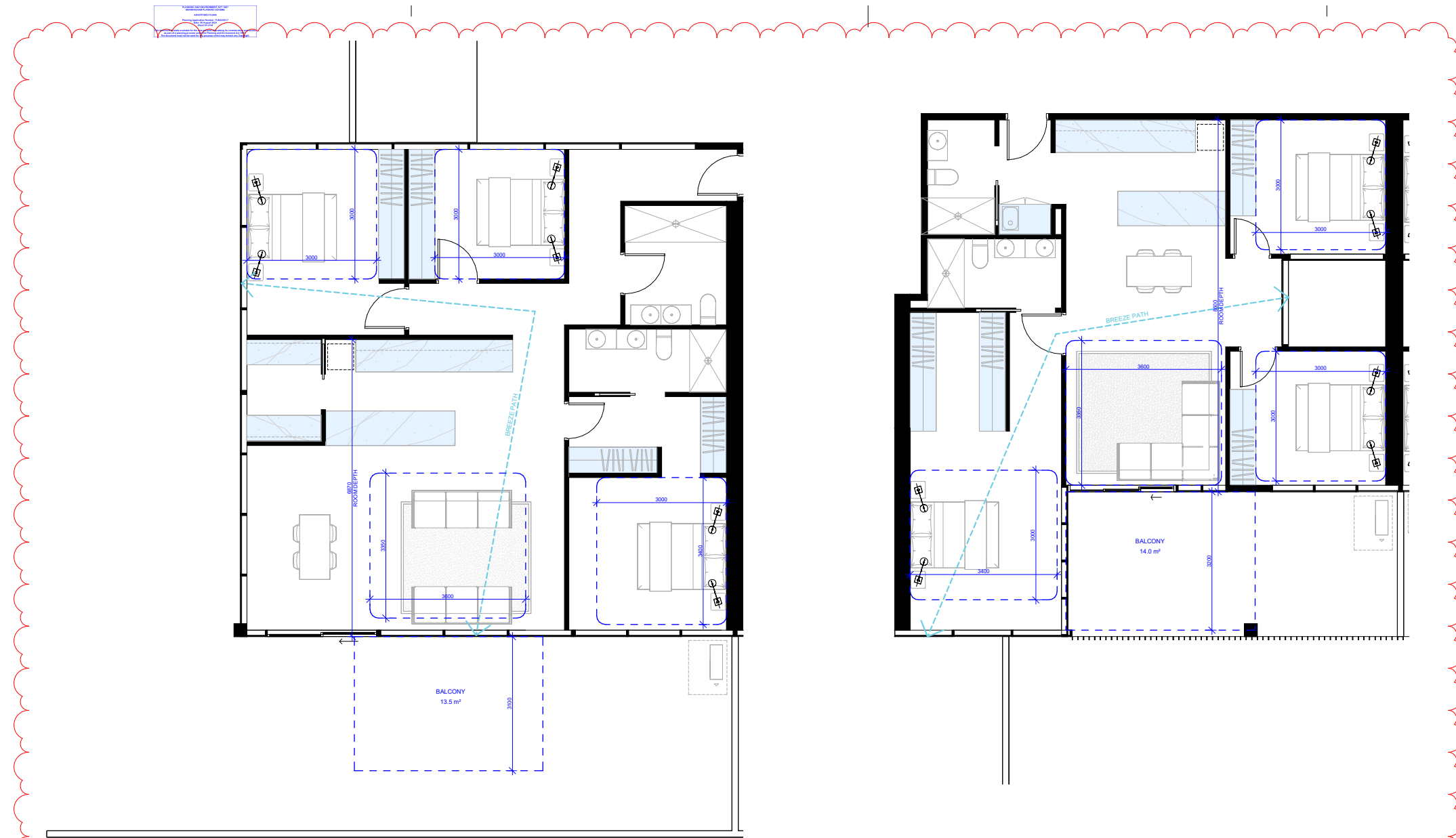
COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/08/23 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelise

BADS ANALYSIS 17
 SCALE: 1: 50@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

TOWN PLANNING
 22028 TP4.22
 2024/08/23 B



NOTES:
 DOORS:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH REMOVABLE HINGES.
 BALCONY SIZES:
 BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
 CROSS VENTILATION:
 PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
 BETTER APARTMENT STANDARDS:
 STANDARD 121F: ACCESSIBILITY ASSESSMENT
 STANDARD 122F: P.O.S ASSESSMENT
 STANDARD 123F: STORAGE ASSESSMENT
 STANDARD 124F: ROOM SIZE ASSESSMENT
 STANDARD 125F: ROOM DEPTH ASSESSMENT
 STANDARD 126F: WINDOWS ASSESSMENT
 STANDARD 127F: CROSS VENTILATION ASSESSMENT

1 3B2B - TYPE 2
 SCALE: 1:50

3B2B - TYPE 2 INTERNAL STORAGE SCHEDULE

KITCHEN BENCH	4.4 m ²
KITCHEN ISLAND	1.1 m ²
WARDROBE	15.9 m ²
TOTAL INTERNAL STORAGE	21.4 m ²

3B2B - TYPE 2 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD 121F COMPLIANT??	STANDARD 122F COMPLIANT??	STANDARD 123F COMPLIANT??	STANDARD 124F COMPLIANT??	STANDARD 125F COMPLIANT??	STANDARD 126F COMPLIANT??	STANDARD 127F COMPLIANT??
3 BED & 2 BATH	1	NO	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:
 B1009

2 3B2B - TYPE 3
 SCALE: 1:50

3B2B - TYPE 3 INTERNAL STORAGE SCHEDULE

KITCHEN BENCH	2.3 m ²
KITCHEN ISLAND	0.9 m ²
LAUNDRY	1.5 m ²
WARDROBE	16.1 m ²
TOTAL INTERNAL STORAGE	20.8 m ²

3B2B - TYPE 3 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD 121F COMPLIANT??	STANDARD 122F COMPLIANT??	STANDARD 123F COMPLIANT??	STANDARD 124F COMPLIANT??	STANDARD 125F COMPLIANT??	STANDARD 126F COMPLIANT??	STANDARD 127F COMPLIANT??
3 BED & 2 BATH	2	NO	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:
 B1007
 B1106

22/08/2024 5:21:37 PM

CHT ARCHITECTS
 Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

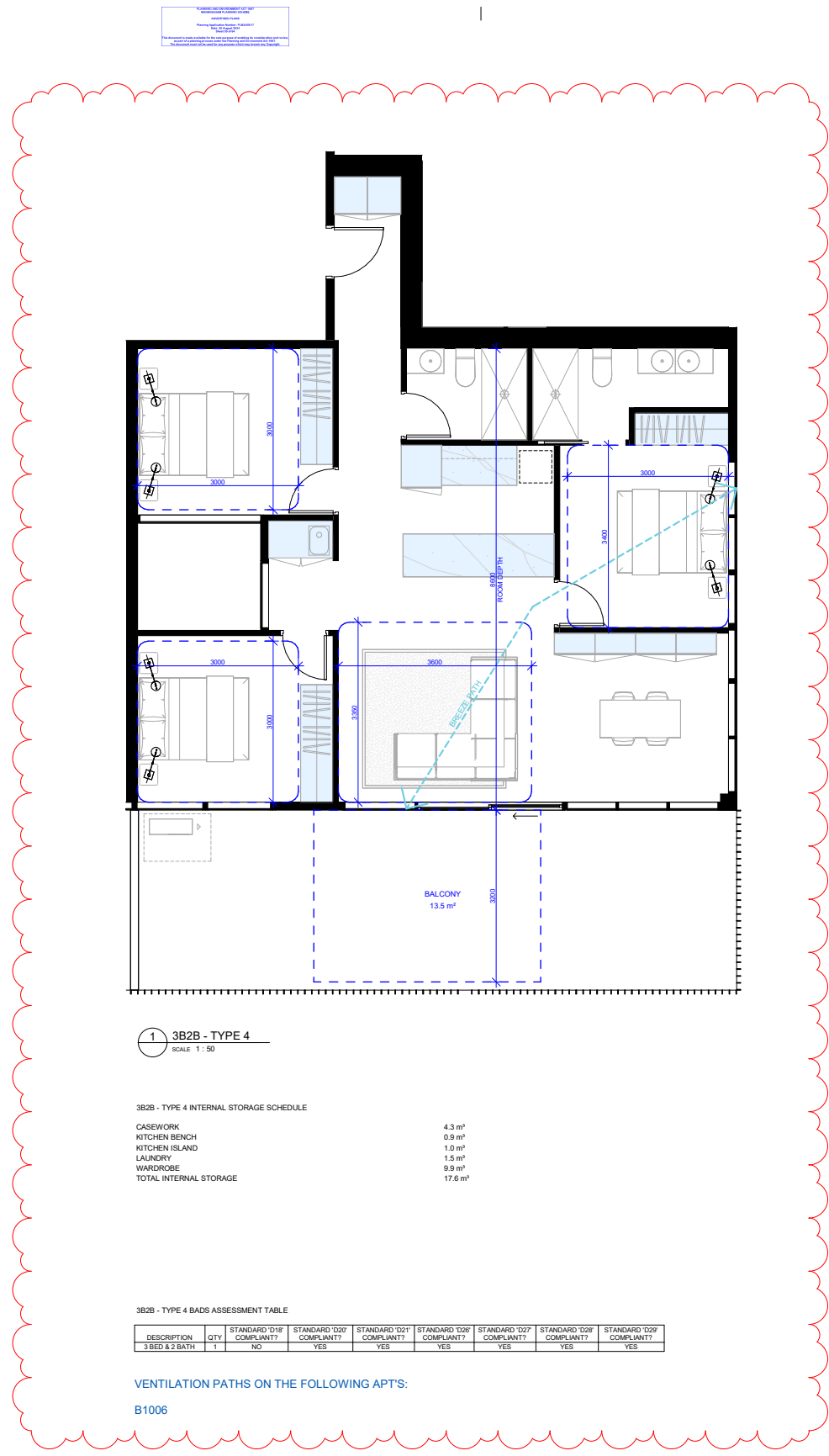
COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/08/23 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Oshar

BADS ANALYSIS 18
 SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

TOWN PLANNING
 22028 TP4.23
 2024/08/23 B



1 3B2B - TYPE 4
SCALE 1:50

3B2B - TYPE 4 INTERNAL STORAGE SCHEDULE

CASEWORK	4.3 m ²
KITCHEN BENCH	0.9 m ²
KITCHEN ISLAND	1.5 m ²
LAUNDRY	1.5 m ²
WARDROBE	9.9 m ²
TOTAL INTERNAL STORAGE	17.6 m ²

3B2B - TYPE 4 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD 'D18' COMPLIANT?	STANDARD 'D20' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D26' COMPLIANT?	STANDARD 'D27' COMPLIANT?	STANDARD 'D28' COMPLIANT?	STANDARD 'D29' COMPLIANT?
3 BED & 2 BATH	1	NO	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:

B1006

NOTES:
DOORS:
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH REMOVABLE HINGES.
BALCONY SIZES:
BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
CROSS VENTILATION:
PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
BETTER APARTMENT STANDARDS:
STANDARD 'D16': ACCESSIBILITY ASSESSMENT
STANDARD 'D20': P.O.S ASSESSMENT
STANDARD 'D21': STORAGE ASSESSMENT
STANDARD 'D26': ROOM SIZE ASSESSMENT
STANDARD 'D27': ROOM DEPTH ASSESSMENT
STANDARD 'D28': WINDOWS ASSESSMENT
STANDARD 'D29': CROSS VENTILATION ASSESSMENT

22/08/2024 5:21:38 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © OF ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/08/23 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

BADS ANALYSIS 19
SCALE: 1:50@A1

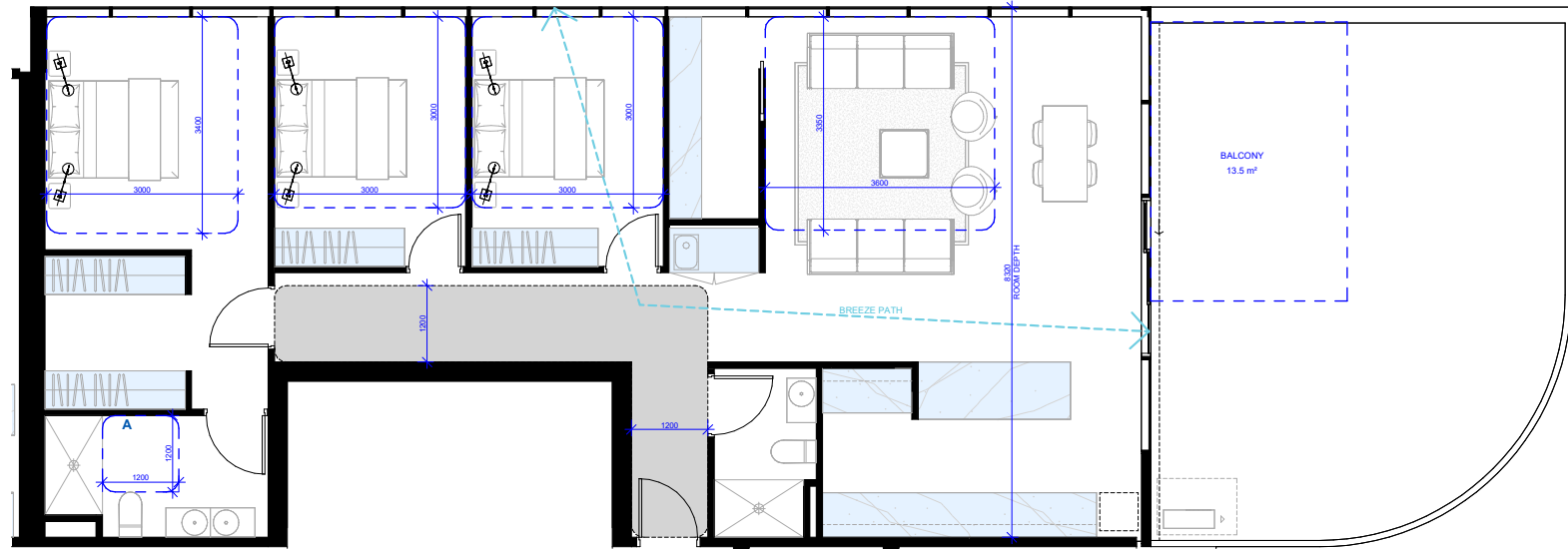
2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

TOWN PLANNING

22028 TP4.24
2024/08/23 B



NOTES:
 DOORS:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH REMOVABLE HINGES.
 BALCONY SIZES:
 BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN. THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
 CROSS VENTILATION:
 PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
 BETTER APARTMENT STANDARDS:
 STANDARD 101F: ACCESSIBILITY ASSESSMENT
 STANDARD 102F: P.O.S. ASSESSMENT
 STANDARD 103F: STORAGE ASSESSMENT
 STANDARD 104F: ROOM SIZE ASSESSMENT
 STANDARD 105F: ROOM DEPTH ASSESSMENT
 STANDARD 106F: WINDOWS ASSESSMENT
 STANDARD 107F: CROSS VENTILATION ASSESSMENT



1 3B2B + S - TYPE 1
 SCALE: 1:50

3B2B+S - TYPE 1 INTERNAL STORAGE SCHEDULE

KITCHEN BENCH	5.4 m ²
KITCHEN ISLAND	1.0 m ²
LAUNDRY	1.9 m ²
WARDROBE	13.6 m ²
TOTAL INTERNAL STORAGE	21.8 m ²

3B2B+S - TYPE 1 BABS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD 101F COMPLIANT?	STANDARD 102F COMPLIANT?	STANDARD 103F COMPLIANT?	STANDARD 104F COMPLIANT?	STANDARD 105F COMPLIANT?	STANDARD 106F COMPLIANT?	STANDARD 107F COMPLIANT?
3 BED & BATH	1	YES	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:

A1202

22/08/2024 5:21:40 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

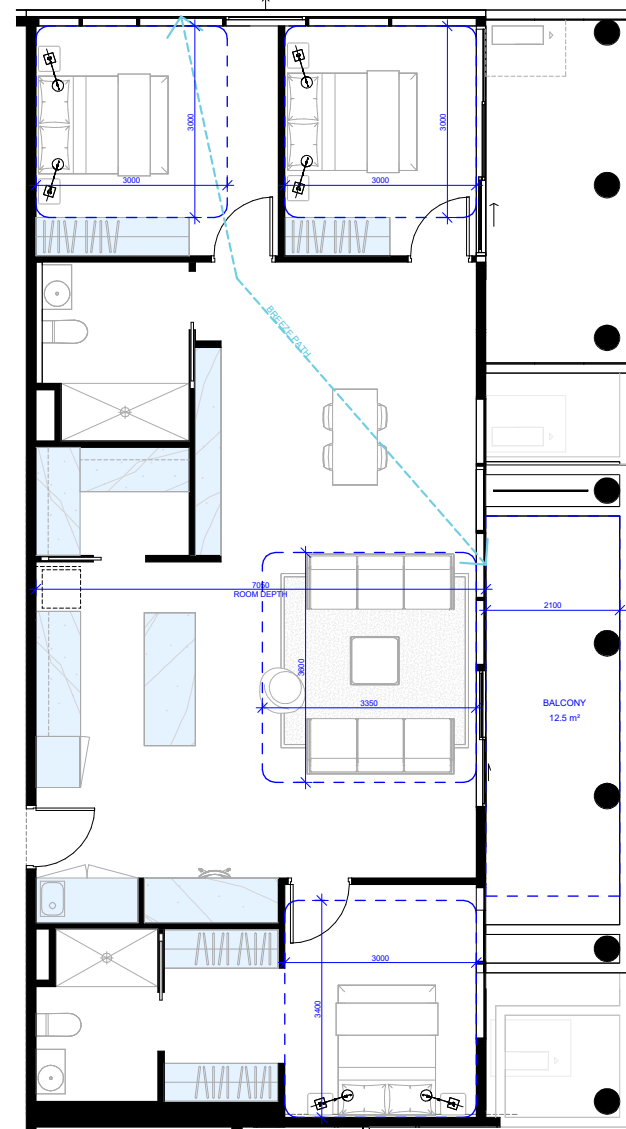
2024/08/23 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

BADS ANALYSIS 20
 SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

TOWN PLANNING

22028 TP4.25
 2024/08/23 B



1 3B2B +S - TYPE 2
SCALE 1:50

3B2B+S - TYPE 2 INTERNAL STORAGE SCHEDULE

CASEWORK	1.3 m ³
KITCHEN BENCH	3.3 m ³
KITCHEN ISLAND	2.0 m ³
LAUNDRY	2.2 m ³
WARDROBE	12.4 m ³
TOTAL INTERNAL STORAGE	21.2 m ³

3B2B+S - TYPE 2 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD 'D1' COMPLIANT?	STANDARD 'D2' COMPLIANT?	STANDARD 'D3' COMPLIANT?	STANDARD 'D4' COMPLIANT?	STANDARD 'D5' COMPLIANT?	STANDARD 'D6' COMPLIANT?
3 BED & 2 BATH	1	NO	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:

B1102

NOTES:
DOORS:
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH RECALLY REMOVABLE HINGES.
BALCONY SIZES:
BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
CROSS VENTILATION:
PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
BETTER APARTMENT STANDARDS:
STANDARD 'D1': ACCESSIBILITY ASSESSMENT
STANDARD 'D2': P.O.S ASSESSMENT
STANDARD 'D3': STORAGE ASSESSMENT
STANDARD 'D4': ROOM SIZE ASSESSMENT
STANDARD 'D5': ROOM DEPTH ASSESSMENT
STANDARD 'D6': WINDOWS ASSESSMENT
STANDARD 'D7': CROSS VENTILATION ASSESSMENT

22/08/2024 5:21:42 PM

CHT ARCHITECTS Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

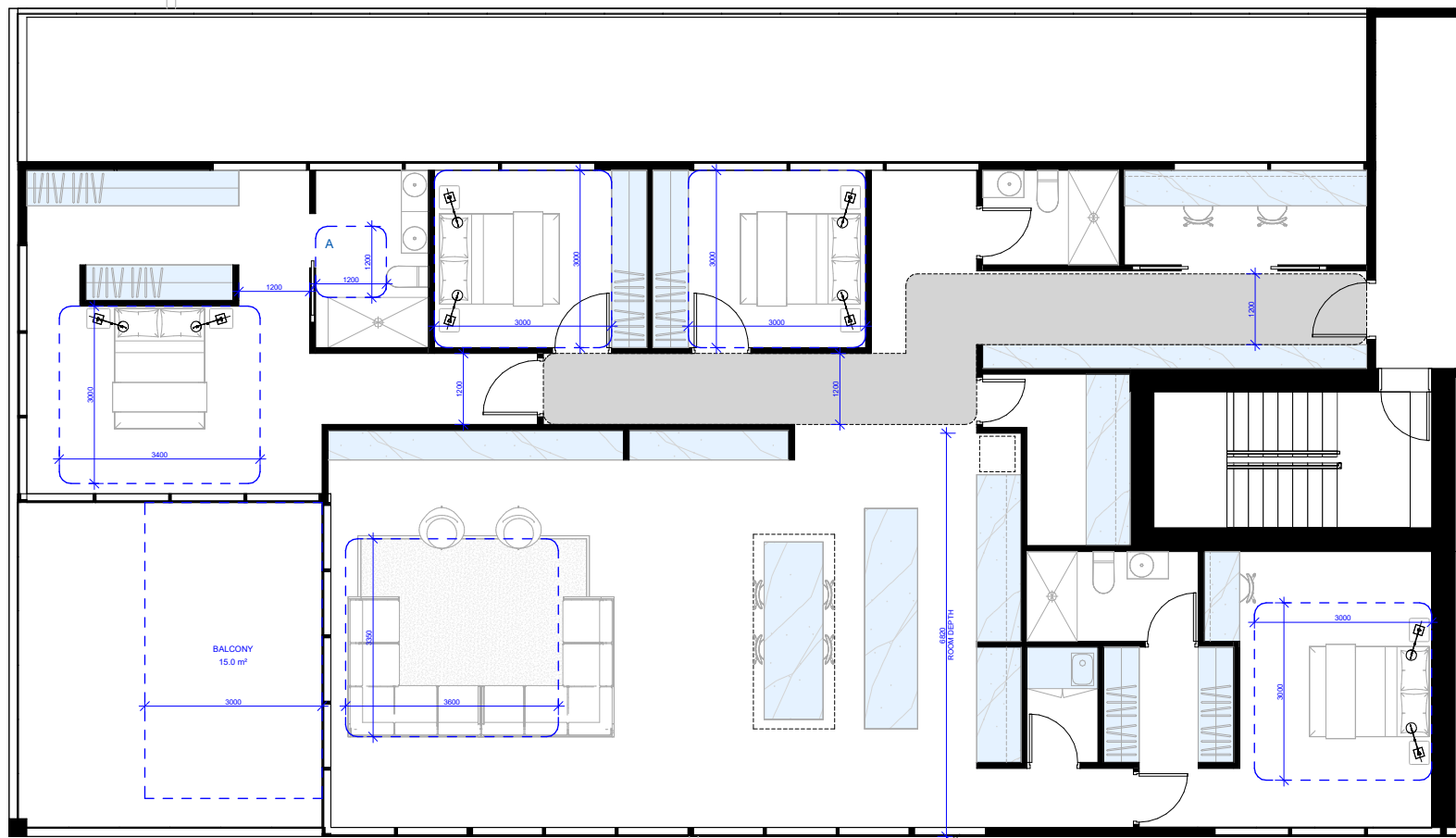
2024/08/23 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chedder

BADS ANALYSIS 21
SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

TOWN PLANNING

22028 TP4.26
2024/08/23 B



NOTES:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH RECALLY REMOVABLE HINGES.
 BALCONY SIZES: BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN. THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
 CROSS VENTILATION: PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
 BETTER APARTMENT STANDARDS:
 STANDARD 016: ACCESSIBILITY ASSESSMENT
 STANDARD 020: P.O.S ASSESSMENT
 STANDARD 021: STORAGE ASSESSMENT
 STANDARD 026: ROOM SIZE ASSESSMENT
 STANDARD 027: ROOM DEPTH ASSESSMENT
 STANDARD 028: WINDOWS ASSESSMENT
 STANDARD 029: CROSS VENTILATION ASSESSMENT

1 4B3B - TYPE 1
 SCALE: 1 : 50

4B3B+S - TYPE 1 INTERNAL STORAGE SCHEDULE

KITCHEN BENCH	13.0 m ²
KITCHEN ISLAND	2.9 m ²
LAUNDRY	1.5 m ²
WARDROBE	25.9 m ²
TOTAL INTERNAL STORAGE	43.3 m ²

4B3B +S - TYPE 1 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD 016 COMPLIANT?	STANDARD 020 COMPLIANT?	STANDARD 021 COMPLIANT?	STANDARD 026 COMPLIANT?	STANDARD 027 COMPLIANT?	STANDARD 028 COMPLIANT?	STANDARD 029 COMPLIANT?
4 BED PENTHOUSE	1	YES	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:

B1107

22/08/2024 08:00:24 5:21:45 PM

CHT ARCHITECTS
 Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

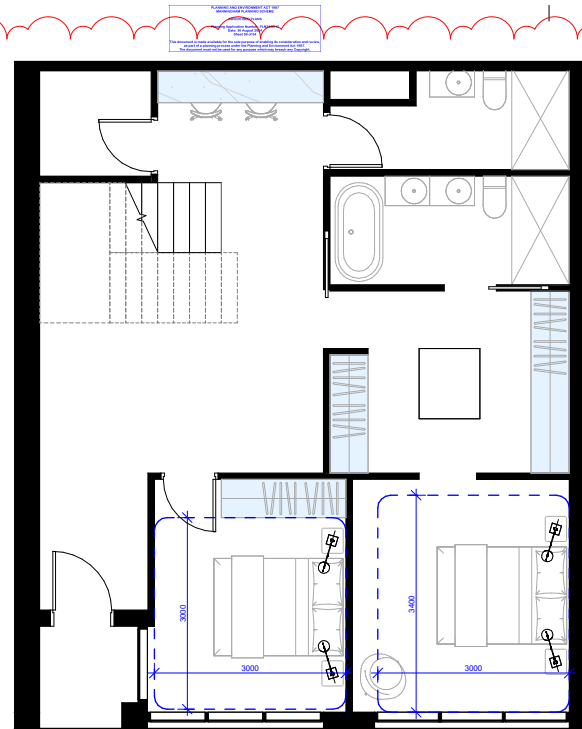
2024/08/23 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

BADS ANALYSIS 22
 SCALE: 1 : 50@A1

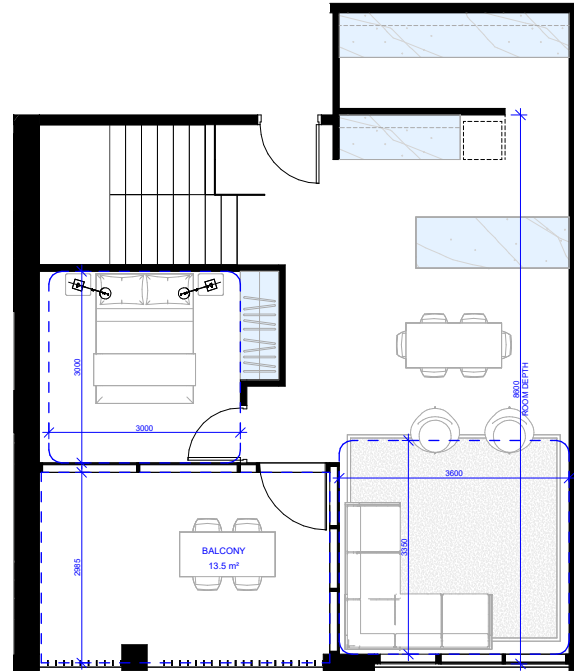
2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

TOWN PLANNING

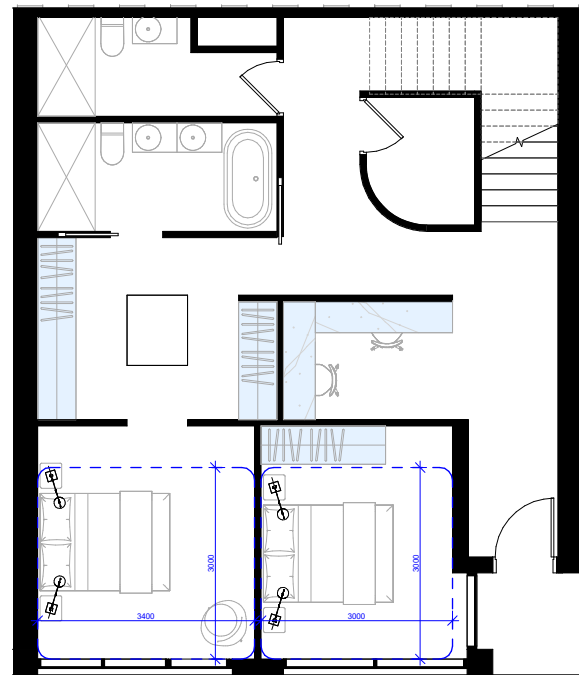
22028 TP4.27
 2024/08/23 B



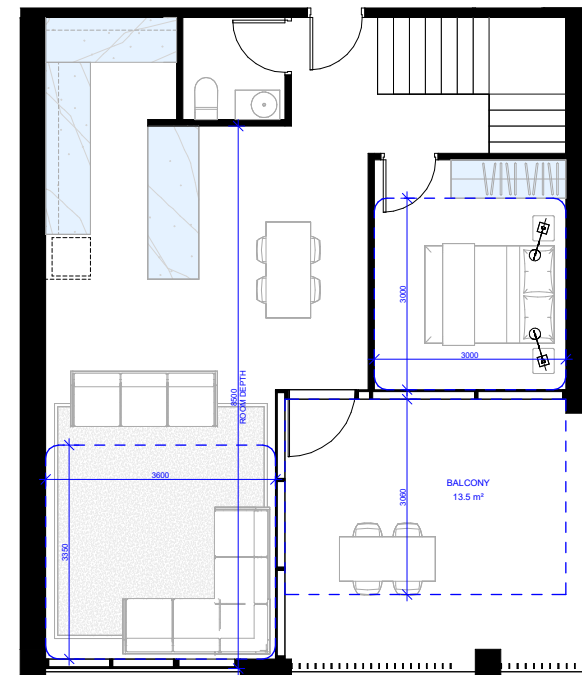
1 3B2B (TH) LOWER - TYPE 1
SCALE 1:50



2 3B2B (TH) UPPER - TYPE 1
SCALE 1:50



3 3B2B (TH) LOWER - TYPE 2
SCALE 1:50



4 3B2B (TH) UPPER - TYPE 2
SCALE 1:50

NOTES:
DOORS: ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH REMOVABLE HINGES.
BALCONY SIZES: BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
CROSS VENTILATION: PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
BETTER APARTMENT STANDARDS:
STANDARD 'D16': ACCESSIBILITY ASSESSMENT
STANDARD 'D20': P.O.S ASSESSMENT
STANDARD 'D21': STORAGE ASSESSMENT
STANDARD 'D26': ROOM SIZE ASSESSMENT
STANDARD 'D27': ROOM DEPTH ASSESSMENT
STANDARD 'D28': WINDOWS ASSESSMENT
STANDARD 'D29': CROSS VENTILATION ASSESSMENT

3B2B TH - TYPE 1 INTERNAL STORAGE SCHEDULE

KITCHEN BENCH	4.9 m ²
KITCHEN ISLAND	0.9 m ²
WARDROBE	13.5 m ²
TOTAL INTERNAL STORAGE	19.3 m ²

3B2B TH - TYPE 1 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD 'D16' COMPLIANT?	STANDARD 'D20' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D26' COMPLIANT?	STANDARD 'D27' COMPLIANT?	STANDARD 'D28' COMPLIANT?	STANDARD 'D29' COMPLIANT?
3 BED & 2 BATH (TH)	1	NO	YES	YES	YES	YES	YES	NO

3B2B TH - TYPE 2 INTERNAL STORAGE SCHEDULE

KITCHEN BENCH	5.0 m ²
KITCHEN ISLAND	0.9 m ²
WARDROBE	13.7 m ²
TOTAL INTERNAL STORAGE	19.5 m ²

3B2B TH - TYPE 2 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD 'D16' COMPLIANT?	STANDARD 'D20' COMPLIANT?	STANDARD 'D21' COMPLIANT?	STANDARD 'D26' COMPLIANT?	STANDARD 'D27' COMPLIANT?	STANDARD 'D28' COMPLIANT?	STANDARD 'D29' COMPLIANT?
3 BED & 2 BATH (TH)	1	NO	YES	YES	YES	YES	YES	NO

TOWN PLANNING

Level 2, 20Mollison St, Abbotsford VIC 3067
CHT ARCHITECTS 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

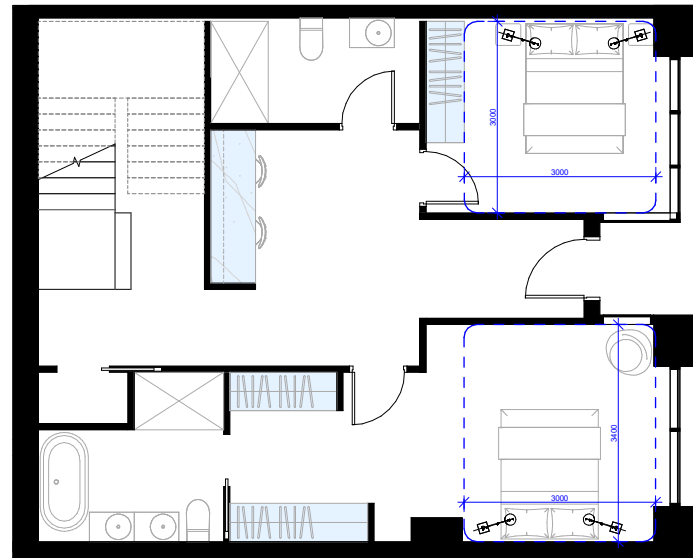
COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/08/23 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Author CHECKED BY: Chelmer

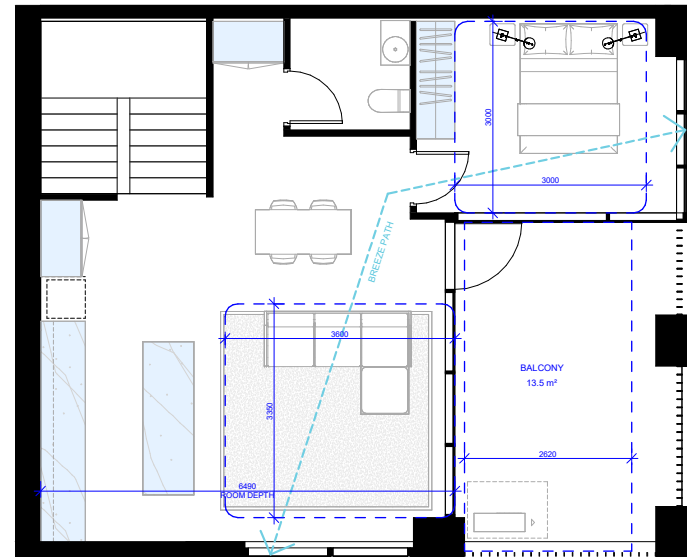
BADS ANALYSIS 23
SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

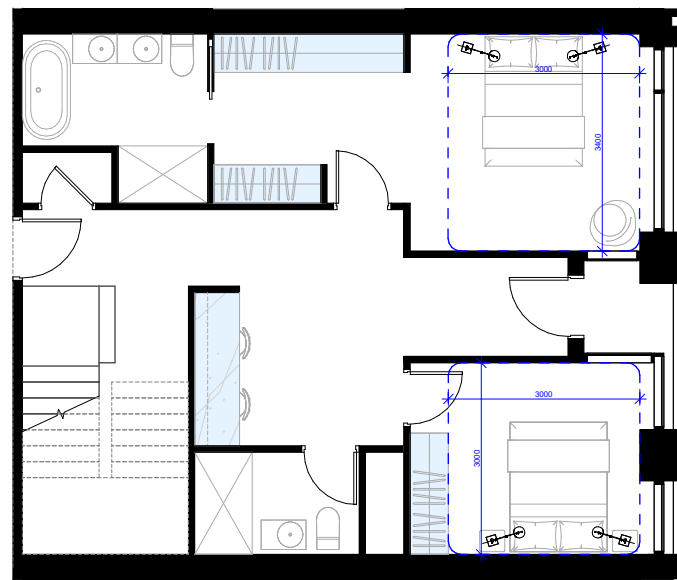
22028 TP4.28
2024/08/23 B



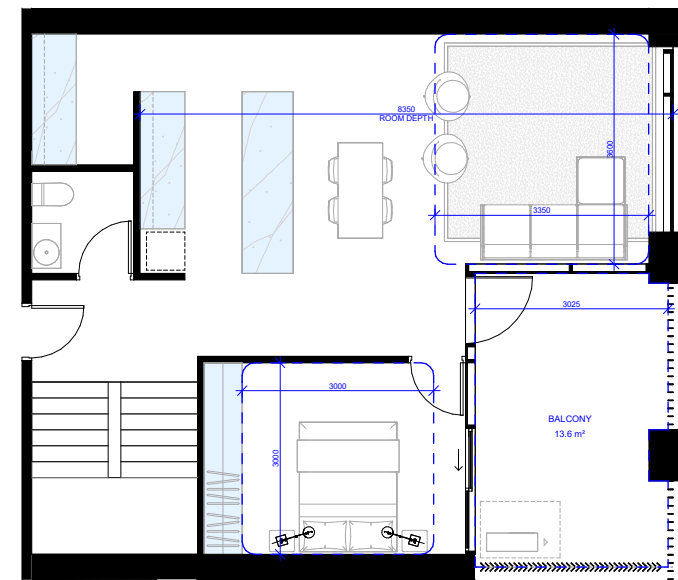
1 3B2B (TH) LOWER - TYPE 3
SCALE: 1:50



3 3B2B (TH) UPPER - TYPE 3
SCALE: 1:50



2 3B2B (TH) LOWER - TYPE 4
SCALE: 1:50



4 3B2B (TH) UPPER - TYPE 4
SCALE: 1:50

NOTES:
DOORS:
ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH READILY REMOVABLE HINGES.
BALCONY SIZES:
BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
CROSS VENTILATION:
PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
BETTER APARTMENT STANDARDS:
STANDARD D18: ACCESSIBILITY ASSESSMENT
STANDARD D20: P.O.S ASSESSMENT
STANDARD D21: STORAGE ASSESSMENT
STANDARD D26: ROOM SIZE ASSESSMENT
STANDARD D27: ROOM DEPTH ASSESSMENT
STANDARD D28: WINDOW ASSESSMENT
STANDARD D29: CROSS VENTILATION ASSESSMENT

3B2B TH - TYPE 3 INTERNAL STORAGE SCHEDULE

CASEWORK	3.6 m ²
KITCHEN BENCH	3.8 m ²
KITCHEN ISLAND	0.9 m ²
WARDROBE	12.3 m ²
TOTAL INTERNAL STORAGE	20.6 m ²

3B2B TH - TYPE 3 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18 COMPLIANT?	STANDARD D20 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D26 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D29 COMPLIANT?
3 BED & 2 BATH (TH)	1	NO	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:

LG11

3B2B TH - TYPE 4 INTERNAL STORAGE SCHEDULE

KITCHEN BENCH	4.2 m ²
KITCHEN ISLAND	1.0 m ²
WARDROBE	15.5 m ²
TOTAL INTERNAL STORAGE	20.7 m ²

3B2B TH - TYPE 4 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18 COMPLIANT?	STANDARD D20 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D26 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D29 COMPLIANT?
3 BED & 2 BATH (TH)	2	NO	YES	YES	YES	YES	YES	NO

TOWN PLANNING

22028-23/08/2024 5:21:50 PM

CHT ARCHITECTS
Level 2, 20Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

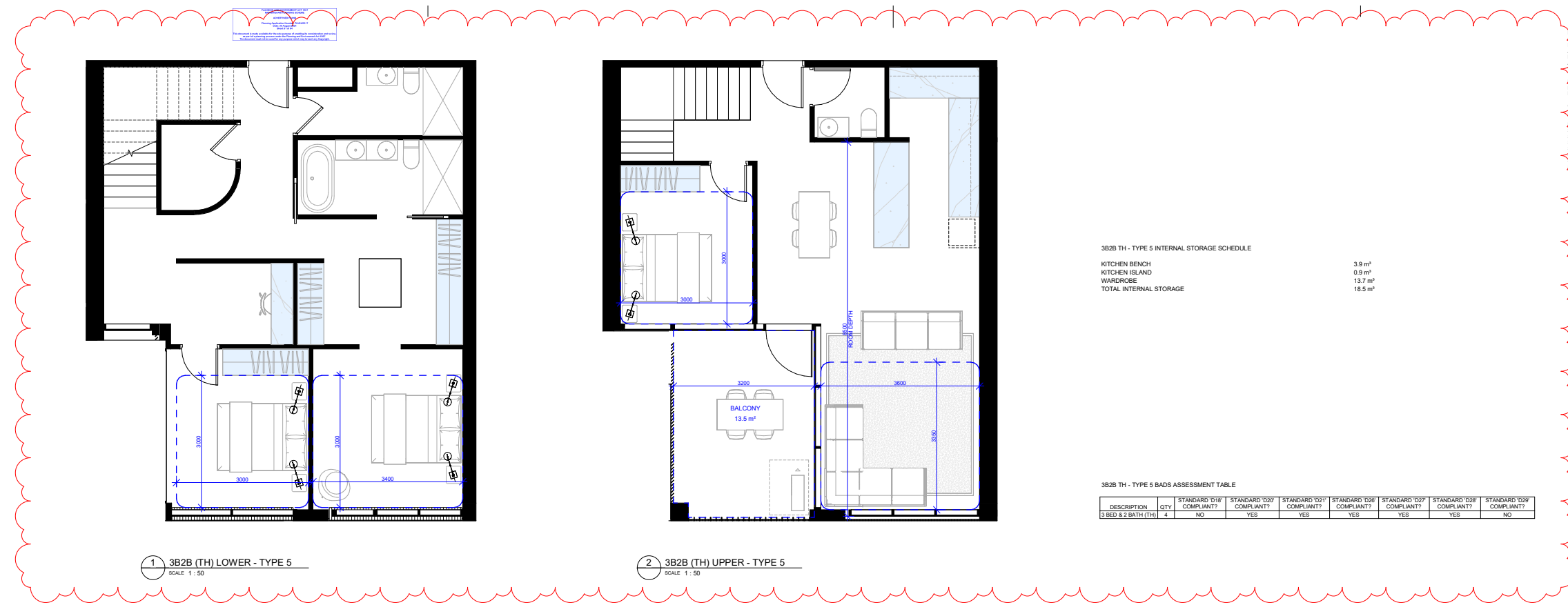
COPYRIGHT © CHT ARCHITECTS PTY LTD.
THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Oshar

BADS ANALYSIS 24
SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

22028 TP4.29
2024/08/23 B



NOTES:
 1. ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH REARLY REMOVABLE HINGES.
 2. BALCONY SIZES: BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN. THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
 3. CROSS VENTILATION: PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
 4. BETTER APARTMENT STANDARDS:
 STANDARD D18F: ACCESSIBILITY ASSESSMENT
 STANDARD D20F: P.O.S ASSESSMENT
 STANDARD D21F: STORAGE ASSESSMENT
 STANDARD D22F: ROOM SIZE ASSESSMENT
 STANDARD D23F: ROOM DEPTH ASSESSMENT
 STANDARD D24F: WINDOWS ASSESSMENT
 STANDARD D25F: CROSS VENTILATION ASSESSMENT

3B2B TH - TYPE 5 INTERNAL STORAGE SCHEDULE

KITCHEN BENCH	3.9 m ²
KITCHEN ISLAND	0.9 m ²
WARDROBE	13.7 m ²
TOTAL INTERNAL STORAGE	18.5 m ²

3B2B TH - TYPE 5 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18F COMPLIANT?	STANDARD D20F COMPLIANT?	STANDARD D21F COMPLIANT?	STANDARD D22F COMPLIANT?	STANDARD D23F COMPLIANT?	STANDARD D24F COMPLIANT?	STANDARD D25F COMPLIANT?
3 BED & 2 BATH (TH)	4	NO	YES	YES	YES	YES	YES	NO

1 3B2B (TH) LOWER - TYPE 5
SCALE: 1:50

2 3B2B (TH) UPPER - TYPE 5
SCALE: 1:50

22/08/2024 5:21:51 PM

CHT ARCHITECTS
 Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

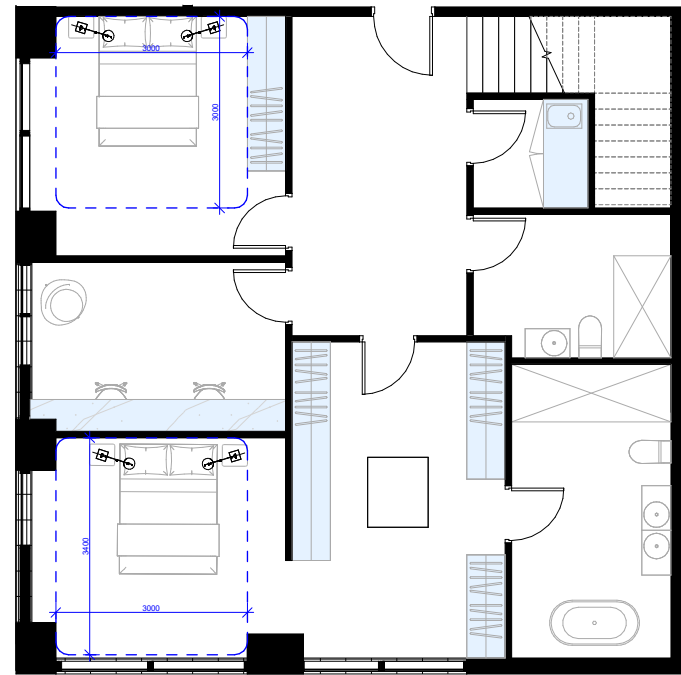
COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
 DRAWN BY: Author CHECKED BY: Author

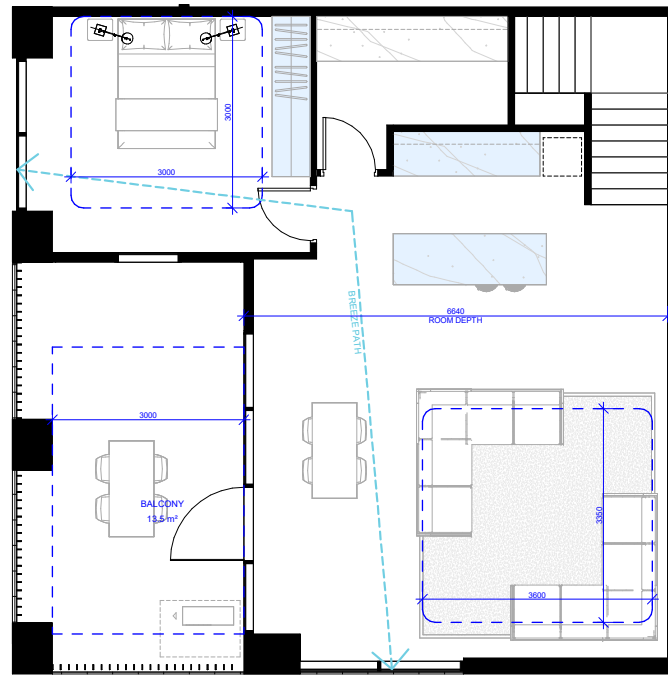
BADS ANALYSIS 25
 SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

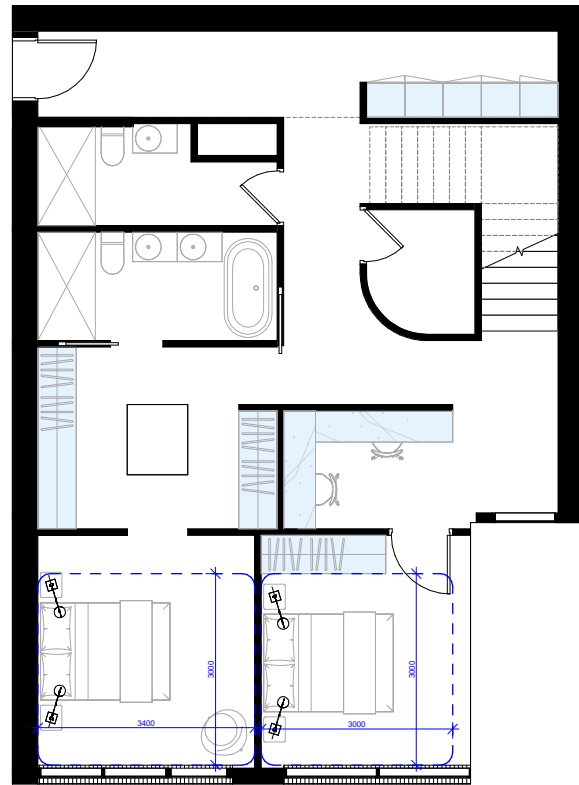
TOWN PLANNING
 22028 TP4.30
 2024/08/23 B



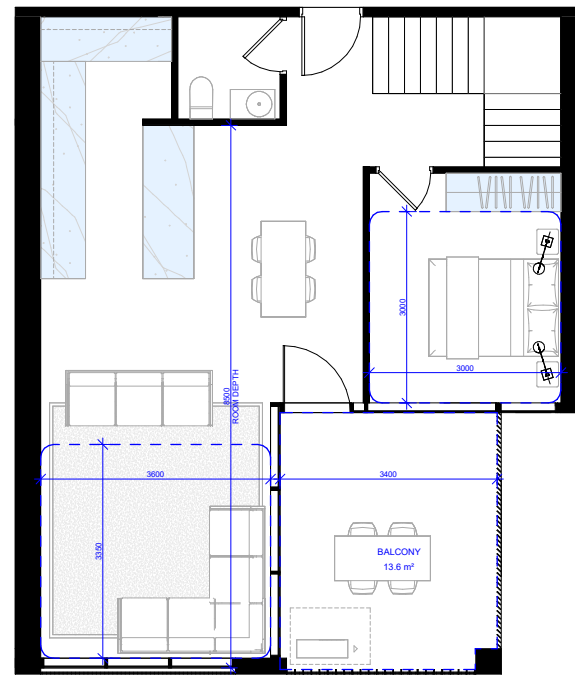
2 3B2B (TH) LOWER - TYPE 7
SCALE 1:50



4 3B2B (TH) UPPER - TYPE 7
SCALE 1:50



1 3B2B (TH) LOWER - TYPE 8
SCALE 1:50



3 3B2B (TH) UPPER - TYPE 8
SCALE 1:50

3B2B TH - TYPE 7 INTERNAL STORAGE SCHEDULE

KITCHEN BENCH	3.6 m ²
KITCHEN ISLAND	0.9 m ²
LAUNDRY	2.4 m ²
WARDROBE	19.6 m ²
TOTAL INTERNAL STORAGE	26.5 m ²

3B2B TH - TYPE 7 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D26 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D29 COMPLIANT?
3 BED & 2 BATH (TH)	2	NO	YES	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:

- 123
- 132

3B2B TH - TYPE 8 INTERNAL STORAGE SCHEDULE

KITCHEN BENCH	5.5 m ²
KITCHEN ISLAND	0.9 m ²
WARDROBE	13.7 m ²
TOTAL INTERNAL STORAGE	20.0 m ²

3B2B TH - TYPE 8 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D21 COMPLIANT?	STANDARD D26 COMPLIANT?	STANDARD D27 COMPLIANT?	STANDARD D28 COMPLIANT?	STANDARD D29 COMPLIANT?
3 BED & 2 BATH (TH)	2	NO	YES	YES	YES	YES	YES	NO

NOTES:
DOORS: ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH RECALLY REMOVABLE HINGES.
BALCONY SIZES: BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
CROSS VENTILATION: PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
BETTER APARTMENT STANDARDS:
STANDARD D18: ACCESSIBILITY ASSESSMENT
STANDARD D27: P.O.S. ASSESSMENT
STANDARD D21: STORAGE ASSESSMENT
STANDARD D26: ROOM SIZE ASSESSMENT
STANDARD D27: ROOM DEPTH ASSESSMENT
STANDARD D28: WINDOWS ASSESSMENT
STANDARD D29: CROSS VENTILATION ASSESSMENT

TOWN PLANNING

22/08/2024 5:21:53 PM

Level 2, 20 Mollison St, Abbotsford VIC 3067
03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2024/08/23 A TOWN PLANNING ISSUE
2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Asher CHECKED BY: Chelmer

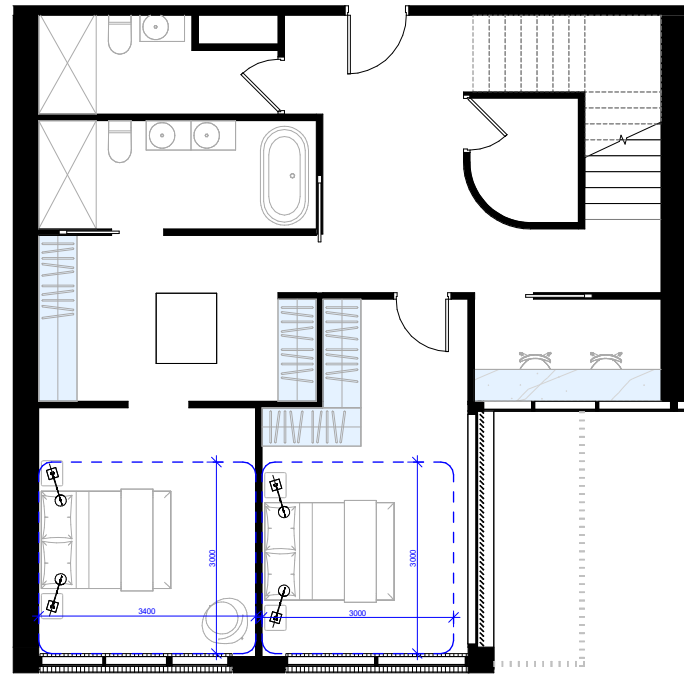
BADS ANALYSIS 26
SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
CLIENT: SHAYHER GROUP

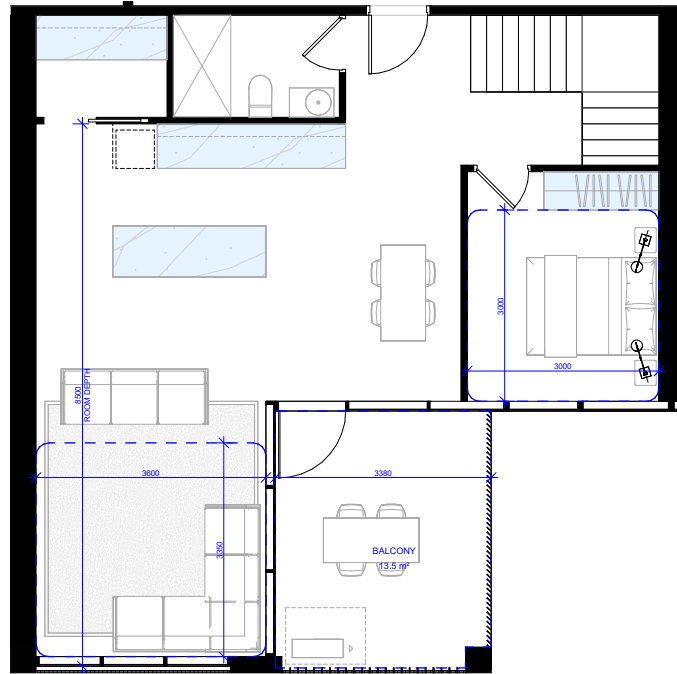
22028 TP4.31
2024/08/23 B

3B2B (TH) LOWER - TYPE 9
 3B2B (TH) UPPER - TYPE 9
 3B2B (TH) LOWER - TYPE 10
 3B2B (TH) UPPER - TYPE 10

NOTES:
 DOORS:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH RECALLY REMOVABLE HINGES.
 BALCONY SIZES:
 BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN, THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
 CROSS VENTILATION:
 PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
 BETTER APARTMENT STANDARDS:
 STANDARD D18F: ACCESSIBILITY ASSESSMENT
 STANDARD D20F: P.O.S ASSESSMENT
 STANDARD D21F: STORAGE ASSESSMENT
 STANDARD D26F: ROOM SIZE ASSESSMENT
 STANDARD D27F: ROOM DEPTH ASSESSMENT
 STANDARD D28F: WINDOW'S ASSESSMENT
 STANDARD D29F: CROSS VENTILATION ASSESSMENT



1 3B2B (TH) LOWER - TYPE 9
 SCALE 1: 50



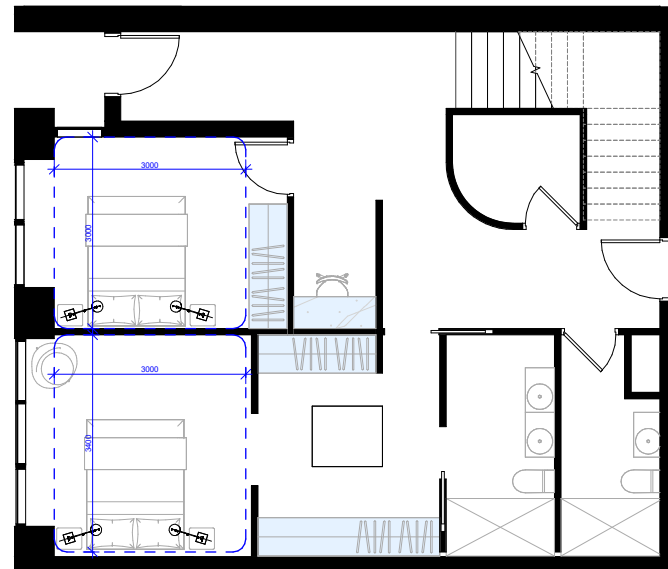
2 3B2B (TH) UPPER - TYPE 9
 SCALE 1: 50

3B2B TH - TYPE 9 INTERNAL STORAGE SCHEDULE

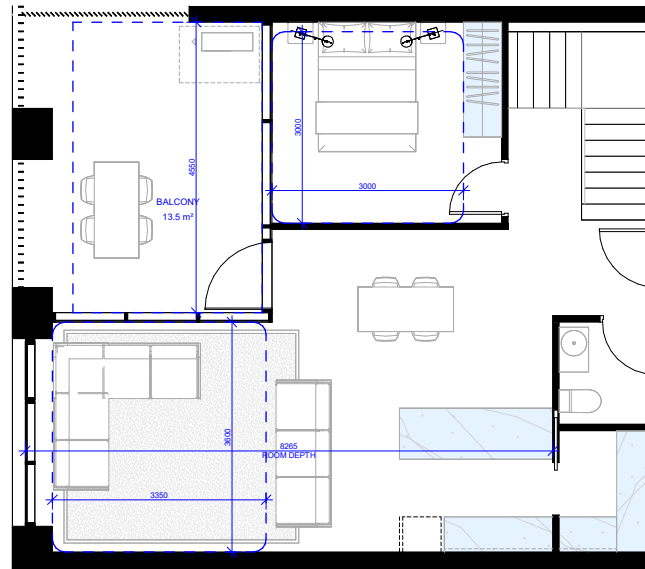
KITCHEN BENCH	4.7 m ²
KITCHEN ISLAND	0.9 m ²
WARDROBE	15.0 m ²
TOTAL INTERNAL STORAGE	20.6 m ²

3B2B TH - TYPE 9 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18F COMPLIANT??	STANDARD D20F COMPLIANT??	STANDARD D21F COMPLIANT??	STANDARD D26F COMPLIANT??	STANDARD D27F COMPLIANT??	STANDARD D28F COMPLIANT??	STANDARD D29F COMPLIANT??
3 BED & 2 BATH (TH)	2	NO	YES	YES	YES	YES	YES	NO



3 3B2B (TH) LOWER - TYPE 10
 SCALE 1: 50



4 3B2B (TH) UPPER - TYPE 10
 SCALE 1: 50

3B2B TH - TYPE 10 INTERNAL STORAGE SCHEDULE

KITCHEN BENCH	3.6 m ²
KITCHEN ISLAND	0.9 m ²
WARDROBE	13.7 m ²
TOTAL INTERNAL STORAGE	18.1 m ²

3B2B TH - TYPE 10 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD D18F COMPLIANT??	STANDARD D20F COMPLIANT??	STANDARD D21F COMPLIANT??	STANDARD D26F COMPLIANT??	STANDARD D27F COMPLIANT??	STANDARD D28F COMPLIANT??	STANDARD D29F COMPLIANT??
3 BED & 2 BATH (TH)	1	NO	YES	YES	YES	YES	YES	NO

TOWN PLANNING

22028-23/08/2024 5:21:59 PM

Level 2, 20Mollison St, Abbotsford VIC 3067
 CHT ARCHITECTS 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

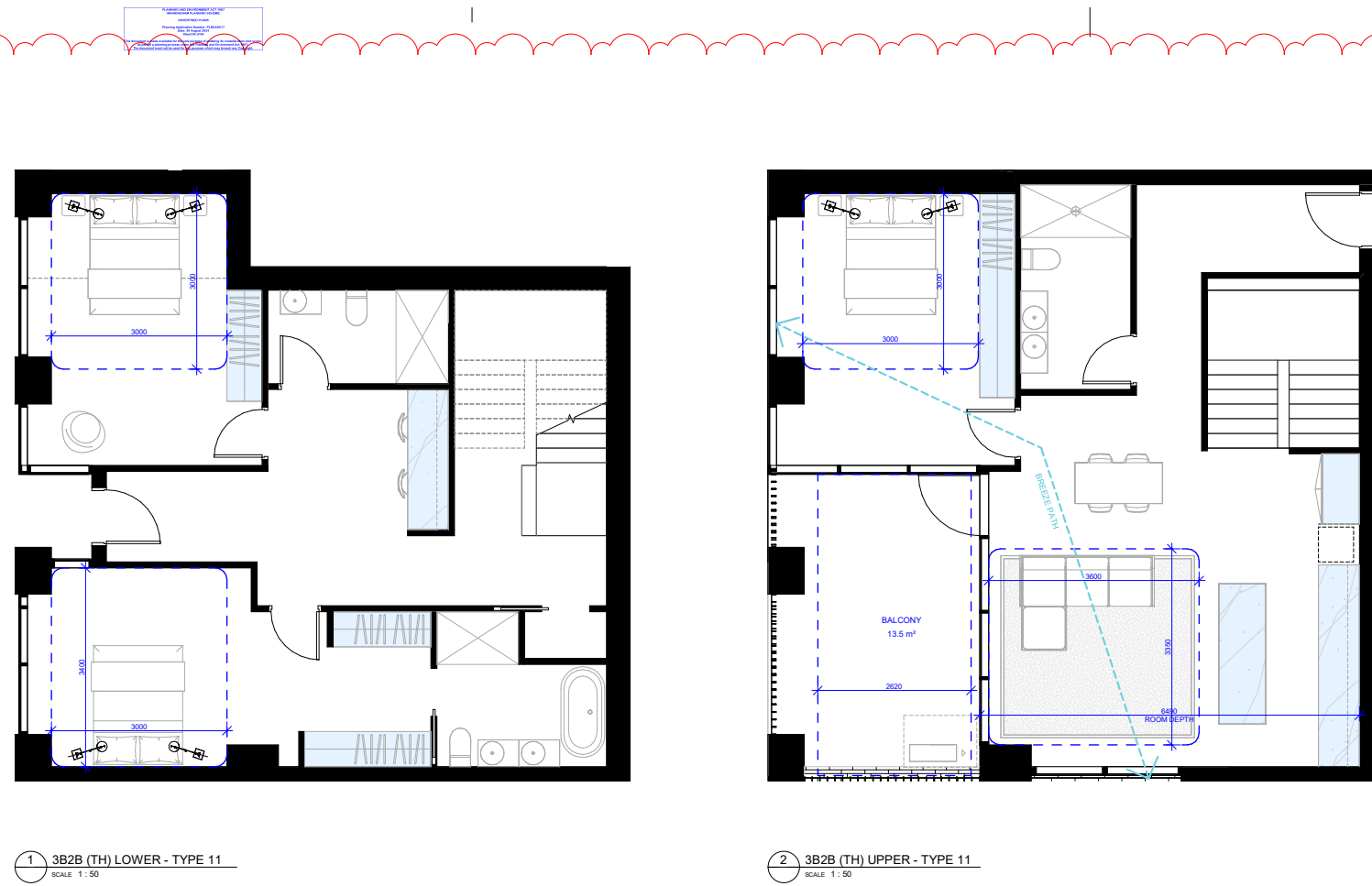
COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
 DRAWN BY: Ashur CHECKED BY: Chelmer

BADS ANALYSIS 27
 SCALE: 1: 50@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

22028 TP4.32
 2024/08/23 B



NOTES:
 DOORS:
 ALL APARTMENT ENTRANCE DOORS, ACCESSIBLE BATHROOMS DOORS & MASTER BEDROOM DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF AT LEAST 850mm & IN THE CASE OF DESIGN OPTION B, SHALL BE FITTED WITH REMOVABLE HINGES.
 BALCONY SIZES:
 BALCONY SIZES VARY ON SOME APARTMENT TYPES SHOWN. THE MINIMUM BALCONY SIZE HAS BEEN SHOWN TO ILLUSTRATE COMPLIANCE.
 CROSS VENTILATION:
 PATHS INDICATED ARE MIN 5M & MAX 18M INTERNAL LENGTH.
 BETTER APARTMENT STANDARDS:
 STANDARD 01F: ACCESSIBILITY ASSESSMENT
 STANDARD 02F: P.O.S ASSESSMENT
 STANDARD 02I: STORAGE ASSESSMENT
 STANDARD 02F: ROOM SIZE ASSESSMENT
 STANDARD 02I: ROOM DEPTH ASSESSMENT
 STANDARD 02F: WINDOWS ASSESSMENT
 STANDARD 02F: CROSS VENTILATION ASSESSMENT

3B2B TH - TYPE 11 INTERNAL STORAGE SCHEDULE

CASEWORK	1.9 m³
KITCHEN BENCH	3.8 m³
KITCHEN ISLAND	0.9 m³
WARDROBE	14.9 m³
TOTAL INTERNAL STORAGE	21.5 m³

3B2B TH - TYPE 11 BADS ASSESSMENT TABLE

DESCRIPTION	QTY	STANDARD 01F COMPLIANT?	STANDARD 02G COMPLIANT?	STANDARD 02I COMPLIANT?	STANDARD 02F COMPLIANT?	STANDARD 02I COMPLIANT?	STANDARD 02F COMPLIANT?
3 BED & 2 BATH (TH)	1	NO	YES	YES	YES	YES	YES

VENTILATION PATHS ON THE FOLLOWING APT'S:
 LG02

22/08/2024 5:21:56 PM

CHT ARCHITECTS
 Level 2, 20Mollison St, Abbotsford VIC 3067
 03 9417 1944 | WWW.CHTARCHITECTS.COM.AU

COPYRIGHT © CHT ARCHITECTS PTY LTD.
 THE DRAWINGS, DESIGN, AND SPECIFICATIONS AND COPYRIGHT THEREIN ARE THE PROPERTY OF CHT ARCHITECTS PTY LTD. AND SHALL NOT BE REPRODUCED, COPIED, OR REPRODUCED WHOLLY OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHT ARCHITECTS PTY LTD.
 DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY.
 ANY DISCREPANCY IN DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO CHT ARCHITECTS PTY LTD.

2023/12/20 A TOWN PLANNING ISSUE
 2024/08/23 B TOWN PLANNING ISSUE
DRAWN BY: Ashur CHECKED BY: Chelmer

BADS ANALYSIS 28
 SCALE: 1:50@A1

2-4 FREDERICK STREET, DONCASTER
 CLIENT: SHAYHER GROUP

TOWN PLANNING
 22028 TP4.33
 2024/08/23 B



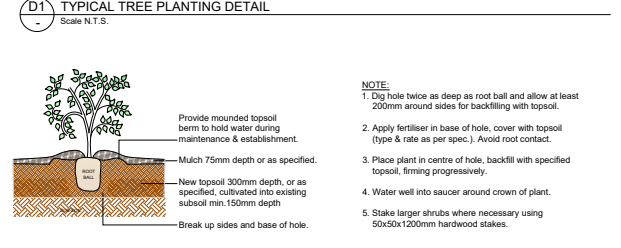
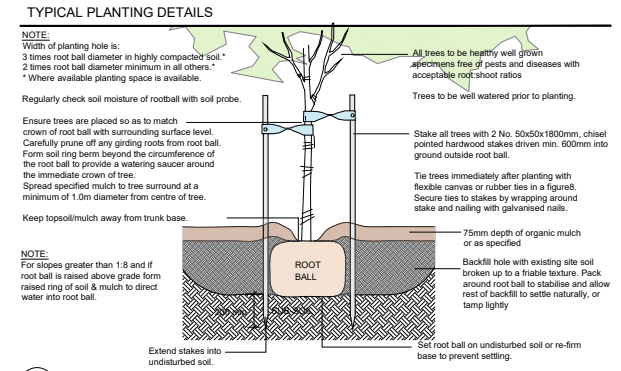








PLANNING AND ENVIRONMENT ACT 1987 - MANNINGHAM PLANNING SCHEME
 ADVERTISED MATERIAL - Planning Application: PLN24/0017, Date: 30 August 2024, Page 1 of 15
 This document is made available for the sole purpose of enabling its consideration and review,
 as part of a planning process under the Planning and Environment Act 1987.
 The document must not be used for any purpose which may breach any Copyright.



PLANT SCHEDULE - LOWER GROUND FLOOR

SYM	BOTANICAL NAME	COMMON NAME	D/E N/Ex*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
TREES						
Er	<i>Elaeagnus reticulatus</i>	Blueberry Ash	E/N	10 x 4m	50cm/2.0mH	10
Hf	<i>Hymenococcus flammula</i>	Native Fragarant	E/N	6-10 x 4-6m	50cm/2.0mH	7
LxAW	<i>Lagenstromia indica</i> x <i>L. laurie</i> 'Albury White'	Albury White Crepe Myrtle	D/Ex	7 x 5m	50cm/2.0mH	2
SaSN	<i>Syzygium australe</i> 'SAN1 Straight and Narrow'	Straight and Narrow Lilly-pilly	E/N	5 x 1.5m (Clipped)	50cm/2.0mH	9
Tl	<i>Tristanopsis laurina</i>	Kanooka/Water Gum	E/N	8 x 4m	50cm/2.0mH	4
TOTAL						34
SHRUBS						
DOB	<i>Cornus 'Dusky Belles'</i>	Dusky Belles	E/N	0.5 x 1.5m	200mm pot	200
Op	<i>Murraya paniculata</i>	Orange Jessamine	E/N	2 x 1m (Clipped)	200mm pot	200
Pa	<i>Plectranthus argentatus</i>	Silver Plectranthus	E/N	1 x 1.5m	200mm pot	200
PML	<i>Plectranthus 'Mona Lavender'</i>	Lilac Plectranthus	E/Ex	0.8 x 0.6m	200mm pot	200
ROP	<i>Rhapidolepia indica</i> 'Oriental Peal'	Oriental Peal Indian Hawthorn	E/Ex	1 x 1m	200mm pot	200
Sr	<i>Sarcococca nuscifolia</i>	Fragrant Sweet Box	E/Ex	1.5 x 1.5m	200mm pot	200
TOTAL						1000
GROUNDCOVERS						
AxMB	<i>Anthropodium cinctum</i> 'Mataouri Bay'	Renga Lily	E/Ex	0.6 x 0.6m	140mm pot	200
Cl	<i>Clivia miniata</i>	Clivia	E/Ex	0.6 x 0.6m	140mm pot	200
Lq	<i>Lilippe giganteum</i>	Giant Lily Turf	E/Ex	0.6 x 0.6m	140mm pot	200
Mp	<i>Myoporum parvifolium</i>	Creeping Bobbiate	E/N	0.2 x 1-3m	140mm pot	200
Cj	<i>Ophiopogon japonicus</i>	Giant Mondo Grass	E/Ex	0.4 x 0.4m	140mm pot	200
PIE	<i>Poa abrotanoides</i> 'Eskdale'	Eskdale Tussock Grass	E/N	0.6 x 0.5m	140mm pot	200
Rh	<i>Ruscus hypoglоссum</i>	Butcher's Broom	E/Ex	0.5 x 0.6m	140mm pot	200
TafM	<i>Trachelospermum asiaticum</i> 'Flat Mat'	Yellow Star Jasmine	E/Ex	0.4 x 3m	140mm pot	200
TOTAL						1400
CLIMBERS						
Tj	<i>Trachelospermum jasminoides</i>	Star Jasmine	E/Ex	Twining Climber	140mm pot	200
TOTAL						200

*D/E = Deciduous/Evergreen N/Ex = Native/Exotic



COPYRIGHT
 This drawing must not be copied in whole or in part without the consent of John Patrick Landscape Architects Pty Ltd.
 Do not scale off drawings
 NOT FOR CONSTRUCTION

JOHN PATRICK
 JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD
 324 Victoria Street, Richmond, VIC 3121
 T +61 3 9429 4855
 F +61 3 9429 8211
 admin@johnpatrick.com.au
 www.johnpatrick.com.au

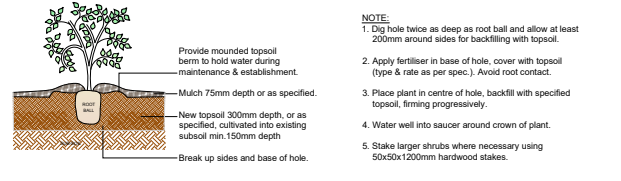
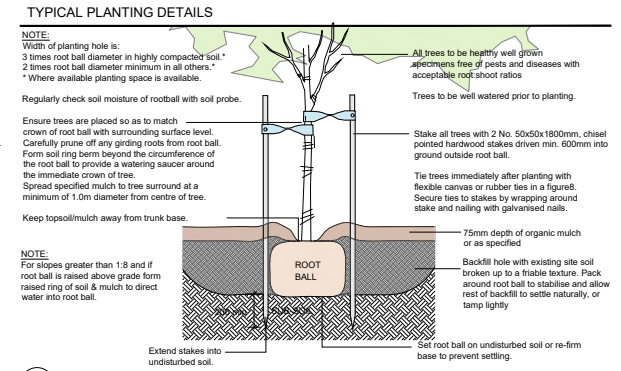
REVISION

NO	DESCRIPTION	DATE	BY
A	Issued for Town Planning	11.12.2023	SA
B	Issued for Town Planning, Level 03 Pylon masts (P) added in Schedule Issued for VCAT - To Architectural Updates	15.12.2023	SA
		27.08.2024	SA

CLIENT
Shayher Alliance P/L (atf) Lin Family LC Unit Trust
 PROJECT
PROPOSED APARTMENT
 2-4 Frederick Street, Doncaster

DRAWING
 Landscape Plan - Lower Ground Floor for VCAT
 SCALE
 1:200 @A1
 DATE
 DEC 2023
 DRAWN
 SA
 PROJECT
 CHECKED
 JPKD
 JOB NO
 23-534
 DWG NO
 L-TP01
 CAD FILE
 23-534-L-[R].dwg

PLANNING AND ENVIRONMENT ACT 1987 - MANNINGHAM PLANNING SCHEME
 ADVERTISED MATERIAL - Planning Application: PLN24/0017; Date: 30 August 2024; Page 2 of 15
 This document is made available for the sole purpose of enabling its consideration and review,
 as part of a planning process under the Planning and Environment Act 1987.
 The document must not be used for any purpose which may breach any Copyright.

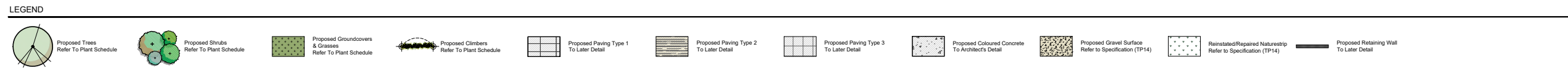


CLAY DRIVE

FREDERICK STREET

PLANT SCHEDULE - GROUND FLOOR

SYM	BOTANICAL NAME	COMMON NAME	D/E N/E*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
TREES						
CrS	Corymbia altilobora 'Scentuous'	Daarf Lemon-scented Gum	E/N	8 x 5m	50cm/2.0mH	2
Er	Elaeocarpus reticulatus	Blueberry Ash	E/N	10 x 5m	50cm/2.0mH	9
LnN	Lagerstroemia indica x L. fauriei 'Natchez'	Natchez Crepe Myrtle	D/Ex	8 x 6m	50cm/2.0mH	3
Jm	Jacaranda mimosifolia	Jacaranda	D/Ex	10 x 7m	50cm/2.0mH	3
Hf	Hymenosporum flavum	Native Frangipani	E/N	10 x 6m	50cm/2.0mH	2
Sf	Syzygium fortunei	Weeping Lilly-pilly	E/N	10 x 6m	50cm/2.0mH	5
		TOTAL				24
SHRUBS						
Cr	Cornus reflexa	Common Cornus	E/N	1 x 1m	200mm pot	
El	Euphorbia laurina	Copper Laurel	E/Ex	3 x 1m (Clipped)	200mm pot	
Op	Mussaenda paniculata	Orange Jessamine	E/N	2 x 1m (Clipped)	200mm pot	
PlmP	Platycodon grandiflorus 'Profusion'	Wax Flower Profusion	E/N	1 x 1m	200mm pot	
Pa	Plectranthus argenteus	Silver Plectranthus	E/N	1 x 1.5m	200mm pot	
PhL	Plectranthus 'Mona Lavender'	Lilac Plectranthus	E/Ex	0.8 x 0.6m	200mm pot	
PCP	Rhaphidophora indica 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	E/Ex	1 x 1m	200mm pot	
Ra	Ruscus aculeatus	Butcher's Broom	E/Ex	0.8 x 1.5m	200mm pot	
Sr	Sarcococca ruscifolia	Fragrant Sweet Box	E/Ex	1.5 x 1.5m	200mm pot	
SaS	Syzygium australe 'Select Form'	Select Lilly-pilly	E/N	3-5 x 1m (Clipped)	200mm pot	
		TOTAL				10
GROUNDCOVERS						
A-MB	Athyrium cicutatum 'Matapouri Bay'	Renga Lily	E/Ex	0.6 x 0.6m	140mm pot	
Clm	Clivia miniata	Clivia	E/Ex	0.6 x 0.6m	140mm pot	
Lg	Liriodendron	Giant Lily Turf	E/Ex	0.6 x 0.6m	140mm pot	
LT	Lomandra longifolia 'Tanika'	Tanika Mak-rush	E/N	0.50-0.8 x 0.65m	140mm pot	
Mp	Mitrasacme paniculata	Creeching Boodialla	E/N	0.2 x 1.3m	140mm pot	
Qj	Ophiopogon japonicus	Giant Mondo Grass	E/Ex	0.4 x 0.4m	140mm pot	
PIE	Poa labillardieri 'Eskidale'	Eskidale Tussock Grass	E/N	0.6 x 0.5m	140mm pot	
Rh	Ruscus hypoglossum	Butcher's Broom	E/Ex	0.5 x 0.6m	140mm pot	
TaM	Trachelospermum asiaticum 'Flat Mat'	Yellow Star Jasmine	E/Ex	0.4 x 3m	140mm pot	
		TOTAL				10
CLIMBERS						
Ph	Parthenocissus henryana	Silver Vein Creeper	D/Ex	Self-clinging Climber	140mm pot	
Tj	Trachelospermum jasminoides	Star Jasmine	E/Ex	Twining Climber	140mm pot	
		TOTAL				2



COPYRIGHT
 This drawing must not be copied in whole or in part
 without the consent of John Patrick Landscape
 Architects Pty Ltd
 Do not scale off drawings
 NOT FOR CONSTRUCTION

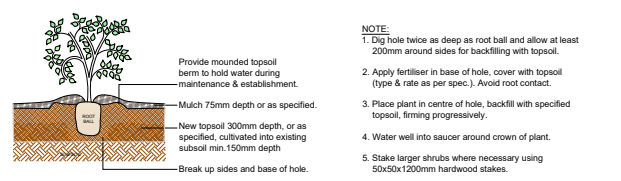
JOHN PATRICK
 JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD
 324 Victoria Street, Richmond, VIC 3121
 T +61 3 9429 4855
 F +61 3 9429 8211
 admin@johnpatrick.com.au
 www.johnpatrick.com.au

REVISION	DATE	BY
— Issued for Town Planning	11.12.2023	SA
A Issued for Town Planning, Level 03	15.12.2023	SA
B Pylon masts (PM) added in Schedule Issued for VCAT - To Architectural Updates	27.08.2024	SA

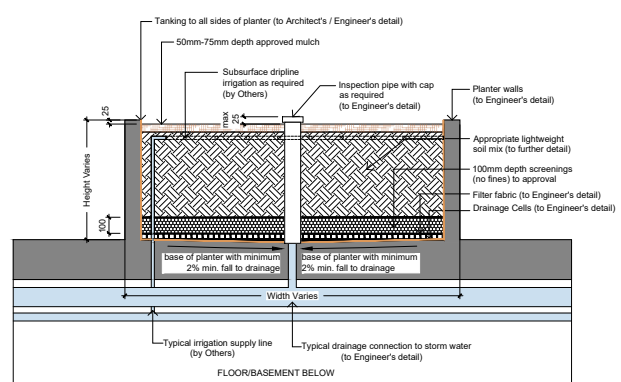
CLIENT
Shayher Alliance P/L (atf)
Lin Family LC Unit Trust
 PROJECT
PROPOSED APARTMENT
 2-4 Frederick Street,
 Doncaster

DRAWING
 Landscape Plan - Ground Floor
 for VCAT
 SCALE
 1:200 @A1
 DATE
 DEC 2023
 DRAWN
 SA
 PROJECT
 CHECKED
 JPKD
 JOB NO
 23-534
 DWG NO
 L-TP02
 CAD FILE
 23-534-L [R].dwg

PLANNING AND ENVIRONMENT ACT 1987 - MANNINGHAM PLANNING SCHEME
 ADVERTISED MATERIAL - Planning Application: PLN24/0017; Date: 30 August 2024; Page 3 of 15
 This document is made available for the sole purpose of enabling its consideration and review,
 as part of a planning process under the Planning and Environment Act 1987.
 The document must not be used for any purpose which may breach any Copyright.



D2 TYPICAL SHRUB PLANTING DETAIL
 Scale N.T.S.



D3 TYPICAL LIGHTWEIGHT PLANTER BOX DETAIL
 Scale 1:20

PLANT SCHEDULE - LEVEL 01

SYM	BOTANICAL NAME	COMMON NAME	DE WEx*	HEIGHT X WIDTH AT MATURITY	MN SUPPLY SIZE	QTY
SHRUBS						
MpM	Murraya paniculata 'Min-a-min'	Dwarf Orange Jessamine	E/N	1 x 1m	200mm pot	
						TOTAL
GROUNDCOVERS						
Ta	Trachelospermum asiaticum	Yellow Star Jasmine	E/Ex	0.2 x Spreading	140mm pot	
						TOTAL

*DE = Deciduous/Evegreen NEx = Native/Exotic

LEGEND

- Proposed Shrubs
Refer To Plant Schedule
- Proposed Groundcovers & Grasses
Refer To Plant Schedule
- Proposed Paving Type 3
To Later Detail
- Proposed Raised Planters
As Per Architect's Detail
Refer To Typical Detail
Min Soil Depth Required-
1000mm for Trees & Climbers
750mm for Shrubs
500mm for Groundcovers
300mm for Lawn

COPYRIGHT
 This drawing must not be copied in whole or in part
 without the consent of John Patrick Landscape
 Architects Pty Ltd
 Do not scale off drawings
NOT FOR CONSTRUCTION

JOHN PATRICK
 JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD
 324 Victoria Street,
 Richmond, VIC 3121
 T +61 3 9429 4855
 F +61 3 9429 8211
 admin@johnpatrick.com.au
 www.johnpatrick.com.au

REVISION

REVISION	DATE	BY
Issued for Town Planning	11.12.2023	SA
Issued for Town Planning, Level 03	15.12.2023	SA
Pyrus made (P) added in Schedule		
Issued for VCAT - To Architectural Updates	27.08.2024	SA

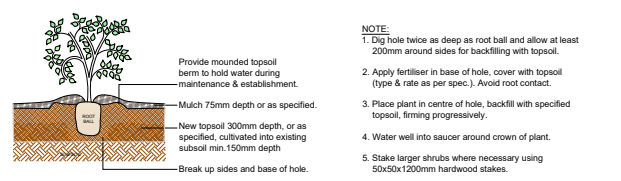
CLIENT
 Shayher Alliance P/L (atf)
 Lin Family LC Unit Trust
PROJECT
 PROPOSED APARTMENT
 2-4 Frederick Street,
 Doncaster

DRAWING
 Landscape Plan - Level 01
 for VCAT

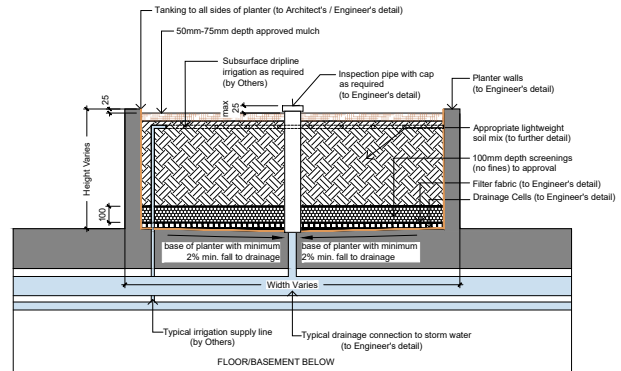


SCALE 1:200 @A1
DATE DEC 2023
DRAWN SA
CHECKED JPKD
JOB NO 23-534
DWG NO L-TP03
CAD FILE 23-534-L [R].dwg

PLANNING AND ENVIRONMENT ACT 1987 - MANNINGHAM PLANNING SCHEME
 ADVERTISED MATERIAL - Planning Application: PLN24/0017; Date: 30 August 2024; Page 4 of 15
 This document is made available for the sole purpose of enabling its consideration and review,
 as part of a planning process under the Planning and Environment Act 1987.
 The document must not be used for any purpose which may breach any Copyright.



D2 TYPICAL SHRUB PLANTING DETAIL
 Scale N.T.S.



D3 TYPICAL LIGHTWEIGHT PLANTER BOX DETAIL
 Scale 1:20

PLANT SCHEDULE - LEVEL 02

SYM	BOTANICAL NAME	COMMON NAME	D/E N/Ex*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY	TO LATER DETAIL
SHRUBS							
ROP	<i>Rhaphiolepis indica</i> 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	E/Ex	1 x 1m	200mm pot		
						TOTAL	
GROUNDCOVERS							
MpY	<i>Myoporum parvifolium</i> 'Yareena'	Creeping Boobialla Yareena	E/N	0.1 x 1m	140mm pot		
						TOTAL	

*D/E = Deciduous/Evergreen N/Ex = Native/Exotic

LEGEND

- Proposed Shrubs & Grasses Refer To Plant Schedule
- Proposed Groundcovers & Grasses Refer To Plant Schedule
- Proposed Paving Type 3 To Later Detail
- Proposed Raised Planters As Per Architect's Detail Refer To Typical Detail Min Soil Depth Required- 1000mm for Trees & Climbers 750mm for Shrubs 500mm for Groundcovers 300mm for Lawn

COPYRIGHT
 This drawing must not be copied in whole or in part without the consent of John Patrick Landscape Architects Pty Ltd.
 Do not scale off drawings
NOT FOR CONSTRUCTION

JOHN PATRICK
 JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD
 324 Victoria Street, Richmond, VIC 3121
 T +61 3 9429 4855
 F +61 3 9429 6211
 admin@johnpatrick.com.au
 www.johnpatrick.com.au

REVISION

NO	DESCRIPTION	DATE	BY
1	Issued for Town Planning	11.12.2023	SA
A	Issued for Town Planning, Level 03	15.12.2023	SA
B	Pyrus made (P) added in Schedule Issued for VCAT - To Architectural Updates	27.08.2024	SA

CLIENT
 Shayher Alliance P/L (atf)
 Lin Family LC Unit Trust
PROJECT
 PROPOSED APARTMENT
 2-4 Frederick Street,
 Doncaster

DRAWING
 Landscape Plan - Level 02
 for VCAT

SCALE 1:200 @A1

DATE DEC 2023

DRAWN SA

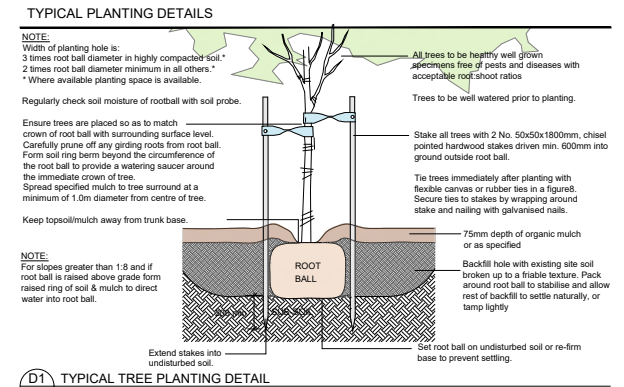
CHECKED JPKD

JOB NO 23-534

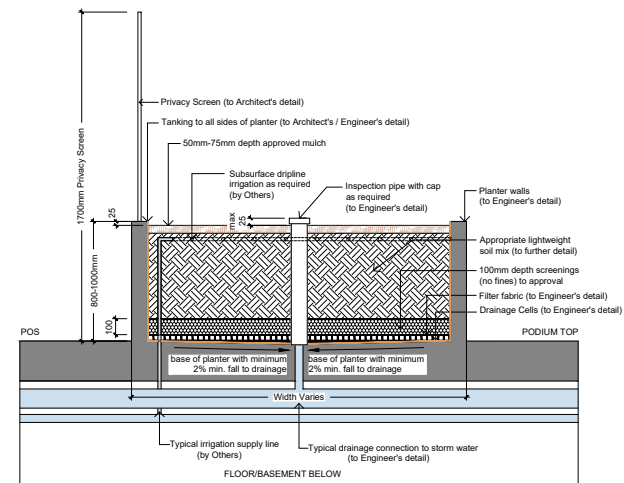
DWG NO L-TP04

CAD FILE 23-534-L [R].dwg

PLANNING AND ENVIRONMENT ACT 1987 - MANNINGHAM PLANNING SCHEME
 ADVERTISED MATERIAL - Planning Application: PLN24/0017; Date: 30 August 2024; Page 5 of 15
 This document is made available for the sole purpose of enabling its consideration and review,
 as part of a planning process under the Planning and Environment Act 1987.
 The document must not be used for any purpose which may breach any Copyright.



D1 TYPICAL TREE PLANTING DETAIL
 Scale N.T.S.

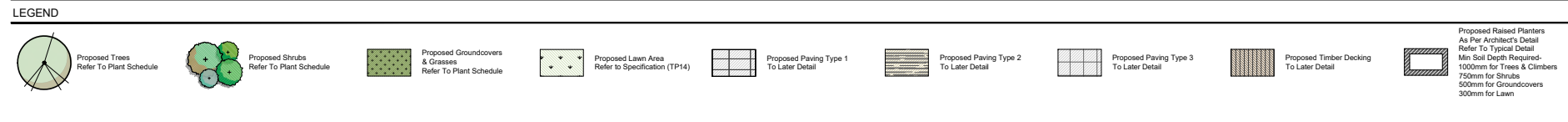


D3 TYPICAL LIGHTWEIGHT PLANTER BOX DETAIL
 Scale 1:20

PLANT SCHEDULE - LEVEL 3

SYM	BOTANICAL NAME	COMMON NAME	D/E	N/E*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
TREES							
ApS	Acer palmatum 'Sensaki'	Coral Bark Maple	D/Ex		6 x 5m	50cm/2.0mH	2
CcFP	Cercis canadensis 'Forest Pansy'	Eastern Redbud	D/Ex		5 x 5m	50cm/2.0mH	3
CIE	Citrus limon 'Eureka'	Eureka Lemon	E/Ex		4 x 3m	200mm pot	3
EPD	Elaeagnus argentea 'Prima Donna'	Pink Flowering Blueberry Ash	E/N		5.4 x 3m	50cm/2.0mH	12
HF	Hymenocallis flava	Native Freewagon	E/N		10 x 6m	50cm/2.0mH	2
Me	Microseris exelsa	NZ Christmas Tree	E/Ex		6 x 5m	50cm/2.0mH	5
OxTU	Olea europaea 'Toley's Upright'	Upright Olive	E/Ex		6 x 3m	50cm/2.0mH	2
Pn	Pyrus nivalis	Snow Pear	D/Ex		15 x 10m	50cm/2.0mH	1
							TOTAL
							30
SHRUBS							
Bs	Buxus sempervirens	English Box	E/Ex		0.6 x 0.6m	140mm pot	
De	Doronicum exelsa	Oymea Lily	E/N		2.5 x 1.5m	140mm pot	
HqS	Hydrangea quercifolia 'Snowflake'	Double Oak-leaf Hydrangea	D/Ex		1.5-2.5 x 1-1.5m	200mm pot	
MpM	Murraya paniculata 'Min-amin'	Dwarf Orange Jessamine	E/N		1 x 1m	200mm pot	
PML	Plectranthus 'Mona Lavender'	Lilac Plectranthus	E/Ex		0.8 x 0.6m	200mm pot	
RDP	Raphiolepis indica 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	E/Ex		1 x 1m	200mm pot	
Ra	Ruscus aculeatus	Butcher's Broom	E/Ex		0.8 x 1.5m	200mm pot	
Sr	Sarcococca ruscifolia	Fragrant Sweet Box	E/Ex		1.5 x 1.5m	200mm pot	
Sr	Streitzia reginae	Bird of Paradise	E/Ex		2 x 0.6m	200mm pot	
							TOTAL
							10
GROUNDCOVERS							
AcMB	Anthepodium cirratum 'Matapouri Bay'	Renga Lily	E/Ex		0.6 x 0.6m	140mm pot	
Cm	Clivia miniata	Clivia	E/Ex		0.6 x 0.6m	140mm pot	
Lq	Liriope gigantum	Giant Lily Turf	E/Ex		0.6 x 0.6m	140mm pot	
LIT	Lomandra longifolia 'Tanika'	Tanika Mat-rush	E/N		0.50-0.6 x 0.65m	140mm pot	
Mp	Myoporum parviflorum	Creeping Boobialla	E/N		0.2 x 1-3m	140mm pot	
PI	Poa labillardieri	Tussock Grass	E/N		0.8 x 0.6m	140mm pot	
Rh	Ruscus hypoglauca	Butcher's Broom	E/Ex		0.5 x 0.6m	140mm pot	
TaFM	Trachelospermum asiaticum 'Flat Mat'	Yellow Star Jasmine	E/Ex		0.4 x 3m	140mm pot	
							TOTAL
							10

*D/E = Deciduous/Evergreen N/E = Native/Exotic



COPYRIGHT
 This drawing must not be copied in whole or in part without the consent of John Patrick Landscape Architects Pty Ltd
 Do not scale off drawings
NOT FOR CONSTRUCTION

JOHN PATRICK
 JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD
 324 Victoria Street, Richmond, VIC 3121
 T +61 3 9429 4855
 F +61 3 9429 6211
 admin@johnpatrick.com.au
 www.johnpatrick.com.au

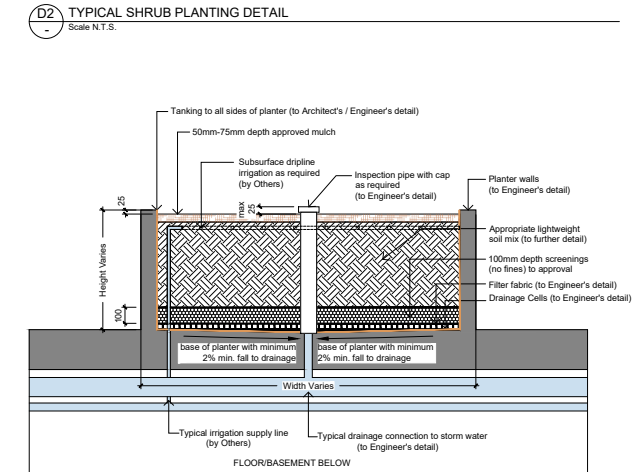
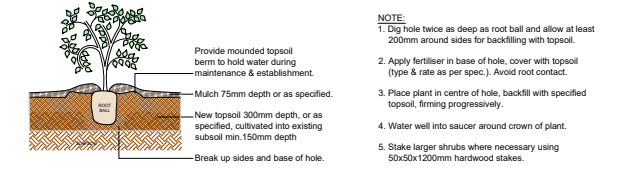
REVISION

—	Issued for Town Planning	11.12.2023	SA
A	Issued for Town Planning, Level 03	15.12.2023	SA
B	Pyrus nivalis (Pn) added in Schedule Issued for VCAT - To Architectural Updates	27.08.2024	SA

CLIENT
 Shayher Alliance P/L (atf) Lin Family LC Unit Trust
PROPOSED APARTMENT
 2-4 Frederick Street, Doncaster

DRAWING
 Landscape Plan - Level 03 for VCAT
SCALE
 1:200 @A1
DATE
 DEC 2023
DRAWN
 SA
CHECKED
 JPKD
JOB NO
 23-534
DWG NO
 L-TP05
CAD FILE
 23-534-L-05.dwg

PLANNING AND ENVIRONMENT ACT 1987 - MANNINGHAM PLANNING SCHEME
 ADVERTISED MATERIAL - Planning Application: PLN24/0017, Date: 30 August 2024, Page 6 of 15
 This document is made available for the sole purpose of enabling its consideration and review,
 as part of a planning process under the Planning and Environment Act 1987.
 The document must not be used for any purpose which may breach any Copyright.



PLANT SCHEDULE - Level 04

SYM	BOTANICAL NAME	COMMON NAME	D/E N/E*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
SHRUBS						
Bs	Buxus sempervirens	English Box	E/Ex	0.6 x 0.6m	200mm pot	
ROP	Rhaphiolepis indica 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	E/Ex	1 x 1m	200mm pot	
					TOTAL	
GROUNDCOVERS						
DEA	Diemilla laevis 'Emerald Arch'	Emerald Arch Flax Lily	EN	0.45 x 0.45m	140mm pot	
Ta	Tracheloppermum asiaticum	Yellow Star Jasmine	E/Ex	0.2 x Spreading	140mm pot	
					TOTAL	

*D/E = Deciduous/Evergreen N/E = Native/Exotic

LEGEND

- Proposed Shrubs Refer To Plant Schedule
- Proposed Groundcovers & Grasses Refer To Plant Schedule
- Proposed Paving Type 3 To Later Detail
- Proposed Raised Planters As Per Architect's Detail Refer To Typical Detail Min Soil Depth Required- 1000mm for Trees & Climbers 750mm for Shrubs 500mm for Groundcovers 300mm for Lawn

COPYRIGHT
 This drawing must not be copied in whole or in part without the consent of John Patrick Landscape Architects Pty Ltd.
 Do not scale off drawings
NOT FOR CONSTRUCTION

JOHN PATRICK
 JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD
 324 Victoria Street, Richmond, VIC 3121
 T +61 3 9429 4855
 F +61 3 9429 8211
 admin@johnpatrick.com.au
 www.johnpatrick.com.au

REVISION

REVISION	DATE	BY
—	11.12.2023	SA
A	15.12.2023	SA
B	27.08.2024	SA

CLIENT
 Shayher Alliance P/L (atf)
 Lin Family LC Unit Trust
PROJECT
 PROPOSED APARTMENT
 2-4 Frederick Street, Doncaster

DRAWING
 Landscape Plan - Level 04 for VCAT

SCALE
 1:200 @A1

DATE
 DEC 2023

DRAWN
 SA

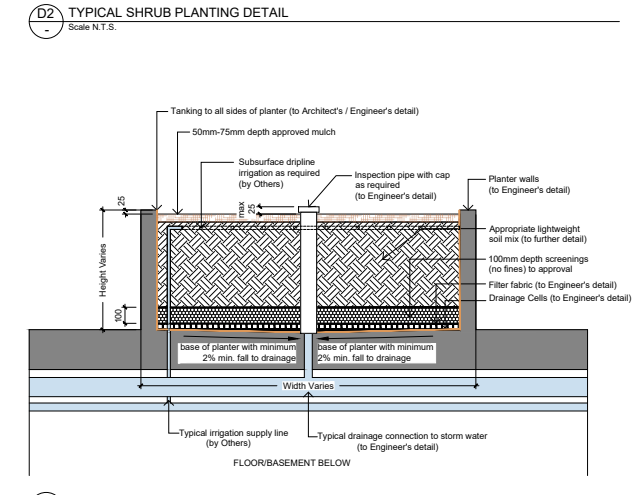
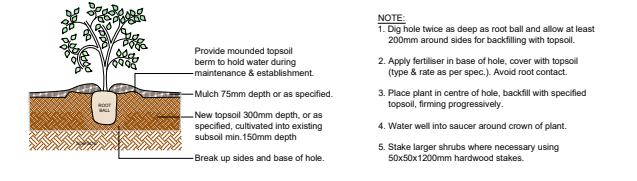
CHECKED
 JPKD

JOB NO
 23-534

DWG NO
 L-TP06

CAD FILE
 23-534-L [R].dwg

PLANNING AND ENVIRONMENT ACT 1987 - MANNINGHAM PLANNING SCHEME
 ADVERTISED MATERIAL - Planning Application: PLN24/0017, Date: 30 August 2024, Page 7 of 15
 This document is made available for the sole purpose of enabling its consideration and review,
 as part of a planning process under the Planning and Environment Act 1987.
 The document must not be used for any purpose which may breach any Copyright.



PLANT SCHEDULE - Level 05

SYM	BOTANICAL NAME	COMMON NAME	D/E N/Ex*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
SHRUBS						
MpM	Murraya paniculata 'Min-a-min'	Dwarf Orange Jessamine	E/N	1 x 1m	200mm pot	
						TOTAL
GROUNDCOVERS						
LIT	Lomandra longifolia 'Tanika'	Tanika Mat-rush	E/N	0.50-0.6 x 0.65m	140mm pot	
Ta	Trachelospermum asiaticum	Yellow Star Jasmine	E/Ex	0.2 x Spreading	140mm pot	
						TOTAL

*D/E = Deciduous/Evergreen N/Ex = Native/Exotic

LEGEND

- Proposed Shrubs & Grasses Refer To Plant Schedule
- Proposed Groundcovers & Grasses Refer To Plant Schedule
- Proposed Paving Type 3 To Later Detail
- Proposed Raised Planters As Per Architect's Detail Refer To Typical Detail Min Soil Depth Required- 1000mm for Trees & Climbers 750mm for Shrubs 500mm for Groundcovers 300mm for Lawn

COPYRIGHT
 This drawing must not be copied in whole or in part without the consent of John Patrick Landscape Architects Pty Ltd.
 Do not scale off drawings
NOT FOR CONSTRUCTION

JOHN PATRICK
 JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD
 324 Victoria Street, Richmond, VIC 3121
 T +61 3 9429 4855
 F +61 3 9429 8211
 admin@johnpatrick.com.au
 www.johnpatrick.com.au

REVISION

REVISION	DATE	BY
—	11.12.2023	SA
A	15.12.2023	SA
B	27.08.2024	SA

CLIENT
 Shayher Alliance P/L (atf)
 Lin Family LC Unit Trust

PROJECT
 PROPOSED APARTMENT

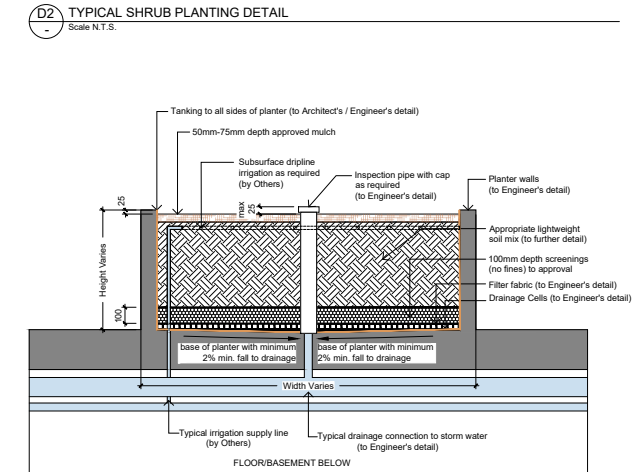
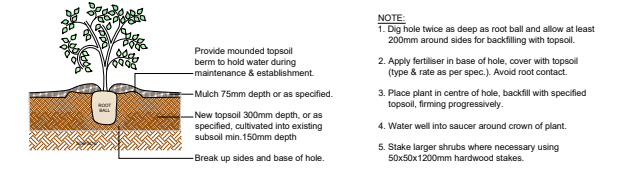
2-4 Frederick Street,
 Doncaster

DRAWING
 Landscape Plan - Level 05
 for VCAT

SCALE 1:200 @A1

DATE	SCALE
DEC 2023 <td>1:200 @A1 </td>	1:200 @A1
SA <td></td>	
JPKD <td></td>	
23-534 <td></td>	
L-TP07 <td></td>	
23-534-L [R].dwg <td></td>	

PLANNING AND ENVIRONMENT ACT 1987 - MANNINGHAM PLANNING SCHEME
 ADVERTISED MATERIAL - Planning Application: PLN24/0017, Date: 30 August 2024, Page 8 of 15
 This document is made available for the sole purpose of enabling its consideration and review,
 as part of a planning process under the Planning and Environment Act 1987.
 The document must not be used for any purpose which may breach any Copyright.



PLANT SCHEDULE - Level 06

SYM	BOTANICAL NAME	COMMON NAME	D/E N/E*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
SHRUBS						
Bs	<i>Buxus sempervirens</i>	English Box	E/Ex	0.6 x 0.6m	200mm pot	
ROP	<i>Rhaphiolepis indica</i> 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	E/Ex	1 x 1m	200mm pot	
						TOTAL
GROUNDCOVERS						
D/E A	<i>Canella lasiocarpa</i> 'Emerald Arch'	Emerald Arch Flax Lily	E/N	0.45 x 0.45m	140mm pot	
Ta	<i>Trachelospermum asiaticum</i>	Yellow Star Jasmine	E/Ex	0.2 x Spreading	140mm pot	
						TOTAL

*D/E = Deciduous/Evergreen N/E = Native/Exotic

LEGEND

- Proposed Shrubs & Grasses Refer To Plant Schedule
- Proposed Groundcovers & Grasses Refer To Plant Schedule
- Proposed Paving Type 3 To Later Detail
- Proposed Raised Planters As Per Architect's Detail Refer To Typical Detail Min Soil Depth Required- 1000mm for Trees & Climbers 750mm for Shrubs 500mm for Groundcovers 300mm for Lawn

COPYRIGHT
 This drawing must not be copied in whole or in part without the consent of John Patrick Landscape Architects Pty Ltd.
 Do not scale off drawings
NOT FOR CONSTRUCTION

JOHN PATRICK
 JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD
 324 Victoria Street, Richmond, VIC 3121
 T +61 3 9429 4855
 F +61 3 9429 8211
 admin@johnpatrick.com.au
 www.johnpatrick.com.au

REVISION

REVISION	DATE	BY
—	11.12.2023	SA
A	15.12.2023	SA
B	27.08.2024	SA

CLIENT
 Shayher Alliance P/L (aft)
 Lin Family LC Unit Trust

PROJECT
 PROPOSED APARTMENT

2-4 Frederick Street, Doncaster

DRAWING
 Landscape Plan - Level 06 for VCAT

SCALE
 1:200 @A1

DATE
 DEC 2023

DRAWN
 SA

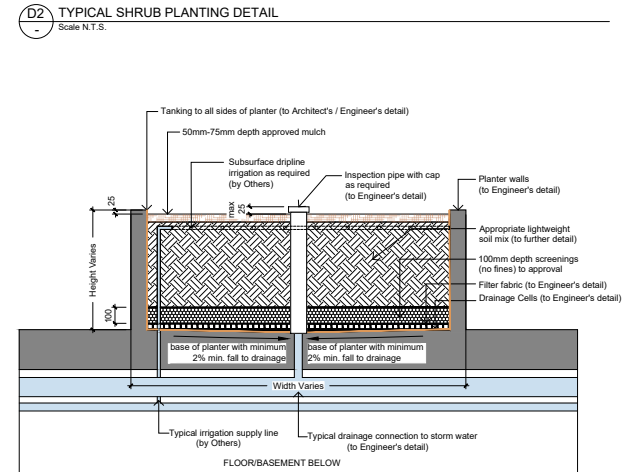
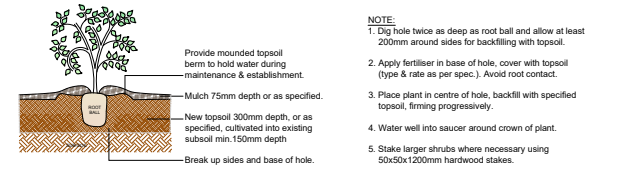
CHECKED
 JPKD

JOB NO
 23-534

DWG NO
 L-TP08

CAD FILE
 23-534-L [R].dwg

PLANNING AND ENVIRONMENT ACT 1987 - MANNINGHAM PLANNING SCHEME
 ADVERTISED MATERIAL - Planning Application: PLN24/0017, Date: 30 August 2024, Page 9 of 15
 This document is made available for the sole purpose of enabling its consideration and review,
 as part of a planning process under the Planning and Environment Act 1987.
 The document must not be used for any purpose which may breach any Copyright.



PLANT SCHEDULE - Level 07

SYM	BOTANICAL NAME	COMMON NAME	D/E N/Ex*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
SHRUBS						
MpM	Murraya paniculata 'Min-a-min'	Dwarf Orange Jessamine	E/N	1 x 1m	200mm pot	
RoBL	Rosmarinus officinalis 'Blue Lagoon'	Rosemary	E/Ex	1 x 1m	200mm pot	
TOTAL						
GROUNDCOVERS						
Ta	Trachelospermum asiaticum	Yellow Star Jasmine	E/Ex	0.2 x Spreading	140mm pot	
TOTAL						

*D/E = Deciduous/Evergreen N/Ex = Native/Exotic

LEGEND

- Proposed Shrubs & Grasses Refer To Plant Schedule
- Proposed Groundcovers & Grasses Refer To Plant Schedule
- Proposed Paving Type 3 To Later Detail
- Proposed Raised Planters As Per Architect's Detail Refer To Typical Detail Min Sid Depth Required- 1000mm for Trees & Climbers 750mm for Shrubs 500mm for Groundcovers 300mm for Lawn

COPYRIGHT
 This drawing must not be copied in whole or in part without the consent of John Patrick Landscape Architects Pty Ltd.
 Do not scale off drawings
NOT FOR CONSTRUCTION

JOHN PATRICK
 JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD
 324 Victoria Street, Richmond, VIC 3121
 T +61 3 9429 4855
 F +61 3 9429 8211
 admin@johnpatrick.com.au
 www.johnpatrick.com.au

REVISION

REVISION	DATE	BY
—	11.12.2023	SA
A	15.12.2023	SA
B	27.08.2024	SA

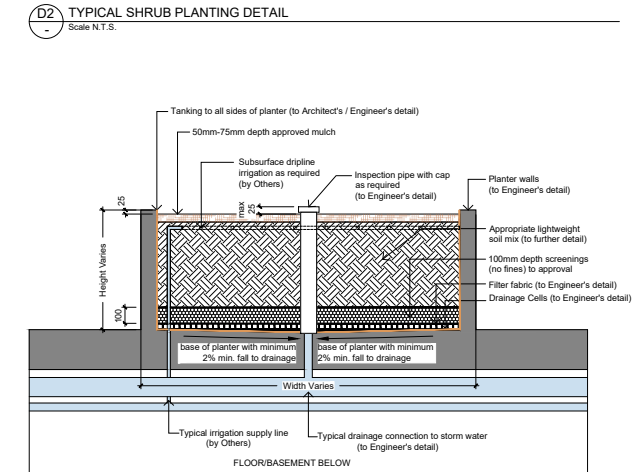
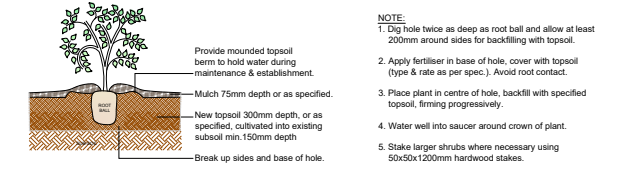
CLIENT
 Shayher Alliance P/L (atf)
 Lin Family LC Unit Trust
PROJECT
 PROPOSED APARTMENT
 2-4 Frederick Street,
 Doncaster

DRAWING
 Landscape Plan - Level 07
 for VCAT

SCALE 1:200 @A1

DATE	SCALE
DEC 2023 <td>1:200 @A1 </td>	1:200 @A1
SA <td>SA </td>	SA
JPKD <td>JPKD </td>	JPKD
23-534 <td>23-534 </td>	23-534
L-TP09 <td>L-TP09 </td>	L-TP09
23-534-L [R].dwg <td>23-534-L [R].dwg </td>	23-534-L [R].dwg

PLANNING AND ENVIRONMENT ACT 1987 - MANNINGHAM PLANNING SCHEME
 ADVERTISED MATERIAL - Planning Application: PLN24/0017; Date: 30 August 2024; Page 10 of 15
 This document is made available for the sole purpose of enabling its consideration and review,
 as part of a planning process under the Planning and Environment Act 1987.
 The document must not be used for any purpose which may breach any Copyright.



PLANT SCHEDULE - Level 08

SYM	BOTANICAL NAME	COMMON NAME	D/E N/E*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
SHRUBS						
Bs	<i>Buxus sempervirens</i>	English Box	E/Ex	0.6 x 0.6m	200mm pot	
RCP	<i>Rhaphiolepis indica</i>	Oriental Pearl Indian Hawthorn	E/Ex	1 x 1m	200mm pot	
						TOTAL
GROUNDCOVERS						
Ta	<i>Trachelospermum asiaticum</i>	Yellow Star Jasmine	E/Ex	0.2 x Spreading	140mm pot	
						TOTAL

*D/E = Deciduous/Evergreen N/E = Native/Exotic

LEGEND

- Proposed Shrubs & Grasses Refer To Plant Schedule
- Proposed Groundcovers & Grasses Refer To Plant Schedule
- Proposed Paving Type 3 To Later Detail
- Proposed Raised Planters As Per Architect's Detail Refer To Typical Detail Min Soil Depth Required- 1000mm for Trees & Climbers 750mm for Shrubs 500mm for Groundcovers 300mm for Lawn

COPYRIGHT
 This drawing must not be copied in whole or in part without the consent of John Patrick Landscape Architects Pty Ltd.
 Do not scale off drawings
 NOT FOR CONSTRUCTION

JOHN PATRICK
 JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD
 324 Victoria Street, Richmond, VIC 3121
 T +61 3 9429 4855
 F +61 3 9429 8211
 admin@johnpatrick.com.au
 www.johnpatrick.com.au

REVISION

REVISION	DATE	BY
—	11.12.2023	SA
A	15.12.2023	SA
B	27.08.2024	SA

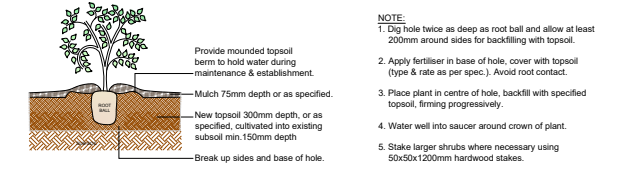
CLIENT
Shayher Alliance P/L (atf) Lin Family LC Unit Trust
 PROJECT
PROPOSED APARTMENT
 2-4 Frederick Street, Doncaster

DRAWING
 Landscape Plan - Level 08 for VCAT

SCALE 1:200 @A1

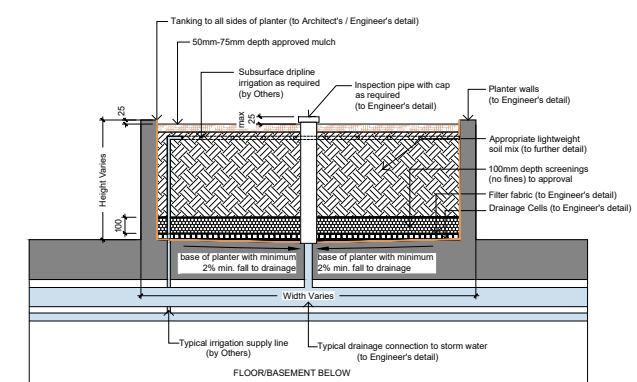
DATE	SCALE
DEC 2023 <td>1:200 @A1 </td>	1:200 @A1
SA <td></td>	
JPKD <td></td>	
23-534 <td></td>	
L-TP10 <td></td>	
23-534-L [R].dwg <td></td>	

PLANNING AND ENVIRONMENT ACT 1987 - MANNINGHAM PLANNING SCHEME
 ADVERTISED MATERIAL - Planning Application: PLN24/0017; Date: 30 August 2024; Page 11 of 15
 This document is made available for the sole purpose of enabling its consideration and review,
 as part of a planning process under the Planning and Environment Act 1987.
 The document must not be used for any purpose which may breach any Copyright.



- NOTE:
1. Dig hole twice as deep as root ball and allow at least 200mm around sides for backfilling with topsoil.
 2. Apply fertiliser in base of hole, cover with topsoil (type & rate as per spec.). Avoid root contact.
 3. Place plant in centre of hole, backfill with specified topsoil, firming progressively.
 4. Water well into saucer around crown of plant.
 5. Stake larger shrubs where necessary using 50x50x1200mm hardwood stakes.

D2 TYPICAL SHRUB PLANTING DETAIL
 Scale N.T.S.



D3 TYPICAL LIGHTWEIGHT PLANTER BOX DETAIL
 Scale 1:20

PLANT SCHEDULE - Level 09

SYM	BOTANICAL NAME	COMMON NAME	D/E N/Ex*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
SHRUBS						
MpM	Murraya paniculata 'Min-a-min'	Dwarf Orange Jessamine	E/N	1 x 1m	200mm pot	TO LATER DETAIL
RoBL	Rosmarinus officinalis 'Blue Lagoon'	Rosemary	E/Ex	1 x 1m	200mm pot	
TOTAL						
GROUNDCOVERS						
Cs	Convolvulus sabatius	Moroccan Bellflower	E/Ex	0.3 x 0.8m	140mm pot	TO LATER DETAIL
DSF	Dichondra argentea 'Silver Falls'	Silver Falls Dichondra	E/Ex	0.1 x 1.0m/Trailing	140mm pot	
Ta	Trachelospermum asiaticum	Yellow Star Jasmine	E/Ex	0.2 x Spreading	140mm pot	
TOTAL						

LEGEND

- Proposed Shrubs: Refer To Plant Schedule
- Proposed Groundcovers & Grasses: Refer To Plant Schedule
- Proposed Paving Type 3: To Later Detail
- Proposed Raised Planters: As Per Architect's Detail; Refer To Typical Detail; Min Sid Depth Required: 100mm for Trees & Climbers; 750mm for Shrubs; 500mm for Groundcovers; 300mm for Lawn

COPYRIGHT
 This drawing must not be copied in whole or in part without the consent of John Patrick Landscape Architects Pty Ltd.
 Do not scale off drawings
NOT FOR CONSTRUCTION

JOHN PATRICK
 JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD
 324 Victoria Street, Richmond, VIC 3121
 T +61 3 9429 4855
 F +61 3 9429 8211
 admin@johnpatrick.com.au
 www.johnpatrick.com.au

REVISION

REVISION	DATE	BY
—	11.12.2023	SA
A	15.12.2023	SA
B	27.08.2024	SA

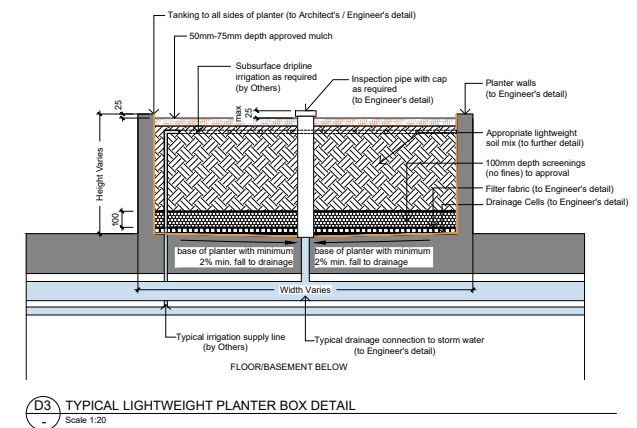
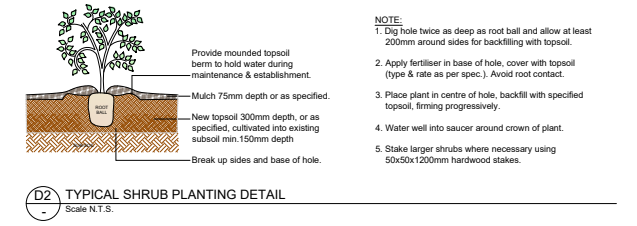
CLIENT
 Shayher Alliance P/L (atf)
 Lin Family LC Unit Trust
PROJECT
 PROPOSED APARTMENT
 2-4 Frederick Street,
 Doncaster

DRAWING
 Landscape Plan - Level 09
 for VCAT

SCALE 1:200 @A1

DATE	SCALE
DEC 2023	1:200 @A1
SA	SA
JPKD	JPKD
23-534	23-534
L-TP11	L-TP11
23-534-L [R].dwg	23-534-L [R].dwg

PLANNING AND ENVIRONMENT ACT 1987 - MANNINGHAM PLANNING SCHEME
 ADVERTISED MATERIAL - Planning Application: PLN24/0017; Date: 30 August 2024; Page 12 of 15
 This document is made available for the sole purpose of enabling its consideration and review,
 as part of a planning process under the Planning and Environment Act 1987.
 The document must not be used for any purpose which may breach any Copyright.



PLANT SCHEDULE - LEVEL 10

SYM	BOTANICAL NAME	COMMON NAME	D/E N/Ex*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
SHRUBS						
Bs	<i>Buxus sempervirens</i>	English Box	E/Ex	0.6 x 0.6m	200mm pot	TO LATER DETAIL
ROP	<i>Rhaphiolepis indica</i> 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	E/Ex	1 x 1m	200mm pot	
TOTAL						
GROUNDCOVERS						
Ta	<i>Trachelospermum asiaticum</i>	Yellow Star Jasmine	E/Ex	0.2 x Spreading	140mm pot	TO LATER DETAIL
TOTAL						

*D/E = Deciduous/Evergreen N/Ex = Native/Exotic

LEGEND

- Proposed Shrubs: Refer To Plant Schedule
- Proposed Groundcovers & Grasses: Refer To Plant Schedule
- Proposed Paving Type 3: To Later Detail
- Proposed Raised Planters: As Per Architect's Detail. Refer To Typical Detail. Min Sid Depth Required- 1000mm for Trees & Climbers, 750mm for Shrubs, 500mm for Groundcovers, 300mm for Lawn

COPYRIGHT
 This drawing must not be copied in whole or in part without the consent of John Patrick Landscape Architects Pty Ltd.
 Do not scale off drawings.
NOT FOR CONSTRUCTION

JOHN PATRICK
 JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD
 324 Victoria Street, Richmond, VIC 3121
 T +61 3 9429 4855
 F +61 3 9429 8211
 admin@johnpatrick.com.au
 www.johnpatrick.com.au

REVISION

REVISION	DATE	BY
—	11.12.2023	SA
A	15.12.2023	SA
B	27.08.2024	SA

CLIENT
 Shayher Alliance P/L (atf)
 Lin Family LC Unit Trust

PROJECT
 PROPOSED APARTMENT

2-4 Frederick Street, Doncaster

DRAWING
 Landscape Plan - Level 10 for VCAT

SCALE
 1:200 @A1

DATE
 DEC 2023

DRAWN
 SA

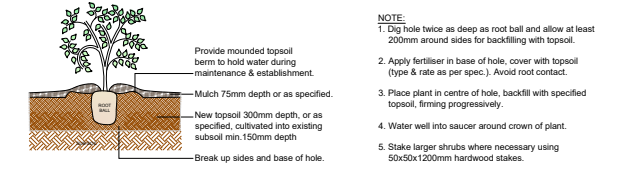
CHECKED
 JPKD

JOB NO
 23-534

DWG NO
 L-TP12

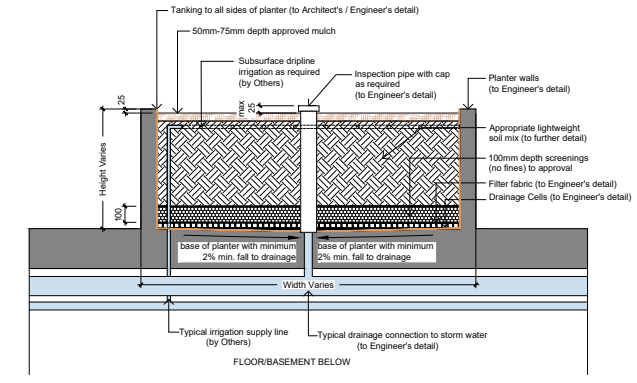
CAD FILE
 23-534-L [R].dwg

PLANNING AND ENVIRONMENT ACT 1987 - MANNINGHAM PLANNING SCHEME
 ADVERTISED MATERIAL - Planning Application: PLN24/0017; Date: 30 August 2024; Page 13 of 15
 This document is made available for the sole purpose of enabling its consideration and review,
 as part of a planning process under the Planning and Environment Act 1987.
 The document must not be used for any purpose which may breach any Copyright.



- NOTE:
1. Dig hole twice as deep as root ball and allow at least 200mm around sides for backfilling with topsoil.
 2. Apply fertiliser in base of hole, cover with topsoil (type & rate as per spec.). Avoid root contact.
 3. Place plant in centre of hole, backfill with specified topsoil, firming progressively.
 4. Water well into saucer around crown of plant.
 5. Stake larger shrubs where necessary using 50x50x1200mm hardwood stakes.

D2 TYPICAL SHRUB PLANTING DETAIL
 Scale N.T.S.



D3 TYPICAL LIGHTWEIGHT PLANTER BOX DETAIL
 Scale 1:20

PLANT SCHEDULE - LEVEL 11

SYM	BOTANICAL NAME	COMMON NAME	D/E N/Ex*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
SHRUBS						
MpM	Murraya paniculata 'Min-a-min'	Dwarf Orange Jessamine	E/N	1 x 1m	200mm pot	
						TOTAL
GROUNDCOVERS						
Ta	Trachelospermum asiaticum	Yellow Star Jasmine	E/Ex	0.2 x Spreading	140mm pot	
						TOTAL

*D/E = Deciduous/Evergreen N/Ex = Native/Exotic

LEGEND

- Proposed Shrubs: Refer To Plant Schedule
- Proposed Groundcovers & Grasses: Refer To Plant Schedule
- Proposed Paving Type 3: To Later Detail
- Proposed Raised Planters: As Per Architect's Detail. Refer To Typical Detail. Min Soil Depth Required: 1000mm for Trees & Climbers, 750mm for Shrubs, 500mm for Groundcovers, 300mm for Lawn.

COPYRIGHT
 This drawing must not be copied in whole or in part without the consent of John Patrick Landscape Architects Pty Ltd.
 Do not scale off drawings.
NOT FOR CONSTRUCTION

JOHN PATRICK
 JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD
 324 Victoria Street, Richmond, VIC 3121
 T +61 3 9429 4855
 F +61 3 9429 6211
 admin@johnpatrick.com.au
 www.johnpatrick.com.au

REVISION

REVISION	DATE	BY
Issued for Town Planning	11.12.2023	SA
Issued for Town Planning, Level 03	15.12.2023	SA
Pyrus rivinella (Pr) added in Schedule		
Issued for VCAT - To Architectural Updates	27.08.2024	SA

CLIENT
 Shayher Alliance P/L (atf)
 Lin Family LC Unit Trust
PROJECT
 PROPOSED APARTMENT
 2-4 Frederick Street, Doncaster

DRAWING
 Landscape Plan - Level 11 for VCAT

SCALE 1:200 @A1

DATE DEC 2023

DRAWN SA

CHECKED JPKD

JOB NO 23-534

DWG NO L-TP13

CAD FILE 23-534-L [R].dwg

PLANNING AND ENVIRONMENT ACT 1987 - MANNINGHAM PLANNING SCHEME
 ADVERTISED MATERIAL - Planning Application: PLN24/0017; Date: 30 August 2024; Page 14 of 15
 This document is made available for the sole purpose of enabling its consideration and review,
 as part of a planning process under the Planning and Environment Act 1987.
 The document must not be used for any purpose which may breach any Copyright.



SPECIFICATION NOTES

Soil Preparation
 Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm.

Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

Weed Removal
 All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

Planting
 Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root rot or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of rootball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

Mulch
 Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or hardwood with not more than 5% fines content by volume (preferably zero fines). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 30mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

Granitic Gravel Surface
 Granitic gravel is to be installed where shown comprising of a 50mm layer of gravel (Tuscan Toppings or similar) over a base course of 75mm deep gently compacted Fine Crushed Rock. Each layer, including the subgrade is to be appropriately compacted.

Aggregate Gravel Surface
 Aggregate gravel is to be installed where shown comprising of a 50mm layer of gravel (7-14mm granite screenings or similar, no fines) over a base course of 75mm deep gently compacted Fine Crushed Rock. The subgrade is to be appropriately compacted.

Timber Edges
 Provide 25 x 25mm treated pine edges to all borders between gravel mulch paths and garden beds using 75x25x300mm long treated pine stakes at 1200mm maximum centres. An additional stake is to be provided at joins in the path.

Irrigation
 An approved drip irrigation system is to be supplied to all landscape areas. An approved pop-up spray system is to be supplied to all lawn areas. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut off device. All dripline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

Lawn - Turf
 'Sapphire' Soft Leaf Buffalo turf (or similar) is to be supplied to lawn areas as shown. Turf is to be supplied by a specialist grower and is not to be allowed to dry out between cutting and laying. Turf should be laid in a stretcher pattern so that joints are staggered and is to be lightly tamped following laying. All lawn areas are to be thoroughly watered following planting and fertilised with an appropriate lawn starter at the quantities recommended by the manufacturer.

Raised Planter Boxes
 Raised planter construction is to include, but not necessarily be limited to, the supply and installation of agricultural drains, drainage cells at base, filter fabric, planting medium, mulch and irrigation. Planter boxes must be effectively tanked and lined with corrugate to prevent wicking.

Drainage cells are to be provided at the base of the planter and are to be covered with a layer of filter fabric. A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it. Provide a root anchor if trees are to be planted in a windy location.

Supply and spread evenly a special lightweight planter mix, (to be advised) Compact evenly in 100mm layers. Avoid differential subsidence and excess compaction and produce a finished surface that is graded evenly and ready for planting. Allow for 50mm layer of specified mulch to top of beds and a finished level 25-50mm below the planter rim. Drip irrigation as specified is to be installed beneath the mulch layer.

Repair/Restoration of damaged Nature-strips
 Nature strips are to be restored to current grades with any depressions filled with topsoil to specifications above and lightly compacted in 150mm layers. Areas are then to be re-seeded using an appropriate and matching turf type and the area fenced off to allow the re-establishment of lawn. Re-seeded areas are to be well irrigated and the area supplied with a slow release fertiliser at the quantities recommended by the manufacturer.

Any areas of lawn which have failed to germinate (achieve an evenly green 95% covering of a consistent height) are to be re-seeded within one month of original sowing date.

Plant Establishment Period
 There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in his/her scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.

PLANT SCHEDULE - LEVEL 12

SYM	BOTANICAL NAME	COMMON NAME	D/E N/EX	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
TREES						
LxT	Lagerstroemia indica x L. fauriei 'Tuscarora'	Tuscarora Crepe Myrtle	D/Ex	6 x 4m	50cm/2.0mH	3
Me	Microseris laevis	HC Christmas Tree	E/Ex	6 x 5m	50cm/2.0mH	3
ChTU	Olea europaea 'Tolly's Upright'	Upright Olive	E/Ex	6 x 3m	50cm/2.0mH	5
TOTAL						11
SHRUBS						
Ca	Correa alba	White Correa	E/N	1-1.5 x 1-1.5m	200mm pot	
CaC	Correa alba Compact Form	White Correa	E/N	0.4 x 0.6m	200mm pot	
MpM	Murraya paniculata 'Mim-amir'	Dwarf Orange Jessamine	E/N	1 x 1m	200mm pot	
Ro	Rosmarinus officinalis	Rosemary	E/Ex	1.5 x 1.5m	200mm pot	
WBG	Westringia fruticosa 'Blue Gem'	Blue Gem Coastal Rosemary	E/N	1-1.5 x 0.8-1.3m	200mm pot	
TOTAL						
GROUNDCOVERS						
BxBC	Banksia spinulosa 'Birthday Candles'	Birthday Candles Banksia	E/N	0.5 x 0.75-0.9m	140mm pot	
Cm	Correa reflexa var. nummularifolia	Prostrate Correa	E/N	0.5 x 1-2m	140mm pot	
Dl	Dianella tasmanica	Tasman Flax Lily	E/N	0.6-1.5 x 0.5-2m	140mm pot	
HFE	Hardenbergia violacea 'Free 'n' Easy'	Free 'n' Easy Coral Pea	E/N	0.15-0.3 x 1.5m	140mm pot	
LK	Lomandra longifolia 'Katrirus'	Katrirus Mat-rush	E/N	0.8 x 0.8m	140mm pot	
Mp	Myoporum parvifolium	Creeping Boobialla	E/N	0.2 x 1-3m	140mm pot	
TOTAL						

D/E = Deciduous/Evergreen N/Ex = Native/Exotic

LEGEND



COPYRIGHT
 This drawing must not be copied in whole or in part without the consent of John Patrick Landscape Architects Pty Ltd.
 Do not scale off drawings.
NOT FOR CONSTRUCTION

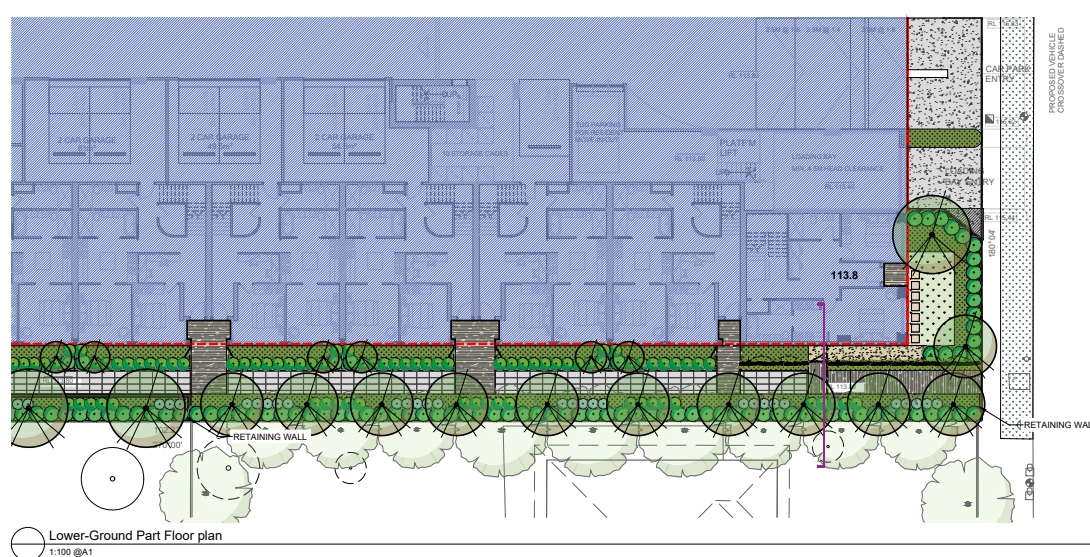
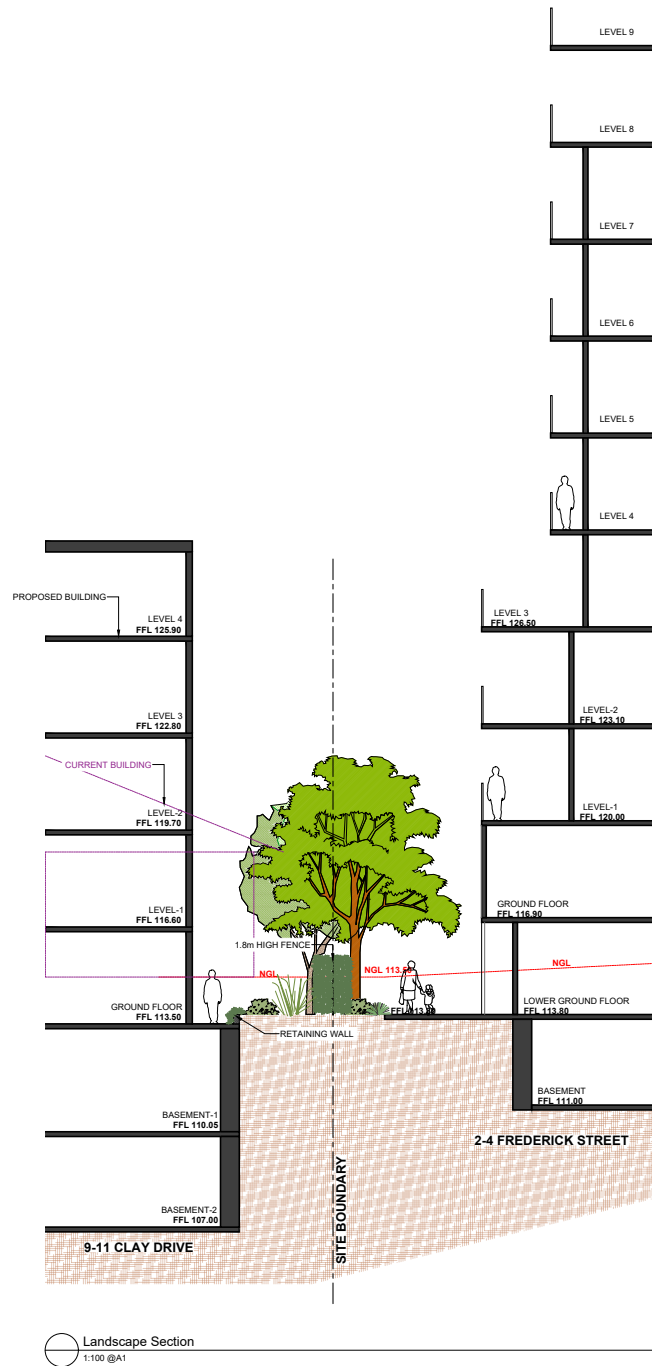
JOHN PATRICK
 JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD
 324 Victoria Street, Richmond, VIC 3121
 T +61 3 9429 4855
 F +61 3 9429 6211
 admin@johnpatrick.com.au
 www.johnpatrick.com.au

REVISION	DATE	BY
—	11.12.2023	SA
A	15.12.2023	SA
B	27.08.2024	SA

CLIENT
 Shayher Alliance P/L (atf)
 Lin Family LC Unit Trust
PROJECT
 PROPOSED APARTMENT
 2-4 Frederick Street,
 Doncaster

SCALE	DATE	DRAWN	CHECKED	DWG NO	DWG NO	CAD FILE
1:200 @A1	DEC 2023	SA	JPKD	23-534	L-TP14	23-534-LR.dwg

PLANNING AND ENVIRONMENT ACT 1987 - MANNINGHAM PLANNING SCHEME
 ADVERTISED MATERIAL - Planning Application: PLN24/0017; Date: 30 August 2024; Page 15 of 15
 This document is made available for the sole purpose of enabling its consideration and review,
 as part of a planning process under the Planning and Environment Act 1987.
 The document must not be used for any purpose which may breach any Copyright.



JOHN PATRICK
 LANDSCAPE ARCHITECTS PTY LTD
 324 Victoria Street,
 Richmond, VIC 3121
 T +61 3 9429 4855
 F +61 3 9429 8211
 admin@johnpatrick.com.au
 www.johnpatrick.com.au

COPYRIGHT
 This drawing must not be copied in whole or in part
 without the consent of John Patrick Landscape
 Architects Pty Ltd
 Do not scale off drawings
NOT FOR CONSTRUCTION

REVISION	DATE	BY	CLIENT	DRAWING	SCALE
			Shayher Alliance P/L (atf) Lin Family LC Unit Trust	Landscape Section for VCAT	As Noted
			PROPOSED APARTMENT		
			2-4 Frederick Street, Doncaster		

DATE	AUG 2024
DRAWN	SA
CHECKED	JP
JOB NO	23-034
DWG NO	L-TP15
CAD FILE	23-034-L [B].dwg

10 CITY PLANNING

10.1 Manningham's Submission for Doncaster Park and Ride

File Number:	IN24/603
Responsible Director:	Acting Director City Planning & Liveability
Attachments:	<ol style="list-style-type: none">1 Manningham's Submission to NELP's Urban Design Landscape Plan for Doncaster Park and Ride ↓2 Advocacy Letter - Doncaster Park and Ride Closure Impacts ↓

PURPOSE OF REPORT

The purpose of this report is firstly to seek endorsement of Council's submission in response to the Urban Design Landscape Plan (UDLP) exhibited by North East Link Project (NELP) for the Doncaster Park and Ride site.

Secondly, this report seeks endorsement of an advocacy letter in relation to impacts from the closure of the site, which is scheduled for 2025.

EXECUTIVE SUMMARY

Public exhibition of NELP's UDLP for the redevelopment of Doncaster Park and Ride commenced on 4 September 2024. The exhibition period will close on 24 September 2024.

A submission to the UDLP has been prepared on behalf of Manningham Council (Attachment 1), to be lodged online via the Engage Victoria website before the exhibition closing date.

The exhibited UDLP shows that NELP plans to redevelop the site as a bus interchange and car park only, with no increased car parking capacity.

Manningham's endorsed advocacy position for the Doncaster Park and Ride site is to achieve maximum public value out of the site by adopting a mixed-use Transit Oriented Development (TOD) outcome.

Additionally, due to various growth and demand factors Council seeks the redevelopment of the site with a significant increase to car parking capacity and robust future-proofing.

Manningham's submission takes a highly critical view of the design for Doncaster Park and Ride shown in the UDLP and makes the overall recommendation that the UDLP should not be approved in its current form.

Additionally, on-the-ground impacts to the community from the imminent closure of Doncaster Park and Ride for four years during NELP construction are a growing concern. Renewed advocacy to the State Government to mitigate these impacts is required.

RECOMMENDATION**That Council:**

- A. Note the submission prepared in response to the Urban Design Landscape Plan (UDLP) exhibited by North East Link Project (NELP) for the redevelopment of Doncaster Park and Ride.**
- B. Endorse Manningham's Submission to the NELP Doncaster Park and Ride Urban Design Landscape Plan (Attachment 1) for lodgement on the Engage Victoria website before 24 September 2024.**
- C. Distribute a copy of Council's endorsed submission to local Members of Parliament.**
- D. Endorse the prepared advocacy letter (Attachment 2) in relation to impacts from the closure of Doncaster Park and Ride, to be circulated to local Members of Parliament.**

1. BACKGROUND**UDLP Submission**

- 1.1 Council has been involved as a key stakeholder for the North East Link Project since 2019 when the project first received initial approval to commence via the Environmental Effects Statement (EES) process.
- 1.2 The North East Link Project Incorporated Document (December 2019, amended September 2023) provides the high-level planning approval for the project. The Incorporated Document was gazetted into relevant Planning Schemes via Schedule 12 to the Specific Controls Overlay (SCO12).
- 1.3 Clause 4.9 of the Incorporated Document relates to Urban Design Landscape Plans (UDLP). Prior to the commencement of development of permanent above-ground buildings or structures, a UDLP must be prepared to the satisfaction of the Minister for Planning.
- 1.4 Council has prepared and lodged submissions to three exhibited UDLPs to-date – for the Bulleen Park and Ride redevelopment, Central Tunnels package, and the Eastern Freeway Upgrades (south package).
- 1.5 The UDLP for the redevelopment of the Doncaster Park and Ride site is now on public exhibition in advance of being submitted to the Minister for Planning for assessment. Exhibition commenced 4 September 2024 and will conclude on 24 September 2024.
- 1.6 Once exhibition closes, all submissions will be collated by NELP and will be considered in the development of a final UDLP design. The final UDLP will be submitted to the Minister for Planning for final assessment and approval.
- 1.7 Following final approval by the Minister for Planning, NELP will release the final design with information on how the feedback from submissions was addressed.

DPR Closure Impacts – Advocacy

- 1.8 The car park of Doncaster Park and Ride has been partially closed as a NELP works compound since February 2023. The park and ride facility has remained operational but with a lesser number of available car parks. In January 2025, the site will be fully converted to a NELP compound, and the park and ride facility will be closed until NELP is completed (anticipated to be in 2028).
- 1.9 Buses will still operate in the immediate area from temporary bus bays constructed by NELP on behalf of the Department of Transport and Planning (DTP). The temporary bus bays are located on Doncaster Road directly east of the existing Doncaster Park and Ride site. At this stage, no additional offset parking for commuters has been proposed by NELP or DTP.

2. DISCUSSION / ISSUE**UDLP Submission**

- 2.1 The redevelopment of Doncaster Park and Ride is a key advocacy priority for Manningham. Doncaster Park and Ride is one of Council's major interchanges, will serve the future Eastern Express Busway to be delivered by NELP and is part of the Bus Rapid Transit (BRT) network that is Manningham's highest priority transport advocacy issue per the Manningham Transport Action Plan 2021.
- 2.2 Manningham has previously invested in the preparation of a high level design concept of a TOD park and ride facility for the Doncaster Park and Ride site, and a preliminary economic feasibility study of the design concept (Appendix B and C of Attachment 1). This commissioned high level design concept for a TOD was endorsed as Manningham's preferred outcome for the site at a Council Meeting on 22 July 2022.
- 2.3 Manningham's submission to the UDLP is highly critical about the lack of TOD features in NELP's approach to the redevelopment. The submission details that TOD is critical in this location due to increasing population growth, demand for public transport, and the wide-ranging benefits that TOD can provide to the community.
- 2.4 Future-proofing to allow mixed-use functions to operate from the site in the future is also a strong focus of the submission. In the event that Council's commissioned design concept is not delivered, we still seek to pursue the possibility of the site including retail and/or other services for the local community to provide additional amenity to support increased residential density.
- 2.5 The submission still assesses and provides recommendations on the exhibited design, which we request be considered if the minister determines to approve the UDLP. Notwithstanding that Manningham does not agree with the high-level approach to the redevelopment, the opportunity must still be taken to comment on the specific design exhibited – to minimise adverse impacts to the Manningham community.
- 2.6 This assessment of the UDLP and the subsequent recommendations are based on a thorough review of the UDLP documentation by the Integrated Transport team, with specialist assistance from other Manningham officers/teams.

- 2.7 Manningham's submission also raises concerns with the short timeframe for exhibition, and the timing of the exhibition overlapping with the caretaker period for Council elections. NELP should have been aware of the limitations associated with the caretaker period but did not make any allowances, such as extending the exhibition period or commencing it earlier.

DPR Closure Impacts – Advocacy

- 2.8 It is anticipated that there will be significant impacts to the local community and to bus commuters as a result of the closure of Doncaster Park and Ride – which will extend throughout the entire four years of NELP construction.
- 2.9 To-date, when these anticipated issues have been raised with NELP, their response has been that Bulleen Park and Ride was constructed to accommodate the Doncaster Park and Ride users during the closure. This approach was adopted in 2019 following the Environmental Effects Statement process, which provided the original high-level planning approval for NELP.
- 2.10 Bulleen Park and Ride was indeed redeveloped by NELP and opened on 30 April 2023. The facility immediately experienced high patronage upon opening and is also consistently operating near capacity – despite Doncaster Park and Ride not yet being fully closed. Uptake has therefore clearly exceeded expectations and/or was underestimated.
- 2.11 The limited appetite of the State Government to provide any additional measures (beyond Bulleen Park and Ride) to mitigate the impacts caused by the closure of Doncaster Park and Ride is challenging. Relying solely on the approach decided on in 2019 fails to consider evolving factors such as population growth, cost of living, and increased development. These (and other) factors are highly relevant now in 2024 and are driving up demand for public transport stations.
- 2.12 As the closure of Doncaster Park and Ride is being undertaken by NELP / State Government – it is recommended that Council's next action be to publicly advocate for the provision of additional mitigation measures by the State. As a first step, an advocacy letter has been prepared (Attachment 2) to formalise Council's position on this matter. The letter is proposed to be circulated to relevant local members upon endorsement.

3. COUNCIL PLAN / STRATEGY

UDLP Submission

- 3.1 Advocacy for a TOD and increased parking capacity to address growth and demand at Doncaster Park and Ride aligns with the key themes of the Council Plan 2021 – 2025, being: Healthy Community, Liveable Places and Spaces, Resilient Environment, and Vibrant and Prosperous Economy.
- 3.2 Manningham's Transport Action Plan 2021 identified the need to strongly advocate for Doncaster Park and Ride to be further developed to provide a TOD.

DPR Closure Impacts – Advocacy

- 3.3 The proposed initiative supports Goal 2.3 of the Manningham Council Plan 2021-2025: *Well connected, safe and accessible travel*, as the advocacy will seek the provision of alternative arrangements for commuters.

- 3.4 The implementation of behavioural and mode shift initiatives to reduce reliance on private vehicles is a key action of the Manningham Transport Action Plan 2021.
- 3.5 Protecting the amenity of residents surrounding Doncaster Park and Ride is consistent with the Liveable City Strategy 2040, for which liveability is a key priority.

4. IMPACTS AND IMPLICATIONS

- 4.1 As a Local Government, Council is the closest level of government to the community and has a responsibility to represent their needs in relation to the North East Link Project and its impacts.
- 4.2 Manningham’s submission to the UDLP has drawn on the experience and knowledge of officers across the organisation, transport data collected from past projects and community surveys, as well as Council adopted strategies and policies. This approach seeks to consider all factors relevant to Manningham, to best represent the community.
- 4.3 The critical nature of Manningham’s submission to the UDLP has the potential to impact future working relationships with NELP. However, officers have been transparent about Manningham’s endorsed advocacy position on Doncaster Park and Ride at every opportunity, to mitigate this and work hard to maintain respectful but robust working relationships.

Finance / Resource Implications

- 4.4 Manningham’s submission to the UDLP has been prepared by the Integrated Transport team with input from other relevant internal departments. This is the same approach as was taken with previous NELP UDLP submissions.
- 4.5 The advocacy letter (Attachment 2) has also been prepared by the Integrated Transport team with existing knowledge and expertise.
- 4.6 Contributing to the planning of the North East Link is a key action of Manningham’s Transport Action Plan 2021 and this demand on internal resources was expected and has been planned for.

5. IMPLEMENTATION

5.1 Communication and Engagement

Is engagement required?	Yes
Stakeholder Groups	<p>UDLP Submission</p> <p>Internal stakeholders – departments with an interest in the development of the DPR site.</p> <p>Community (users of DPR site, residents / landowners / businesses surrounding DPR.)</p> <p>External – Department of Transport and Planning (DTP) and bus operator/s.</p>

	<p>Local members.</p> <p>DPR Closure Impacts – Advocacy</p> <p>Local residents around Doncaster Park and Ride and Bulleen Park and Ride.</p> <p>Bus commuters.</p> <p>Local members.</p>
Where does it sit on the IAP2 spectrum?	Inform
Approach	<p>UDLP Submission</p> <p>Subject to Council endorsement, Manningham’s submission to the UDLP will be published on Council’s website and circulated internally to relevant departments. The endorsed submission will also be sent to relevant local members.</p> <p>DPR Closure Impacts – Advocacy</p> <p>Subject to Council endorsement, the advocacy letter will be sent directly to relevant local members. A copy will be available online as part of the Council Meeting minutes.</p>

5.2 Timelines

UDLP Submission

- 4 September – UDLP exhibition commenced.
- 16 September 2024 – Council’s submission to the UDLP exhibited by NELP for the Doncaster Park and Ride site will be considered for endorsement.
- 17 September 2024 – Council’s endorsed submission to the UDLP published on Manningham’s website and sent to local members.
- 24 September 2024 – UDLP exhibition period ends.

DPR Closure Impacts – Advocacy

- 16 September 2024 – Advocacy letter considered for endorsement by Council.
- 17 September 2024 – Advocacy letter circulated to relevant local members.
- January 2025 – Doncaster Park and Ride closes.
- 2028 – Doncaster Park and Ride re-opens as a new facility.

6. DECLARATIONS OF CONFLICT OF INTEREST

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



NELP Doncaster Park and Ride Urban Design Landscape Plan

Manningham Submission



Interpreter service

9840 9355

普通话 | 廣東話 | Ελληνικά

Italiano | عربي | فارسی





Contents

1	Executive Summary	1
2	Introduction	2
	Context	2
	Process and concerns on engagement	2
	Exhibited UDLP	3
3	Approach	5
	Transit Oriented Development	5
	Background	5
	Manningham TOD Design Concept	6
	Doncaster Park and Ride TOD Benefits	7
	Growth	8
	Background	8
	Directing Future Growth in Manningham.....	8
	Strategic Alignment.....	9
	Connecting Services to People	9
	Capacity.....	10
	Demand.....	10
	Bulleen Park and Ride	10
	Existing Demand.....	11
	Bus Rapid Transit	11
	Demand for Buses	11
	Future Proofing.....	12
	Economic.....	13
	Context	13
	Passenger Services Building Opportunity	14
4	Assessment of UDLP	14
	Urban design / Architecture.....	14
	Traffic, Car Parking and Access.....	17
	Open Space and Landscaping	20
	Amenity.....	21
	Cultural Themes	22
	General.....	22
	Inconsistencies / errors	23



5 Conclusion 24
 Recommendation..... 25
 Next Steps 26

6 References 26

Appendix A: Manningham Conditions..... 28

Appendix B: Manningham Design Concept 30

Appendix C: Economic Feasibility Study..... 31

1 Executive Summary

Manningham Council (Council) has been involved as a key stakeholder for the North East Link Project (NELP) since 2019 when the project received initial approval to commence via the Environmental Effects Statement (EES) process.

The North East Link Project Incorporated Document (December 2019, amended September 2023) provides the high-level planning approval for the project. The Incorporated Document was gazetted into relevant Planning Schemes via Schedule 12 to the Specific Controls Overlay (SCO12).

Clause 4.5 of the Incorporated Document requires the preparation of an Environmental Management Framework, which includes a set of Environmental Performance Requirements (EPRs) with which the project must comply. Clause 4.8 requires the preparation of an Urban Design Strategy (UDS), which the project must be carried out in accordance with. This submission provides comments on several EPRs and sections of the UDS in relation to Doncaster Park and Ride.

Clause 4.9 of the Incorporated Document relates to Urban Design Landscape Plans (UDLP). Prior to the commencement of development of permanent above-ground buildings or structures, a UDLP must be prepared to the satisfaction of the Minister for Planning. The UDLP must show the final built form design for the project, must be accompanied by relevant supporting plans and documents, and must be subject to consultation with relevant stakeholders and the public before being submitted to the Minister for assessment.

Pursuant to Clause 4.9.9 of the Incorporated Document, the use and development of the project must be carried out generally in accordance with the approved UDLPs.

Council has prepared and lodged submissions to three exhibited UDLPs to-date – for the Bulleen Park and Ride redevelopment, Central Tunnels package, and the Eastern Freeway Upgrades (south package).

A UDLP for the redevelopment of the Doncaster Park and Ride site is now on public exhibition in advance of being submitted to the Minister for Planning for assessment. Exhibition commenced 4 September 2024 and will conclude on 24 September 2024.

This submission is Council's response to the exhibited UDLP for Doncaster Park and Ride, for consideration by NELP and the Minister for Planning.

The UDLP shows that the Doncaster Park and Ride site is proposed to be redeveloped as a bus interchange and carpark only, with a similar number of car parking spaces to the existing facility.

Council seeks to achieve maximum public value on this key site by upgrading Doncaster Park and Ride as a mixed use Transit Oriented Development (TOD) – rather than a bus interchange and car park with no increased capacity.

Council's position is that the UDLP should not be approved in its current form. Council strongly recommends the UDLP be amended to adopt a different redevelopment approach before going before the Minister for Planning for final approval.

2 Introduction

Context

- 2.1 This submission has been prepared on behalf of Manningham Council (Council) in relation to the public exhibition of the proposed Doncaster Park and Ride (DPR) UDLP, which is to be delivered as part of NELP.
- 2.2 The UDLP contains designs for the DPR bus interchange facility, which is located on the south side of Doncaster Road, east of the Eastern Freeway interchange. The existing facility provides over 400 car parking spaces for commuters and is a major bus interchange, serving seven bus routes including the highly-patronised 907 and 908 DART SmartBuses.
- 2.3 As Manningham is the only Melbourne metropolitan council not served by either heavy or light rail, bus interchanges are our key transport hubs. DPR is one of our largest and busiest interchanges and will serve the future Eastern Express Busway to be delivered by NELP.
- 2.4 The Doncaster Hill Major Activity Centre and Doncaster Road corridor has been identified as a major strategic growth area in many State and Local strategic documents including Plan Melbourne (2017 – 2050) and Manningham’s Liveable City Strategy 2040 (2022).
- 2.5 The main planning control relevant to the DPR site is the Specific Controls Overlay Schedule 12 (SCO12). The SCO12 was gazetted following the Environmental Effects Statement approval process for NELP in 2019. It prevails over any contrary or inconsistent provision in the Planning Scheme and exempts all NELP works from standard planning permit requirements.

Process and concerns on engagement

- 2.6 Council welcomes the opportunity to provide feedback on the exhibited UDLP. We acknowledge the consultation that has already been undertaken by NELP with Manningham officers and other relevant stakeholders affected by the project.
- 2.7 Council has consistently used these consultation opportunities to advocate for an upgraded mixed use Transit Oriented Development (TOD) outcome for the site. Further details and justification for this advocacy position is again outlined by this submission.
- 2.8 Council raises concerns over the short time frame provided for the community to review the large amount of documentation associated with the UDLP, seek feedback from their various community groups and prepare a submission on such an important part of the NELP consultation process.
- 2.9 Three weeks is an extremely short period in which to undertake these actions and prepare a meaningful submission to be considered by NELP and increases the risk that all voices may not be heard. Nonetheless, Council has worked hard to prepare this submission within the allocated period to represent the Manningham community.
- 2.10 Additionally, the timing of the exhibition period was poorly chosen – noting the election ‘caretaker’ period leading into general Council elections beginning 17 September 2024. This period is mandated under the *Local Government Act 2020* and requires Councils to comply with special arrangements including limited decision making powers.

- 2.11 The 'caretaker' period is the same for all Victorian Councils and NELP should have been aware of the dates and the associated limitations for Councils. Waiting until 4 September 2024 to release the UDLP, and providing no extension to the exhibition period is inappropriate in this context. The timing constraints have put Councils at a disadvantage in attempting to prepare and endorse submissions to the UDLP on behalf of their community.
- 2.12 Noting that the public exhibition period is three weeks, the timing of exhibition leading into the caretaker period only allows Council nine business days to review the UDLP documentation (more than 150 pages) and prepare a submission for endorsement.
- 2.13 Council notes that NELP has consulted with Council Officers via UDLP workshops in advance of the exhibition. However, Council must still review all exhibited UDLP documentation thoroughly to compare it to the workshop documentation. This adds an additional administrative burden during the already limited exhibition period and has associated resourcing implications.

Exhibited UDLP

- 2.14 In its current form, Council's position is that the design proposed by the UDLP should not be approved. This submission will detail the reasons for Council's position including the key issues to be addressed and where applicable, will outline recommended options for improvement.
- 2.15 The design proposed by the UDLP is generally as follows:

Vehicular access

- Vehicular access to the site for buses and private vehicles from Doncaster Road is via the signalised Doncaster Road / High Street intersection.
- Buses entering the site from the Eastern Freeway will enter the interchange directly from the Eastern Express Busway lane.
- Upon entering, private vehicles must veer left into the entry of the multi-level car park building, and buses (from Doncaster Road) continue straight into the bus interchange lanes.
- To exit the site, buses use the relevant interchange lane for either direct access back onto the Eastern Express Busway, or for access back onto Doncaster Road at the High Street / Doncaster Road signalised intersection.
- To circulate through the car park, private vehicles must use the ramps between the split-levels – which are all two-way except at the ground floor to separate ingress (lower ground floor) and egress (upper ground floor) from the building.
- To exit the car park, private vehicles must use ramps to navigate back to the upper ground floor, to use the exit from the south-east of the structure. This exit feeds into the Pick Up Drop Off (PUDO) loop and allows vehicles to exit onto Doncaster Road via a signalised intersection, east of the High Street intersection.
- The PUDO loop is located to the north-east of the car park structure, in the location where Hender Street currently connects to Doncaster Road.
- The PUDO has one ingress lane, and two PUDO lanes where passengers can be collected or deposited from 10 short term parking spaces.
- Access to/from the PUDO is via a signalised intersection to Doncaster Road, east of the High Street intersection.

- Access from the ingress PUDO lane onto Hender and/or Finlayson Streets is possible via a one-way link at the corner of these two streets. Vehicles will not be able to access the PUDO loop from either of these streets to continue out to Doncaster Road.

Car park

- Provision of a rectangular multi-level car park building oriented on a generally north-east/south-west axis, in the northern portion of the site.
- 435 car parking spaces and 10 motorbike parking spaces.
- 4 car parking spaces will be reserved for staff and bus drivers.
- The car park structure has a height of 26 metres and provides 6 split-level floors of car parking, including an open air car park forming the roof.
- The car park structure is finished in metal and concrete panels with a green façade supported by stainless steel wire mesh. A painted yellow finish is applied to the external staircase on the north-east façade.

Forecourt

- A small forecourt space is located centrally between the car park, services building and bus interchange – opposite Finlayson Street.
- The forecourt contains circular stepped garden beds that also serve as seating.

Passenger Services Building

- The passenger services building is located adjacent to Hender Street, south of the forecourt and car park.
- The building is single storey with a high skillion roof that rises up from Hender Street towards the Eastern Freeway.
- The building has a maximum height of 9 metres.
- The building will present a solid wall to Hender Street, treated with a planted green wall.
- The building contains a bicycle parkiteer, waiting room and toilets for the public. It also contains staff and 'back of house' facilities including offices, storage, a locker room, staff room, comms room, plant room, bin storage and bus driver toilet.
- The eastern wall of the building meets the bus interchange noise wall.

Pedestrian and Cycling Links

- Pedestrian and cycling links are available around the perimeter of the site, via a shared user path connecting from the Koonung Creek Trail.
- A total of 28 bike hoops are provided in several locations across the site.
- The secure bicycle parkiteer within the passenger services building provides space for 26 bicycles.
- Pedestrian movement within the site is available throughout the paved forecourt area, and through the bus platforms via zebra crossings.
- A zebra crossing is also provided to access Finlayson Street – where the path narrows and cyclists would have to dismount.

Bus interchange

- The interchange comprises 3 platforms located parallel to the Eastern Freeway.

- The platforms are connected by pedestrian crossings, with fencing provided to prevent pedestrians crossing elsewhere.
- A circular turn-around point is provided for buses in the south-east corner of the site.
- A noise wall is provided along the eastern edge of the bus turn-around, to protect Hender Street and surrounds. The wall connects with the eastern wall of the services building.

Landscaping

- All trees within the site are proposed to be removed, except for the large oak tree at the Doncaster Road frontage – which is heritage protected.
- New canopy trees and lower level planting are shown within the north-east portion of the site around the carpark and through the forecourt, within the circular bus turnaround, and between bus platforms.

3 Approach

The exhibited UDLP demonstrates that the DPR site will be redeveloped as a bus interchange and car park only, with a similar number of car spaces to the existing facility. Council's views on this approach to the redevelopment are outlined below.

Transit Oriented Development

Background

- 3.1 Although Schedule 12 to the Specific Controls Overlay (SCO12) is the primary planning control for the site - it is notable that the original planning controls affecting the site remain in place.
- 3.2 The relevant objectives of these original controls provide a clear insight into the long term vision for the DPR site and surrounds. Objectives of the Mixed Use Zone (MUZ) and Design and Development Overlay Schedule 1 (DDO1) include the following –
- To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality (MUZ).
 - To encourage development that responds to the existing or preferred neighbourhood character of the area (MUZ).
 - To provide for housing at higher densities (MUZ).
 - To enhance the viability and vitality of commercial activities along Doncaster Road (DDO1).
 - To enhance the residential environment and improve facilities for public transport, pedestrians and cyclists (DDO1).
 - To protect and enhance the amenity and liveability of residential areas (DDO1).
- 3.3 Since 2022, Council has strongly advocated for DPR to be developed as a mixed-use Transit Oriented Development (TOD) as part of NELP.

- 3.4 TOD sites are developed around important transport nodes/interchanges. They integrate a mixture of land uses whilst connecting urban places, activities, resources and public open space, with easy accessibility via walking and cycling.
- 3.5 The benefits of TOD are widely documented in transport research worldwide. Research has shown (*Ali et al 2021 and Noland et al 2014*) the provision of Transit Oriented Development can result in:
- Reduced car dependency.
 - Increase in active travel.
 - Community health benefits.
 - Increased economic productivity.
 - Rehabilitation of urban areas.
 - Higher employment density.
 - Increased public transport use.
 - Improved sense of community.
- 3.6 Council is strongly committed to advocating for a mixed-use TOD for this site due to the wide-ranging benefits to community, environment, and local economy. To support this advocacy, consultants were engaged to develop a high level design concept of a TOD park & ride facility for this site, and an associated economic feasibility study. These documents are provided as **Appendix B and C** (respectively) to this submission.

Manningham TOD Design Concept

- 3.7 Council's commissioned design concept includes a multi-level car park station with a retail and commercial frontage to Hender Street. This outcome was endorsed at a Council Meeting on 22 July 2022 as Council's preferred redevelopment outcome for the site. The significant benefits of the design include:
- Two new public open space areas including an activated green roof
 - Commercial uses such as gym, retail and office spaces
 - 657 car parking spaces for bus commuters (compared to the current 400)
 - Increased employment: 286 ongoing jobs, 151 construction jobs
 - 8,175 sqm of retail and commercial uses
 - Improved access to retail for surrounding residents
 - Improved public transport access
 - Enhanced walking and cycling connections
 - Improved safety through mixed use activation
- 3.8 The findings of the economic feasibility study included that there is potential to gain financial, economic, place activation and amenity benefits by incorporating retail and commercial uses within the site, and that the subsequent financial returns would reduce the overall cost of the project.
- 3.9 Both the design concept and economic feasibility study have been provided directly to NELP on various occasions and raised by Council officers in numerous meetings dating back to 2022.
- 3.10 NELP have previously advised that Council's commissioned design concept may not be deliverable due to increased demand on the Doncaster Road / High Street intersection.

However, traffic modelling to support this assertion has not been provided, and it has not been disclosed how the introduction of a PUDO might ease the potential impacts.

- 3.11 Additionally, the entire Doncaster Road bridge and Doncaster Road / High Street intersection is being reconstructed by NELP, which provides the opportunity to build-in additional capacity for some form of TOD and/or additional car parking capacity on the site.

Doncaster Park and Ride TOD Benefits

- 3.12 Whether or not Council's specific design concept is delivered – the high-level benefits of TOD are widely established worldwide, and the findings of Council's design and feasibility investigations are clear evidence of the substantial benefit that a mixed-use TOD would provide on this site.
- 3.13 Locally, Westfield Doncaster and The Pines Shopping Centre are key examples of where commercial and other uses have successfully operated in conjunction with a bus interchange. Both sites are highly patronised as bus interchanges, but also for the various commercial and other uses offered on the sites.
- 3.14 The proposal as shown in the UDLP not only falls significantly short of Council's specific design concept, it also does not provide any meaningful features of a mixed-use TOD or clear traffic modelling to justify the 'like-for-like' proposal.
- 3.15 Failing to provide a mixed-use TOD outcome for this site is also discordant with numerous objectives and requirements of the North East Link Urban Design Strategy. The Urban Design Strategy was approved in 2020 in accordance with Clause 4.8 of the Incorporated Document and forms an integral part of the regulatory controls for NELP.
- 3.16 The detailed requirements and benchmarks for bus park and ride facilities as outlined at Section 7, item 10.2 'Bus station design' of the Urban Design Strategy seek that *complementary land use and activation opportunities such as commercial, retail and public facilities are maximised*.
- 3.17 Section 7, item 10.3 'Innovation' of the Urban Design Strategy outlines that *innovative design solutions that add value to the project should be incorporated into the design. These are solutions that are not commonly used in the Victoria and are beyond business-as-usual approaches*. Solutions listed by item 10.3 include *integrating retail and public amenities into station building*.
- 3.18 Objective 3.1 of the Urban Design Strategy 'Integration with context' seeks to *provide a well-integrated corridor environment that enhances the street network and takes advantage of opportunities to connect and integrate with the broader commercial, residential and open space functions and environment*.
- 3.19 The failure to provide any TOD features is also a poor social outcome, as there is no incentive for people to linger and engage with others. Objective 6.1 'Putting people first' of the Urban Design Strategy seeks to provide places that *encourage diverse social interaction within public spaces*. This outcome will not be achieved by the design given it provides a car park and bus interchange only.
- 3.20 The 'Values and priorities' outlined for the Koonung Creek Valley Area in the Urban Design Strategy note that *the redevelopment of the Doncaster Park and Ride presents a major project opportunity for land use and transport integration, and to create a high quality public*

transport user experience. Land use and transport integration has not been achieved for DPR by the design shown in the UDLP, as the proposal is for a transport interchange only.

- 3.21 Whilst it is a positive outcome that the facility will be redeveloped into a modern interchange, it is Council's view that delivery of the design shown in the UDLP without any TOD features would be a significant missed opportunity and an irresponsible underdevelopment of this strategic site owned by the State Government.

Growth

Background

- 3.22 Consultation undertaken to-date by the State Government for their Plan for Victoria has found that top priorities for Victorians include better public transport, walking and cycling connectivity, more affordable homes for everyone and vibrant and social places for people to connect and thrive.
- 3.23 The State Government's draft housing targets released on 16 June 2024 will play a significant role in the Plan for Victoria. In Manningham, the State Government has set a draft target of 39,000 new homes by 2051. This represents a 76% increase over the current housing stock, which equates to 1,300 new dwellings per annum over 30 years.
- 3.24 Doncaster and Doncaster East have to-date been the primary focus for Manningham's population and housing growth. Nearly all (97%) of Manningham's housing and population growth over 2011–2022 has occurred in these two suburbs along main roads and around activity centres.
- 3.25 As an example, the Tullamore Estate was developed nearby to DPR on the former Eastern Golf Club Site and has resulted in a significant increase in population in the surrounding residential precinct. The development provided around 900 new dwellings across a 47 hectare site.
- 3.26 Development intensity along the Doncaster Road corridor has progressively increased in accordance with the preferred neighbourhood character set out by the Residential Growth Zone (RGZ) and Schedule 8 to the Design and Development Overlay (DDO8) of the Manningham Planning Scheme. The DDO8 was introduced in 2007 and encourages a higher level of intensity and greater diversity of residential development in designated areas. The RGZ also contains provisions to support a substantial level of development change.
- 3.27 Of the 4,661 new dwellings in Manningham between 2016 and 2021, 80% were provided in Doncaster Hill and surrounding areas.

Directing Future Growth in Manningham

- 3.28 Transit stations are widely understood to be appropriate and useful locations to focus housing densification. As part of Manningham's ongoing Residential Strategy review, preliminary assessments have already indicated that the area around DPR will be a key location to accommodate future housing growth.
- 3.29 The Doncaster Road corridor (beginning at DPR and extending east to Mitcham Road) is emerging as a widely recognised area of high density development. Growth in this area is

expected to continue and become more rapid, due to influences including the State's housing targets, NELP Eastern Freeway Upgrades and expanding population.

- 3.30 The new Residential Strategy that is currently under preparation will reinforce the areas where more intensive development and housing should be located. Manningham currently directs growth along main roads where there is good access to commercial and community facilities, including via public transport. Doncaster Road is identified as a key growth area which is likely to be expanded to accommodate new development to meet the State's housing targets.
- 3.31 As part of this work, the DPR site specifically has been identified as a focus for additional growth in the Doncaster area.
- 3.32 In addition to current work to prepare a new Residential Strategy, Manningham is undertaking a data collection/analysis project for the Doncaster Road corridor in response to this existing and anticipated growth, to inform future strategic planning and advocacy. The Doncaster Road Corridor Capacity and Growth Assessment (DRC CGA) will assist in guiding future growth in this area, including around the DPR site.

Strategic Alignment

- 3.33 Objective 3.3 'Strategic alignment' of the North East Link Urban Design Strategy requires the project to *provide an integrated transport infrastructure and land use solution that responds to strategic transport and land use planning for the broader precinct in consultation with local government and authorities.*
- 3.34 Objective 3.3 specifically requires consideration of Local Government land use planning and strategies. As already described in depth, Council is actively working on various major projects and policies that will increase housing and population growth in the area around DPR, which will have significant influence on the demand for DPR.
- 3.35 Similarly, Key Direction 1 of the Urban Design Strategy notes that it is fundamental to achieve urban design outcomes that ensure *project outcomes are aligned with the plans and strategies being developed and delivered by others.*
- 3.36 The UDLP provides a response to Objective 3.3 of the Urban Design Strategy on page 56 of the report by outlining the proposal's alignment with four State level policies/strategies. There is no mention of any local strategic work or how it has been considered in the design. This is a disappointing response, and it is Council's position that Key Direction 1 and Objective 3.3 have not been sufficiently addressed given Manningham's highly relevant local strategy work has not been mentioned or considered.
- 3.37 This outcome is also inconsistent with Environmental Performance Requirement LP3, which requires the project to *minimise inconsistency with strategic land use plans. The project must avoid, or where avoidance is not feasible, minimise to the greatest extent reasonably possible, impacts on residential, commercial, industrial, open space, culturally valued and community facility land uses from project development and operations which would be inconsistent with approved strategic land use policies.*

Connecting Services to People

- 3.38 To match increasing residential growth and generate development interest to support it, new infrastructure and services will be required. Westfield Doncaster is part of the

Doncaster Hill Major Activity Centre that services the existing residential area in Doncaster Hill. However, smaller local activity centres are key to developing 20-minute neighbourhoods as envisaged by relevant State and local policies.

- 3.39 Objective 8.2 – ‘Twenty-minute neighbourhoods’ of the North East Link Urban Design Strategy seeks to *support and enhance 20-minute neighbourhoods for convenient and desirable access to everyday services and facilities (Within a 20-minute walk from their home, or faster by bicycle or local public transport)*.
- 3.40 The DPR site offers an ideal opportunity to contribute to 20-minute neighbourhood goals by providing mixed-use TOD features in the redevelopment. However, the UDLP’s response to Objective 8.2 (page 63) only comments on the new active transport connections that will be provided. This is a disappointing response and does not sufficiently address Objective 8.2.
- 3.41 The creation of a new local activity centre via TOD will also incentivise developers to invest in the area – which will contribute to the required new dwellings as part of the response to the State’s housing targets. Without developer interest, consistent with Council’s submission to the State Government on the Plan for Victoria, the targets will otherwise be unachievable.

Capacity

- 3.42 In accordance with Council’s ongoing strategic work and increasing population growth, the existing character, housing stock and population density surrounding the DPR site is expected to undergo substantial intensification in the short to medium future. Upgrading the DPR site with no additional car parking is not appropriate considering this emerging context and is a short-sighted approach.
- 3.43 Notably, prior to NELP’s partial occupation of the DPR site in February 2023 – the carpark was already operating at full capacity. Further population growth has already occurred since then and will only increase and become more rapid.
- 3.44 By 2028 when NELP is complete and the upgraded DPR site opens – the 435 car parking spaces will immediately be insufficient to meet the population’s needs.
- 3.45 This context is also further justification for a mixed-use TOD to be provided, which would respond to the feedback collected for Plan for Victoria that the community wants more vibrant and social places for people to connect and thrive.

Demand

Bulleen Park and Ride

- 3.46 Council’s other major bus interchange Bulleen Park & Ride was redeveloped by NELP and opened in April 2023. The facility was upgraded as a bus interchange and car park only. It immediately experienced high patronage upon opening and is consistently operating at capacity.
- 3.47 The high usage of the upgraded Bulleen Park & Ride reinforces the importance of these bus interchanges for Manningham and wider communities, and highlights what a significant opportunity the DPR site offers.

- 3.48 The upgrade of Bulleen Park & Ride was originally intended to provide additional capacity for when the DPR facility is fully closed during NELP works. However, as Bulleen Park and Ride is already at capacity and Doncaster Park and Ride is not yet fully closed – uptake has clearly exceeded expectations and/or was underestimated. It is highly probable that a similar outcome will occur at DPR with the design shown by the UDLP – particularly considering the existing facility already operates at capacity.
- 3.49 Additionally, the highly successful patronage uptake of the Bulleen Park and Ride facility and its induced demand reinforces Council's previous advice to the State (during the 2019 Environmental Effects Statement process) that the catchment for commuters expected to use the Bulleen Park and Ride facility is different to those who use DPR.

Existing Demand

- 3.50 There was a significant rise in the number of vehicles parking outside of allocated spaces at DPR when Stage 1 of the NELP car park closures occurred. Data shows that this high rate of parking non-compliance did not drop when Bulleen Park & Ride was opened on 30 April 2023 – indicating minimal transfer of users from DPR to Bulleen as intended.
- 3.51 Demand at DPR is also likely to increase as a direct result of the Eastern Express Busway (EEB) proposed as part of the wider NELP works. The EEB will provide a Bus Rapid Transit (BRT) link between DPR and Hoddle Street, which will encourage increased patronage due to the improved efficiency and reliability.

Bus Rapid Transit

- 3.52 BRT in Manningham starting with the Doncaster Road corridor (between Mitcham Station and DPR) is Manningham's highest priority advocacy item in accordance with the Manningham Transport Action Plan 2021. BRT is a bus-based transit system generally consisting of the following features:
- Separated right-of-way bus lanes with exclusive priority operating 24 hours a day, seven days a week.
 - Bus priority treatments at intersections (signal phasing, jump lanes).
 - Implementation of bus 'stations.'
 - Rationalising of bus stops/stations with improved passenger facilities including bus shelters, seating, lighting, real-time information, footpath access, accessibility and off-board ticketing facilities.

Demand for Buses

- 3.53 Feedback from a community survey undertaken in 2023 included that value for money is a key driver for bus patronage. This is an important consideration during the current cost of living crisis, when bus travel can offer a more affordable transport option. Given buses are the only public transport option in Manningham, demand for buses is likely to intensify further as the cost of living continues to rise.
- 3.54 Sustainability is also an emerging reason for people to choose public transport, which was supported by the findings of the 2023 community survey. 27% of Manningham respondents listed sustainability as a key reason that they choose to take the bus. This trend is likely to continue as climate change concerns gain further momentum in public consciousness.

- 3.55 Council is committed to encouraging mode-shift towards sustainable transport options in accordance with Manningham's Liveable City Strategy 2040 (2022), Transport Action Plan 2021, Doncaster Hill Modeshift Plan 2014 and Climate Emergency Response Plan (2023).
- 3.56 The demand in the Doncaster/Bulleen area for park and ride facilities is a clear and obvious trend that is exacerbated by the lack of any rail infrastructure in Manningham. Demand for these facilities will continue to increase as the population expands, as the cost of living continues to rise, as mode-shift towards sustainable transport continues, and as residential growth intensifies to meet the State's housing targets.
- 3.57 To not consider this demand and provide additional capacity at DPR will result in the construction of a facility that is immediately obsolete - which is contrary to community interests and will cause unreasonable impacts to the daily lives of residents.
- 3.58 The redevelopment of the DPR site will involve significant expenditure in resources and labour, even if it is only constructed per the design shown in the UDLP – with no mixed-use TOD or increased car parking capacity. Once the redevelopment completes, the chances of upgrades being undertaken in the short term will therefore be very low. There would be no justification for additional resource, time and/or monetary investment to upgrade a facility that has only recently been completed.
- 3.59 As such, the clear demand for increased capacity must be addressed now at this early stage of the design process, to avoid wasting public resources on a facility that does not meet community needs.

Future Proofing

- 3.60 The design shown in the UDLP provides limited details on how the development is future-proofed to address key growth and demand influences.
- 3.61 The car park structure does not appear to be designed to facilitate other uses to move into the space in the future. Floor to ceiling heights within the ground floor of the car park structure limit the ability of the space to be repurposed for other uses in the future. The ground floor is the key pedestrian interface and would be the focus of any activation from mixed-use TOD in the future. Additionally, Council understands that the car park structure has not been designed to allow additional building levels to be added retrospectively.
- 3.62 There is no information provided in relation to how the forecourt area, passenger services building or other spaces within the site might be repurposed or further developed in the future to provide additional services and amenity to the local community, such as hospitality, convenience stores, etc.
- 3.63 The State's policies in relation to 20-minute neighbourhoods and housing targets dictate the need for services within proximity to residents, to support their daily needs. Constructing a facility without the provisions for future retrofitting could place the surrounding community at a disadvantage, which could have otherwise been avoided with forward-thinking.
- 3.64 Key Direction 1 of the North East Link Urban Design Strategy notes that it is fundamental to achieve urban design outcomes that ensure *future land use change opportunities are identified and supported, and long-term opportunities for the place and community are considered*. The lack of thoughtful futureproofing for alternate land uses to support the community does not respond to this key part of the Urban Design Strategy.

- 3.65 The design shown in the UDLP is generally in accordance with that shown by the original 2019 reference design for the Environmental Effects Statement process. Five years (including a global pandemic) have passed since then, and at least a further four years (for a total of nine) will have passed by the time DPR is operational.
- 3.66 The global COVID-19 pandemic is a prime example that the future cannot be predicted, and that huge changes to human behaviour and subsequent demand on infrastructure and services can occur without warning. Considering these learnings, Council is astounded that there have been no meaningful changes to the 2019 design for DPR to provide for future-proofing.
- 3.67 The only mention of future-proofing in the UDLP report relates to providing conduits to support electrical connections within the car park for future electric vehicle charging points. Council submits that this is a current need, not a future one – as electric vehicles are already a popular choice for the community. Electric vehicle charging infrastructure should be a basic consideration for any new development, rather than an issue that is deferred for the future.
- 3.68 The UDLP demonstrates a lack of innovative forward-thinking when it comes to future-proofing this key strategic site and important transit station. A successful redevelopment would build-in flexibility from the outset, to allow consideration of ever-evolving demands and influences. Not designing such a largescale public project with the future in mind is an irresponsible use of State resources.
- 3.69 The lack of thoughtful future-proofing shown by the UDLP does not respond to Objective 4.1 'Enduring and durable' of the North East Link Urban Design Strategy. Objective 4.1 seeks to *provide a design that is enduring and functional for generations to come, is readily maintainable and will age gracefully in concept and detail, ensuring a positive built form legacy.*
- 3.70 Similarly, item 10.3 'Innovation' of Section 7 of the Urban Design Strategy seeks innovative outcomes such as *integrating future-thinking technologies and built form sustainability initiatives that contribute to beyond business-as-usual sustainability outcomes.*
- 3.71 Failing to future-proof the development is also discordant with Section 12 of the Transport Integration Act 2010, in particular, subsection (2)(b): *maximise the efficient use of resources including infrastructure, land, services and energy.* The large resource expenditure required for the proposed development may not be justifiably efficient if no net community benefit or functional longevity is achieved.

Economic

Context

- 3.72 Key Direction 1 of the North East Link Urban Design Strategy notes that it is fundamental to achieve urban design outcomes that ensure *public benefits and long-term returns are maximised.* The provision a bus interchange and car park does only not respond to this.
- 3.73 Council is preparing an Investment Attraction Plan to explore opportunities to encourage new development and commercial investment in Manningham. This work is complementary

to ongoing strategic planning work (including the new Residential Strategy) and is a key step in managing Manningham's intensifying population and housing growth.

- 3.74 From an economic development perspective, the DPR site is a vital opportunity to provide Manningham's growing population with a new offering - to support local businesses and unlock employment opportunities for the community. Failing to provide any mixed-use TOD features or even the capacity for conversion in the future precludes this opportunity from ever being explored.

Passenger Services Building Opportunity

- 3.75 As outlined below in the assessment section (urban design / architecture) of this submission, the passenger services building provides an opportunity for additional levels to be added. If this opportunity was explored, it could facilitate additional uses such as hospitality, offices, and retail. This would go some way towards offsetting the loss of employment opportunities in Manningham – which were lost due to the large acquisition of properties within the Bulleen Industrial Precinct for NELP's Manningham Road Interchange.
- 3.76 The prospect of facilitating additional uses within the passenger services building would also lay the foundations for activating the Hender Street frontage for potential hospitality/café uses in the future.
- 3.77 Improving economic development must focus not only on commercial functions – but also on social functions that will encourage people to visit and linger at a particular location. Council is committed to ensuring that any mixed-use outcome on this site provides a positive contribution to the community and responds to the local area's needs.
- 3.78 Council would welcome a discussion on the prospect of being a 'head tenant' on a long term lease (or similar arrangement), to demonstrate our commitment to supporting local businesses and unlocking local employment opportunities. This would remove the State's management burden of attracting tenants for the site and would provide commercial and social benefit to the community.

4 Assessment of UDLP

Notwithstanding Council's views on the redevelopment approach (discussed above), the DPR proposal as shown in the exhibited UDLP has still been thoroughly assessed – to ensure community benefit is prioritised should this design be approved. Comments are provided under relevant headings below.

Urban design / Architecture

Passenger Services Building

- 4.1 The high skillion roof of the passenger services building creates the impression of a two-storey building, without providing the floor-space benefit that a two-storey building would offer. The additional height, bulk and shading is not justifiable considering the lacking functionality. Additionally, Key Direction 1 of the North East Link Urban Design Strategy notes that it is fundamental to achieve urban design outcomes that ensure *a sensitive response that avoids superfluous visual statements*.

- 4.2 The ample space within the skillion roof (and the potential scope for additional floor levels) is a missed opportunity for private/staff areas to be relocated to an upper floor, which would allow space at ground level for other uses. The ground floor could then provide mixed-use TOD functions that would activate the pedestrian environment and encourage social interaction.
- 4.3 The street-facing wall of the passenger services building is extended beyond the building footprint adjacent to the parkiteer entrance, creating a 'wing wall' that closes off views to the parkiteer entry from the street. Council queries the purpose of this design feature and has concerns about safety due to reduced sightlines, and about cleaning/maintenance as litter/debris may collect in the corner created by the wall.
- 4.4 The eastern wall of the passenger services building should include some fenestration or other meaningful design features to soften the impact to Hender Street. The proposed green wall will take some time to mature and is unlikely to sufficiently cover the entirety of this elevation. Providing some fenestration would also provide passive surveillance to Hender Street.

Materials

- 4.5 RGB (Red/Green/Blue) values for the proposed yellow feature material are required to determine its appropriateness. Information about how the colour will be maintained for different surfaces should also be provided – in particular for any paint finishes that may be susceptible to staining and/or fading.

Noise Walls

- 4.6 Council does not support the proposed use of Perspex for the Hender Street noise wall. Perspex is susceptible to scratching and appearing dirty, and the smooth surface encourages graffiti - which is more difficult to remove. Minimising graffiti on noise walls is a recurring issue within the North East Link Urban Design Strategy. A textured finish/patterning should be considered for the noise walls instead – which could also provide an opportunity for First Nations art to be incorporated.
- 4.7 Planting should be provided as a visual buffer in front of noise walls, which is also identified by the Urban Design Strategy. Detailed requirements and benchmarks in the Urban Design Strategy for walls, fencing barriers and screens include:
- *9.1 noise attenuation elements are high quality and context sensitive.*
 - *9.9 high quality materials and textured surfaces are used on walls fencing and screening to deter graffiti, particularly at lower levels of the noise wall.*
 - *9.10 walls are designed to minimise maintenance burden through the selection of high quality materials that are durable, not subject to environmental damage and can be accessed to maintain their high quality.*

Car Park

- 4.8 The car park structure is not provided with a green wall or other high quality design feature for the north-west elevation. This will be the first key view of the facility for people entering Manningham from the west over the Doncaster Road bridge. This elevation presents with

a high degree of visual bulk due to the continuous, linear horizontal form – with no meaningful visual breaks or softening.

- 4.9 The opposite elevation facing into the site also suffers from the same issue, however less direct views will be available from the public domain. Nonetheless, measures to minimise visual bulk and soften this interface should also be explored – in particular as there may be views from private properties on Hender Street.

Services and Utilities

- 4.10 The location of the Telstra mast will unreasonably dominate the Doncaster Road streetscape and detract from public amenity and the positive visual features of the development - such as the green walls. The exact appearance of the Telstra mast has also not been clearly depicted on the UDLP documents. As is common with telecommunications towers, this mast will likely have bulky attachments and safety measures including fencing – which will cause visual impacts. The failure to provide sufficient detail on the appearance of this feature is not acceptable considering its prominent positioning.
- 4.11 The substation located in the north-east corner of the site adjacent to the shared user path will be highly prominent to the public realm and must be appropriately screened and/or provided with a high-quality finish. UDLP plans appear to show the structure painted in a bright green – which will contrast with surrounding landscaping and draw attention. Council's preference would be for a sensitively designed, high-quality screen if the substation cannot be relocated to a more appropriate location.
- 4.12 Detailed requirements and benchmarks for certain infrastructure is outlined at Section 7 of the North East Link Urban Design Strategy. For project buildings and ancillary structures, item 6.1 'Siting' includes that *the number and size of utility buildings and structures within public open space must be minimised*. This applies to the Telstra mast and substation proposed within the DPR site.
- 4.13 Similarly, Environmental Performance Requirement LP2 requires the project to *minimise impacts from location of new services and utilities. New above ground services and utility infrastructure are to be located in a way that minimises impacts to existing residential areas, public open space and recreational facilities. This must include considering options to co-locate infrastructure where practicable*.

General

- 4.14 Objective 1.5 'Architectural contribution' of the North East Link Urban Design Strategy requires project works to provide a positive architectural contribution. Similarly, Objective 5.3 'High quality' also requires a positive design outcome to be achieved. The detailed requirements and benchmarks for Bus Park and Rides in the Urban Design Strategy also seek that *architecture of the bus interchange is high quality and provides a positive built-form contribution to the local area*.
- 4.15 These objectives and benchmarks set the bar higher than simply avoiding a negative design outcome. Council submits that this bar is not met by the design in its current form due to the architectural and design issues outlined above.

Traffic, Car Parking and Access

Impacts to Hender Street and Surrounds

- 4.16 The proposed modification to Hender Street and Finlayson Street intersection will result in residential traffic not being able to access Doncaster Road via Hender Street. This will displace a significant amount of traffic, with residents needing to travel an extra distance to Harcourt Street or Pettys Lane (for outbound traffic) to enter Doncaster Road.
- 4.17 Not only will this inconvenience the local residents, but it will also impact the capacity of Doncaster Road / Harcourt Street and Doncaster Road / Pettys Lane intersections – which are already reaching capacity during school peak times. Additionally, it will increase traffic volumes on Finlayson Street and Gray Street.
- 4.18 On this basis, Council submits that the size of the local catchment traffic analysis (page 41 of the UDLP report) is insufficient and will not capture all potential traffic impacts from the proposal. Council is astounded that the catchment does not extend further east given the inevitable flow-on effects to Pettys Lane (and potentially beyond). The technical rationalisation for selecting such a small catchment for analysis is also not supplied to justify this outcome.
- 4.19 The proposed splitter island at the intersection of Finlayson Street and Hender Street appears to be too long. It is assumed that this island is in place to prevent westbound Finlayson Street Traffic turning right into the PUDO area however due to its length, it is also likely to restrict movements from the PUDO area southbound along Hender Street. Council is concerned about emergency vehicle access with this arrangement and seeks demonstration that their movements have been catered for.
- 4.20 The pedestrian crossing at the intersection of Hender Street and Finlayson Street must be raised to ensure safe system alignment and to provide a visual / threshold treatment between the Doncaster Park and Ride facility and the residential area. A raised pavement will help differentiate the park and ride facility from the residential area and discourage PUDO users from entering the local road network. Should a raised platform not be adopted, Council requests a road safety audit be conducted and provided to Council for review.
- 4.21 Council is concerned about bus access to the site when/if general vehicular traffic is queued at the entrance to the multi-level car park. Given vehicles and buses share the same access point this may delay buses and cause wider network issues.

Pick Up / Drop Off (PUDO)

Council notes that NELP's documentation refers to a "Drop and Go Zone" north of Finlayson Street. Council has opted to refer to this feature as a Pick Up / Drop Off zone (PUDO) to more closely represent its intended use.

- 4.22 Council is concerned that vehicles that enter the PUDO loop and find it full, or those who mis-time the pick-up of a commuter will circulate through the car park and create traffic congestion and pedestrian safety issues. The vehicle movements shown on page 29 of the UDLP report demonstrate the circuit that a vehicle would take in this instance – turning left from the PUDO onto Doncaster Road, then turning left again into the car park entrance, before continuing through the ground floor of the car park and back into the PUDO.

- 4.23 Modelling to demonstrate that the number of spaces provided in the PUDO is adequate has also not been forthcoming. Council is concerned that the PUDO capacity has not considered future population growth and other key factors that are driving increased demand for the bus interchange.
- 4.24 Additional protections for pedestrians should be considered where mountable kerbs may put pedestrians at risk of incidents caused by driver-error. This would include the southern edge of the southernmost PUDO car parking spaces – which immediately adjoin the pedestrian crossing/walking areas.
- 4.25 Pedestrian movements from the eastern PUDO lane should also be controlled via a fence or other physical barrier to prevent people walking across the western PUDO lane away from the designated crossing. The minimum clear distance (after the inclusion of a fence) must meet minimum accessible footpath width requirements.
- 4.26 Council is concerned that due to the short-term nature of the parking in the PUDO, that drivers may be more likely to stop within the designated DDA car parking space as another PUDO option. The DDA space within the PUDO is not physically separated or clearly differentiated beyond standard line marking and signage. Further measures to deter general public vehicles from using this space as another short-term PUDO option must be explored.

Shared User Paths and Footpaths

- 4.27 The sharp angle of the shared user path where it turns to pass under the Doncaster Road bridge will be problematic for cyclists – who will be potentially travelling at speed. To improve safety, the radius of the turn must be increased or other measures should be introduced to limit speeds and improve safety.
- 4.28 The path connecting the shared user path to the pedestrian operated signals at the Hender Street / Doncaster Road intersection should be widened so that cyclists can ride right up to the crossing. It is likely that this behaviour will occur even if that path is not widened, so widening it to become a shared user path is the safer outcome.
- 4.29 Though no width has been shown on the plans, shared user paths throughout the site should have a minimum width of 3 metres.
- 4.30 Further deterrents for cyclists not to ride on platforms are required. There are several locations where convenient access to platforms for cyclists is available – including to Platform 1 and 3 from the north via the shared user path. Physical barriers by means of landscaping or other features could be utilised to discourage this behaviour and protect pedestrian safety on platforms.
- 4.31 Council submits that an at-grade pedestrian crossing refuge and signalised crossing is required on the western side of the Doncaster Road / High Street intersection. Pedestrians seeking to access DPR from the south side of High Street must first cross to the north side of High Street, and then cross again to the east side of Doncaster Road. Alternatively, they can take an indirect route via the proposed underpass.

- 4.32 This is an inefficient and inconvenient outcome that may lead to risky pedestrian behaviour and subsequent serious safety concerns. Additionally, provision of a signalised crossing over all main lanes of traffic is a common and standard outcome for intersections of this type and size. Providing an at-grade crossing in this location would better respond to Objective 2.1 'Connectivity' of the North East Link Urban Design Strategy.
- 4.33 Additional pedestrian crossings are required at the intersection of Hender Street / Finlayson Street and Hender Street / Gray Street intersections to facilitate local resident access east/west into and out of the DPR site.

General

- 4.34 Design measures to minimize risky pedestrian behaviour throughout the site should be improved. In particular - there is nothing to physically prevent pedestrians walking across the car park vehicle exit lane away from the designated crossing. Bollards are shown along the western side of the exit lane, but pedestrians will still be able to move through – which will also impact traffic congestion within the carpark. A planting buffer should be provided to avoid pedestrians crossing at unsafe points.
- 4.35 Council seeks to understand the treatment for pedestrians crossing between platforms. Pedestrians should be given priority to reduce the risk of conflict with vehicles.
- 4.36 As addressed in detail earlier by this submission, Council is not satisfied with the number of car parking spaces provided for the facility. Additionally, the total 435 appears to include the four reserved spaces for staff – leaving only 431 for commuters. It has also not been confirmed whether four car parking spaces is adequate based on the number of staff who are expected to work on the site.
- 4.37 Given the existing facility has operated at capacity (if not above) for a number of years, the failure to increase car parking capacity is a fundamental flaw with the proposal.
- 4.38 The location of the four proposed staff car parks is problematic as ingress/egress from these spaces will be severely impacted during peak times when the car park exit lane is congested.
- 4.39 Clear directional signage and distinctive coloured pavement must be provided to delineate the bus-only area at the vehicle entry to the site. The coloured pavement in particular (usually red for buses) must extend for a significant length into the site to avoid private vehicles continuing past the car park entry and into the busway.
- 4.40 Council is concerned that access for 5 Hender Street ,7 Hender Street and 11 Finlayson Street will be severely impacted by the proposed design. Additionally, visitor parking opportunities for these properties are significantly restricted as parking is no longer permissible at the Hender Street frontage of these properties.
- 4.41 The ongoing road operation and management responsibility (including enforcement of parking restrictions) for Hender Street north of Finlayson Street (i.e. within the PUDO) must be clarified. It would be more appropriate for the State Government to take responsibility for Hender Street north of Finlayson Street as the PUDO is essentially part of the Park and Ride facility.

- 4.42 Detailed traffic modelling has not been provided to Council to enable a thorough assessment of the potential impacts from the proposal. As outlined above, it is likely that there will be substantial impacts to traffic and parking congestion in the immediate area. This lack of transparency is not acceptable in relation to this important matter.

Open Space and Landscaping

- 4.43 There is significant tree loss proposed within the site and throughout the broader NELP project. Opportunities to provide new tree planting must be maximised wherever possible. Additional options for DPR could include irrigated planters for larger trees on the roof of the carpark, intermediate planting on balcony protrusions and increased tree planting in the southern corner of the site.
- 4.44 The UDLP shows some tree planting southern corner of the site, which could be increased to provide additional canopy cover. Failing to take advantage of all opportunities for additional tree planting fails to respond to Objective 1.3 'Landscape and visual amenity' of the North East Link Urban Design Strategy.
- 4.45 The rocks proposed within the and/or as part of the forecourt seating area must be thoughtfully sized and located to ensure they provide suitable seating and visual landscape outcomes. Seating orientation and locations in relation to the trunks of any trees proposed in this area must also be carefully considered.
- 4.46 Seating options within the forecourt must consider orientation and views for all users, including those with limited mobility or with equipment such as a pram.
- 4.47 Council notes that the location of tree trunks have not been indicated on landscape plans, and questions whether the space can support the number of trees that would be required to achieve the indicative canopy cover shown on the landscape plans.
- 4.48 The proposed planting for the green walls on the car park is unrealistic and will not achieve the outcome depicted by the UDLP documents. The landscape plans demonstrate that the climbing species selected have a maximum mature height of 6 metres (*pandorana*), with several of the proposed species only having a mature height of 3 metres. The species are proposed to be planted in the ground at the base of the car park walls – which are more than 20 metres in height.
- 4.49 It will take a number of years (even in ideal conditions and with regular maintenance) for the plants to actually achieve their maximum mature heights. When/if they do, they still will not reach anywhere near the top of the car parking structure (26 metres) and therefore will have limited visual relief benefit. The *pandorana* species also thins out as it reaches its mature height, which will further detract from the greening treatment.
- 4.50 A more practical approach to the green wall planting must be provided to maximise the potential coverage of the built form softening. A contemporary example in Melbourne is the Platinum apartment building at 45 Clarke Street, Southbank. Per the image below (figure 1), the green wall treatment appears to be supported by irrigated planters on each balcony level – which enables the greening to cover more of the building.

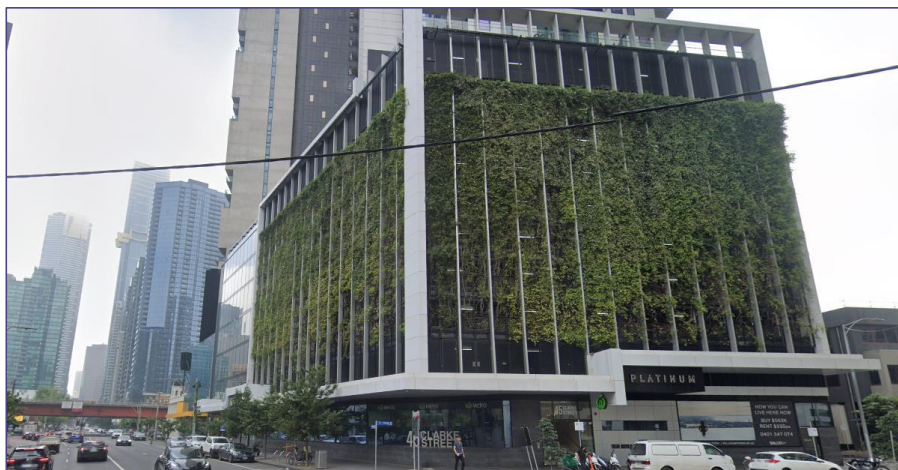


Figure 1 – Green wall example (Source: Google Streetview, image dated Dec 2022).

- 4.51 The UDLP notes that canopy trees have been selected for planting to avoid the potential sightline constraints that can occur with bushier lower-level planting. Given this, Council expects that canopy trees will be installed at a sufficiently advanced height, so that the sightline benefits are achieved in the short term. This will have the added benefit of providing a more mature landscape outcome for the site from the outset.
- 4.52 Landscape plans must clearly outline how the heritage oak tree will be sensitively treated and managed (including in relation to any nearby drainage infrastructure). The tree should be surrounded with mulch to its dripline to minimise competition from other plants.

Amenity

- 4.53 There are limited opportunities for users to be undercover in the forecourt area. This is likely to result in safety issues during inclement weather as congestion increases around platform 1 or within the carpark.
- 4.54 The roof canopy heights of the bus platforms (up to 5 metres in some locations) will provide limited weather protection to pedestrians given the shelter is so far above the ground. Details and/or measurements to demonstrate how the canopies will provide adequate protection from all types of weather should be provided to demonstrate that the outcome is appropriate.
- 4.55 A bike repair station should be provided near the entry or within the parkiteer to service commuter cyclists.
- 4.56 The location of seating on bus platforms (including up against the passenger services building) should be reviewed to ensure that all users will feel safe and comfortable at all times of the site.

- 4.57 Visibility of the busway retaining walls to the DPR site and users of the shared user paths should be considered. Opportunities to improve visual amenity via public art murals or similar could be considered.
- 4.58 There is existing public seating within the road reserve on the west side of Hender Street. If this requires replacement as part of the project, Council would like to have input on the details including orientation and location – which must be considered having regard to the final development outcome on the site.
- 4.59 Additional amenity could be provided within the passenger services building through provision of a wall-mounted desk/shelf or similar and power stations – to allow passengers to work remotely and/or charge devices while they wait for the bus.

Cultural Themes

- 4.60 Council is concerned about the lack of specificity in relation to what measures are implemented to provide meaningful connection to Country. Indigenous plant species have been selected for the landscaping however, there are no details of any other elements (e.g. artwork / feature materials) that communicate and promote a deeper understanding of the cultural history of the site.
- 4.61 Given that using indigenous plant species is likely also due to the ecological and climate benefits, additional, targeted elements to enhance and celebrate indigenous connections must be provided.
- 4.62 Failing to achieve this will not respond to Objective 1.1 'Sense of Place' of the North East Link Urban Design Strategy. Additionally, corridor-wide Direction 3 of the Urban Design Strategy will not be sufficiently addressed as cultural heritage and place values are not clearly celebrated and recognised – besides basic indigenous plant selections.
- 4.63 Key direction 1 of the Urban Design Strategy notes that it is fundamental to achieve urban design outcomes that ensure a meaningful, authentic and holistic approach to embedding Indigenous values and culture into the project design. Council submits that cultural themes beyond landscaping alone should be embedded into the thinking and design behind the project.

General

- 4.64 There is limited information provided in relation to the Water Sensitive Urban Design (WSUD) proposed for the redevelopment. Locations of measures including water tanks and bioretention areas should be shown on a plan for review to demonstrate compliance with Section 18 of the detailed requirements and benchmarks for water in the North East Link Urban Design Strategy, and to address Environmental Performance Requirement SW11 'Adopt Water Sensitive Urban Design'.
- 4.65 We strongly recommend best practice Water Sensitive Urban Design outcomes be incorporated in the design. Measures such as stormwater harvesting / reuse, breaks in kerb to allow runoff to infiltrate tree planting areas, stormwater treatment should be considered. Depending on the hydraulic consideration, treatments such as stormwater detention system

or rock beaching may be required to lower the discharge rate to the Koonung Creek (assumed to be the point of discharge for the Doncaster Park & Ride facility).

- 4.66 Community safety is paramount and should be considered earlier and more thoroughly throughout the documentation. Much of the safety discussion focuses on traffic, with less focus on Crime Prevention Through Environmental Design (CPTED). CPTED principles have been discussed in relation to the PUDO area (page 43 of UDLP report), but a CPTED assessment of the wider site is lacking.
- 4.67 The provided documentation provides limited information in relation to lighting within and around the site. Council would expect public path lighting within 400 metres of the DPR facility. All path connections to DPR, including the sections of Koonung Creek Trail between Hender Street and Massey Drive, should have adequate lighting. If the sections of path along Hender Street will rely on borrowed lighting from DPR, this needs to be demonstrated.
- 4.68 Security of the facility overnight must be appropriately managed given no boom gates or other control measures are proposed in the UDLP.
- 4.69 Solar and/or weather protection measures are not provided to the top level of the car park for shading and comfort. A canopy or other form of cover should be considered to improve commuter amenity.
- 4.70 Alternatively, NELP should explore the possibility of incorporating solar panels on the roofs of the platforms or atop the carpark to provide shade and minimise the energy requirements of the site and improve sustainability. The energy produced during the day could then be used to charge electric vehicles through the requested EV chargers. Further details of the purpose and scope of the solar panels shown on the passenger services building should also be provided.
- 4.71 Due to the expected population increase in the local area, the site itself should be future-proofed to allow for additional bus routes through the facility at a higher frequency. This should include routes that will be using the Eastern Express Busway and those using the local road network.
- 4.72 Council re-states its strong support for the Voluntary Purchase Scheme (VPS) in accordance with Environmental Performance Requirement SC8. The VPS allows property owners (who meet a certain criteria) to sell their property to the State Government to allow them to relocate away from the project. Council notes that the existence of the VPS could be made more prominent in the UDLP for relevant stakeholders for the DPR site.
- 4.73 Limited information is provided within the UDLP on public art opportunities for the DPR site.

Inconsistencies / errors

- 4.74 The level and quality of information provided in the UDLP makes Council's assessment speculative in some areas. A thorough review of the UDLP documents must be undertaken to correct all errors and inconsistencies, some (but likely not all) of which have been identified and listed below.

- 4.75 Relevant elevation plans must be updated to show the Telstra mast, oak tree, powerlines and any other streetscape features that will be visible in front of and/or around the development. Demonstrating these features on elevations gives a better understanding of scale.
- 4.76 'Location and existing conditions' on page 14 of the UDLP report only mentions the nearby child care centre and omits any reference to other existing uses including a Synagogue and Scout Hall.
- 4.77 'Victorian Planning Provisions' on page 16 of the UDLP report incorrectly claims that the site is covered by Schedule 8 to the Design and Development Overlay (DDO8). The correct control is Schedule 1 to the Design and Development Overlay (DDO1).
- 4.78 Any references within the UDLP report to doubling the parking capacity must be clarified to be explicit that this includes the car parking provided at the Bulleen Park and Ride facility.
- 4.79 Council rejects the claims on page 14 that current pedestrian and cyclist access to the site is limited to the vehicle entry point on Doncaster Road. There are various entry options for pedestrians and cyclists including from the Koonung Creek Trail.
- 4.80 Plans demonstrating materials and surfaces should include the material code on the plan in addition to the legend, to avoid ambiguity. For example, the landscape site plans require the viewer to match the colour on the site plan with the colour in the legend – which would be rectified by providing the codes (e.g. PV03) on the plan itself with the corresponding colour. This will also assist anyone who may need to view the plans in greyscale.
- 4.81 Landscape plans do not appear to nominate a surface material for the central 'circle' in the forecourt. This area is shown as grey, but it does not appear to match either of the greys provided in the legend (PVO2 or PV03).
- 4.82 All depictions of human outlines must be provided to scale, particularly on elevation and section plans. Several elevations and sections have depictions of human scale that appear inaccurate when considering the heights of the bus platform canopies reach up to 5 metres in some locations.
- 4.83 The 3D renders omit various key features that will impact the visual appearance of the development, including the fences between the bus platforms to prevent jaywalking.

5 Conclusion

- 5.1 Council maintains that delivery of a mixed-use TOD on the DPR site is the most beneficial outcome for the community.
- 5.2 Council is not convinced that the option of a mixed-use TOD for the Doncaster Park and Ride site has been thoroughly explored by NELP. Comments that the intersection will not cope with additional traffic associated with increased capacity or TOD have not been supported by any modelling that Council has seen.

- 5.3 Bulleen Park and Ride was constructed as a contingency for commuters to transfer to when Doncaster Park and Ride closes for NELP works. However, this approach was decided as the primary solution in 2019 and has not been revisited to confirm it remains adequate to address contemporary contexts and increasing growth and demand.
- 5.4 Designing Doncaster Park and Ride as a key transit station to maximise future capacity is integral considering buses are the only public transport option for Manningham's residents, and likely will be for the foreseeable future due to delays and significant uncertainty associated with delivery of the Suburban Rail Loop (SRL) project.
- 5.5 There will be a community expectation that the redevelopment will provide a state of the art facility that sufficiently meets demand. Council submits that the design shown in the UDLP will not achieve this.
- 5.6 Whether or not Manningham's design concept is delivered, flexibility must be built-in to the design from the outset. Council submits that failing to design innovatively with the future in mind is an irresponsible use of public resources - as it may preclude future upgrades such as to a TOD and/or light rail station.
- 5.7 Council re-states the insufficiencies of the engagement process for this UDLP and questions the subsequent fairness of the process for the community. The official UDLP documents were available for Councils to review for 9 business days only, the Council election period and associated complexities were ignored by NELP in deciding on the exhibition dates. Overall, the timeframe for submissions to be prepared, consulted on, and endorsed by Councils was highly challenging and no regard to this was given by NELP.

Recommendation

- 5.8 Council strongly submits that the UDLP must be amended to revise the overall approach to the redevelopment.
- 5.9 Council considers that the proposed UDLP should not be approved in its current form, for the reasons outlined by this submission - which are summarised as follows:
- a) The 'like for like' upgrade with no increased capacity, and lack of mixed-use TOD or robust futureproofing is a significant missed opportunity.
 - b) The proposal as currently shown in the UDLP is an unacceptable underdevelopment of a key strategic site under State Government ownership.
 - c) It is expected that if the design is delivered in its current form, the facility will become obsolete and outdated long before its expected design life is over.
 - d) There will be significant resource expenditure and impact to the community (during construction) for no net overall benefit.
 - e) The design does not provide maximum public value for this strategic location.
 - f) The design will preclude future economic investment to support local business and provide vibrant and engaging offerings for the community.
 - g) The design fails to consider important contextual factors that have significantly shifted since the original reference design in 2019, including:
 - o Manningham's fast-growing population.

- Residential densification due to the State's housing targets (and other influences).
 - Growing demand for park and ride facilities due to the lack of any rail infrastructure in Manningham.
 - High patronage of the Bulleen Park and Ride.
 - Mode-shift towards buses for sustainability and cost-of-living reasons.
- h) The UDLP is discordant with multiple aspects of the of the approved North East Link Urban Design Strategy as identified by this submission, specifically:
- Key Direction 1
 - Key Direction 3
 - Values and priorities for Koonung Creek Valley Area
 - Objective 1.1 Sense of place
 - Objective 1.3 Landscape and visual amenity
 - Objective 1.5 Architectural contribution
 - Objective 2.1 Connectivity
 - Objective 3.1 Integration with context
 - Objective 3.3 Strategic alignment
 - Objective 4.1 Enduring and durable
 - Objective 5.3 High quality
 - Objective 6.1 Putting people first
 - Objective 8.2 Twenty-minute neighbourhoods
 - Detailed requirement/benchmark 6.1 (Siting)
 - Detailed requirements/benchmarks 9.1 (noise and visual mitigation), 9.9 (deterring graffiti) and 9.10 (maintenance)
 - Detailed requirements/benchmarks 10.2 (Bus station design) and 10.3 (Innovation)
 - Detailed requirements/benchmarks 18 (Water)
- i) The UDLP does not meet several Environmental Performance Requirements, specifically LP2, LP3 and SW11.
- 5.10 Taking into account Council's aforementioned concerns, should the UDLP be approved, Council requests that the approval be subject to the conditions outlined in **Appendix A**.

Next Steps

- 5.11 Council respectfully requests that the concerns and suggestions as set out above are closely reviewed in the preparation of the final UDLP.
- 5.12 We look forward to reviewing the final plans for the UDLP to understand how it addresses the matters raised in this submission and as raised by other public feedback.
- 5.13 Council trusts that the final decision on the UDLP will appropriately prioritise net community benefit.

6 References

- 6.1 Ali et al 2021, *Dynamics of Transit Oriented Development, Role of Greenhouse Gases and Urban Environment: A Study for Management and Policy*, Sustainability, Viewed August 2024.



- 6.2 Noland et al 2014, *Measuring Benefits of Transit Oriented Development*, Mineta Transportation Institute, Viewed August 2024.

Appendix A: Manningham Conditions

Notwithstanding that Council does not support the exhibited UDLP in its current form – if the design proceeds, Council requests that the UDLP documentation be modified to meet the following conditions:

Capacity	
1	Robust future proofing for conversion to a mixed-use TOD including (but not limited to) increased floor-to-ceiling heights, connections/conduits to support future amenities, and structural considerations for additional building and/or car parking levels.
2	Additional car parking levels to provide increased capacity in response to growing demand.
Architecture / Urban Design	
3	A second floor level provided to the passenger services building, designed in an appropriate manner to minimise all amenity and other impacts, to facilitate space for alternate commercial and/or community uses to operate within the building.
4	Clarification of the 'wing wall' extending to the north from the passenger services building, or deletion of the extension if it is superfluous.
5	RGB values for the proposed yellow feature material, to the satisfaction of Council.
6	A suitable alternative noise wall material that is high quality, textured, and durable – with incorporation of First Nations art as appropriate.
7	An additional visual treatment or design features to the long elevations of the car park structure, to break up the expansive linear appearance.
8	Relocation of the Telstra mast to be less prominent to the streetscape.
9	Relocation and/or screening of the substation to minimise visual impacts.
10	Provision of fenestration or other meaningful design feature to soften the eastern wall of the passenger services building, in addition to the proposed green wall.
Traffic / Car Parking / Access	
11	A comprehensive traffic modelling assessment to support the proposal and any subsequent measures to mitigate parking and traffic impacts in the local area. The catchment for the analysis must be appropriately sized to ensure an accurate assessment of all potential impacts.
12	A Traffic Management Plan to detail all contingencies and management of traffic congestion within the PUDO and multi-level car park, to Council's satisfaction.
13	Details and dimensions of the traffic splitter island at Finlayson Street / Hender Street and clear demonstration that emergency services vehicles will have access, with modification to the shape/design of the island as necessary.
14	Relocation of the staff car parking spaces to avoid conflict with the vehicle exit lane from the car park.
15	Clear directional signage and distinctive coloured pavement provided to delineate the bus-only lane at the vehicle entry to the site. The coloured pavement (usually red for buses) must extend for a significant length into the site to avoid private vehicles continuing past the car park entry and into the busway.
16	Confirmation that ongoing road operation and management responsibility for the PUDO area will be transferred to the State.
17	Relocation and/or redesign of the DDA car parking space within the PUDO to more clearly differentiate it and deter general public vehicles from using it as another short-term space within the PUDO.
Pedestrians and Cyclists	
18	The pedestrian crossing separating the PUDO from Finlayson / Hender Streets raised if practicable, or otherwise provided with a clear visual threshold treatment. If the crossing is not raised, a road safety audit to confirm the treatment is suitable must be provided.
19	Additional physical protection for pedestrians at the southern edge of the southernmost car parks within the PUDO.
20	A planting buffer provided along the western side of the vehicle exit lane from the carpark, to prevent pedestrians crossing away from the designated crossing point.
21	A fence or other physical barrier provided to prevent pedestrians from the eastern PUDO lane walking across the western PUDO lane away from the designated crossing point.

22	The sharp angle of the shared user path (where it turns to pass under the Doncaster Road bridge) addressed via an increased radius and/or other measures to limit speeds.
23	The path connecting the shared user path to the pedestrian operated signals at the Hender Street / Doncaster Road intersection widened so that cyclists can ride right up to the crossing.
24	Further deterrents for cyclists not to ride onto bus platforms, in particular Platform 1 and 3.
25	Clarification of crossing treatments and any signals for pedestrians to cross between platforms, to demonstrate that pedestrians are given priority.
26	Additional pedestrian crossings provided at the intersection of Hender Street / Finlayson Street and Hender Street / Gray Street intersections, to facilitate local resident access east/west into and out of the Park and Ride site.
27	Provision of an at-grade pedestrian crossing refuge and signalised crossing is required on the western side of the Doncaster Road / High Street intersection.
28	All shared user paths to have a minimum width of 3 metres.
Landscaping / Open Space	
29	Provision of additional canopy trees within the car park as practicable, and within the southern corner of the site.
30	The rocks proposed within the and/or as part of the forecourt seating area to be thoughtfully sized and located to ensure they provide suitable seating and visual landscape outcomes.
31	A more practical approach to the green wall planting, to maximise the potential for built form softening that reaches the full height of relevant buildings.
32	All canopy trees to be installed at a sufficiently mature height to maximise sightlines and provide mature landscaping from the outset.
33	A clear outline of how the heritage oak tree will be sensitively treated and managed (including in relation to any nearby drainage infrastructure).
34	The heritage oak tree to be surrounded with mulch to its dripline.
Amenity	
35	Details and/or measurements to demonstrate how the bus platform canopies will provide adequate protection from all types of weather.
36	A review of all seating locations on bus platforms with comments to justify the locations in relation to passenger safety and comfort.
37	A bike repair station provided near the entry or within the parkiteer.
38	Provision of a wall-mounted desk/shelf or similar and power stations within passenger services building.
39	Appropriate replacement of public seating on Hender Street as necessary, in direct consultation with Council.
General	
40	Cultural themes to be more actively included throughout the design, beyond plant selection alone.
41	Water Sensitive Urban Design elements demonstrated via a comprehensive WSUD plan, with appropriate water quality outcomes achieved.
42	Details of all lighting to demonstrate effective lighting that does not cause amenity impacts, to be provided throughout the site and along the path network within 400 metres of the site.
43	Additional details to confirm adequate security measures for the site and facility.
44	Details of a canopy or other solar/weather protection provided to the top level of the car park.
45	Details including the location, orientation, number and size of solar panels throughout the site and details of what they will power.
46	Inclusion of electric vehicle chargers.
47	The voluntary purchase scheme proactively advertised to heavily impacted residents including those fronting Hender Street.
48	All documents thoroughly reviewed to correct any inconsistencies and errors, including those outlined by Council's submission to the UDLP.



Appendix B: Manningham Design Concept



DONCASTER PARK & RIDE DESIGN CONCEPT

Prepared by **Hansen Partnership**
for **Manningham Council**

OCTOBER 2021



Urban Planning | Urban Design | Landscape Architecture



01
INTRODUCTION

MANNINGHAM DONCASTER PARK AND RIDE CONCEPT

INTRODUCTION

Doncaster Park & Ride forms part of the North-East Link Project (NELP) - the biggest investment in Melbourne's north-east. This will facilitate reduced travel times by up to 25 minutes and build Melbourne's first dedicated busway to and from the CBD.

The NELP presents an opportunity to advocate for a transit oriented Park & Ride facility with value capture opportunities that would benefit Doncaster Hill and the local community. This includes delivering a pedestrian-focused design solution that supports wayfinding and passive surveillance, the introduction of mixed use commercial opportunities, and community infrastructure to the area.

This Document:

- Determines appropriate transit oriented development principles and built form parameters.
- Considers key advantages/opportunities and sensitivities/challenges in determining suitable site and design.
- Examines the extent of possible mixed use opportunities within the Park & Ride facility, including the opportunity to integrate additional provision of public open space.
- Analyses and tests appropriate positions/locations for possible development sites.

Assumptions

The Design Concept has been undertaken with the following assumptions - consistent with the NELP Reference Design documentation, in particular:

- Retain the proposed road alignments from the NELP Reference Design documentation;
- Floor to floor levels: 4m;
- Station platform located in a central location within the site;
- Removal of all vegetation on site (no protected vegetation); and
- Relocation of the telecommunication tower within the site.

Hansen Partnership Pty Ltd

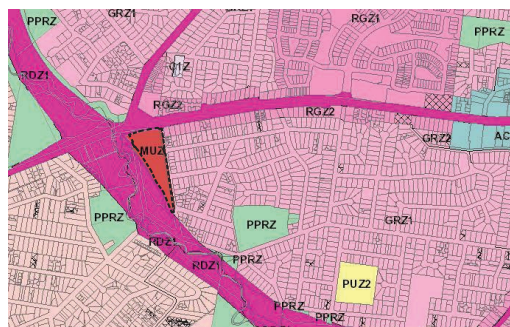
02
CONTEXT

MANNINGHAM DONCASTER PARK AND RIDE CONCEPT

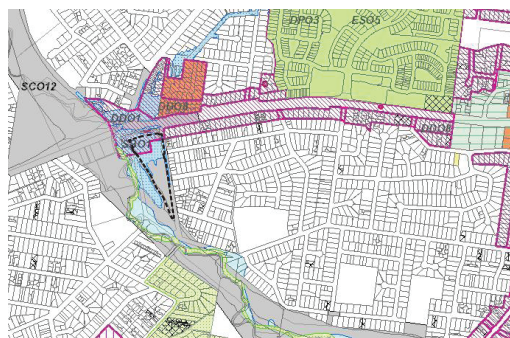
STRATEGIC CONTEXT

Positioned along the Eastern Freeway approximately 11.8km to the east of the Melbourne CBD, within Manningham Council. The site is well connected when vehicle access along the main arterial of Doncaster Road. This includes consistent bus services along Doncaster Road, which will be running from the site along the Eastern Freeway to the CBD. Surrounded by diverse landscapes including the Koonung Creek along the Eastern freeway and other open recreational reserves.

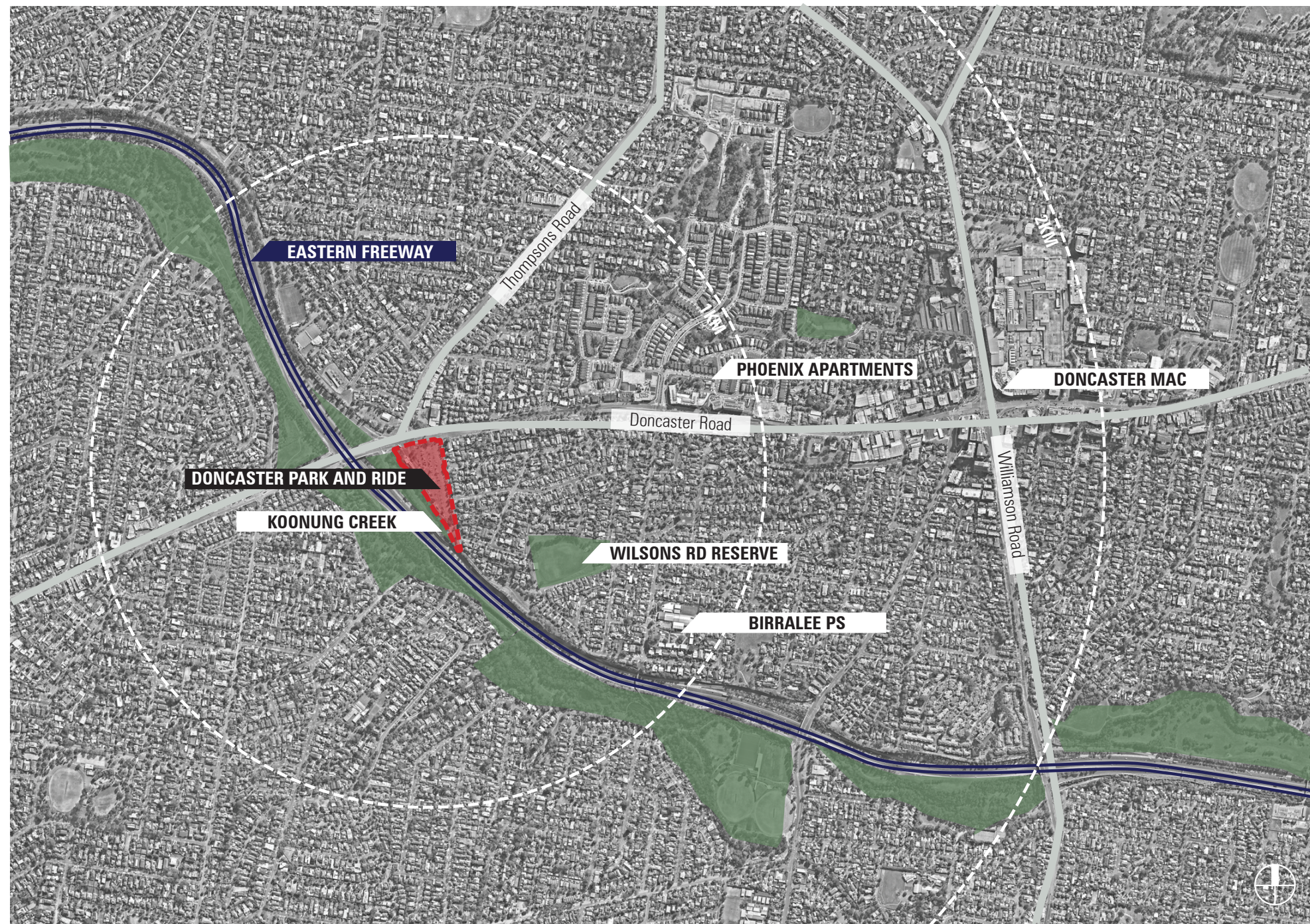
It will provide an important transport node that supports travel between Doncaster Major Activity Centre to the east to wider Melbourne, which is key to support more sustainable transport options for Manningham Council.



Zone Map



Overlay Map



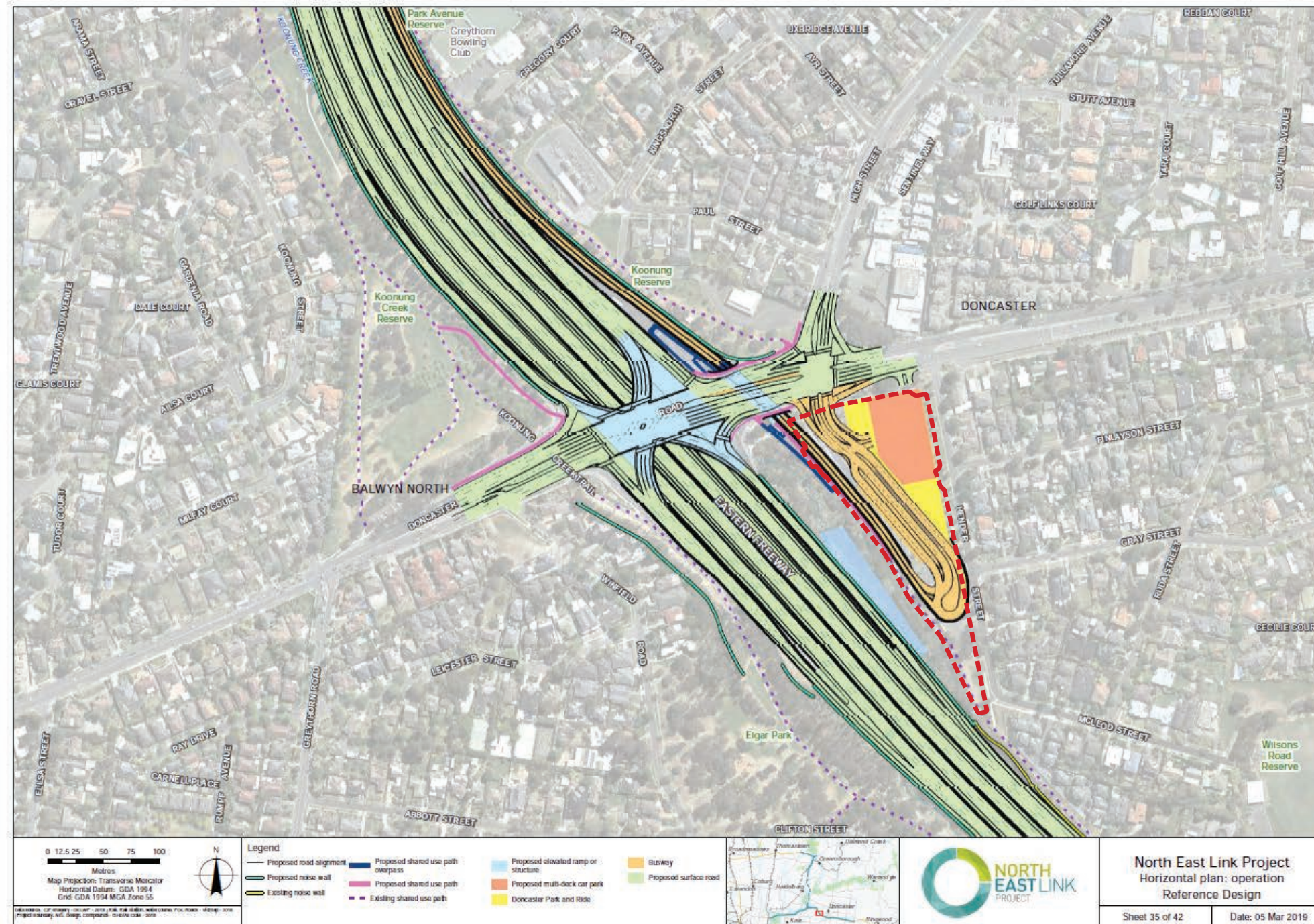
Hansen Partnership Pty Ltd

MANNINGHAM DONCASTER PARK AND RIDE CONCEPT

NELP REFERENCE DESIGN

The NELP Map Book provides a Reference Design of the Doncaster Park & Ride facility (Sheet 35-42). This proposes the following key elements:

- Busways facilitating bus movements from Doncaster Road and to and from the Eastern Freeway;
- Designated area for the Doncaster Park and Ride;
- Proposed Multi-deck carpark; and
- Proposed Shared Use path along Koonung Creek.

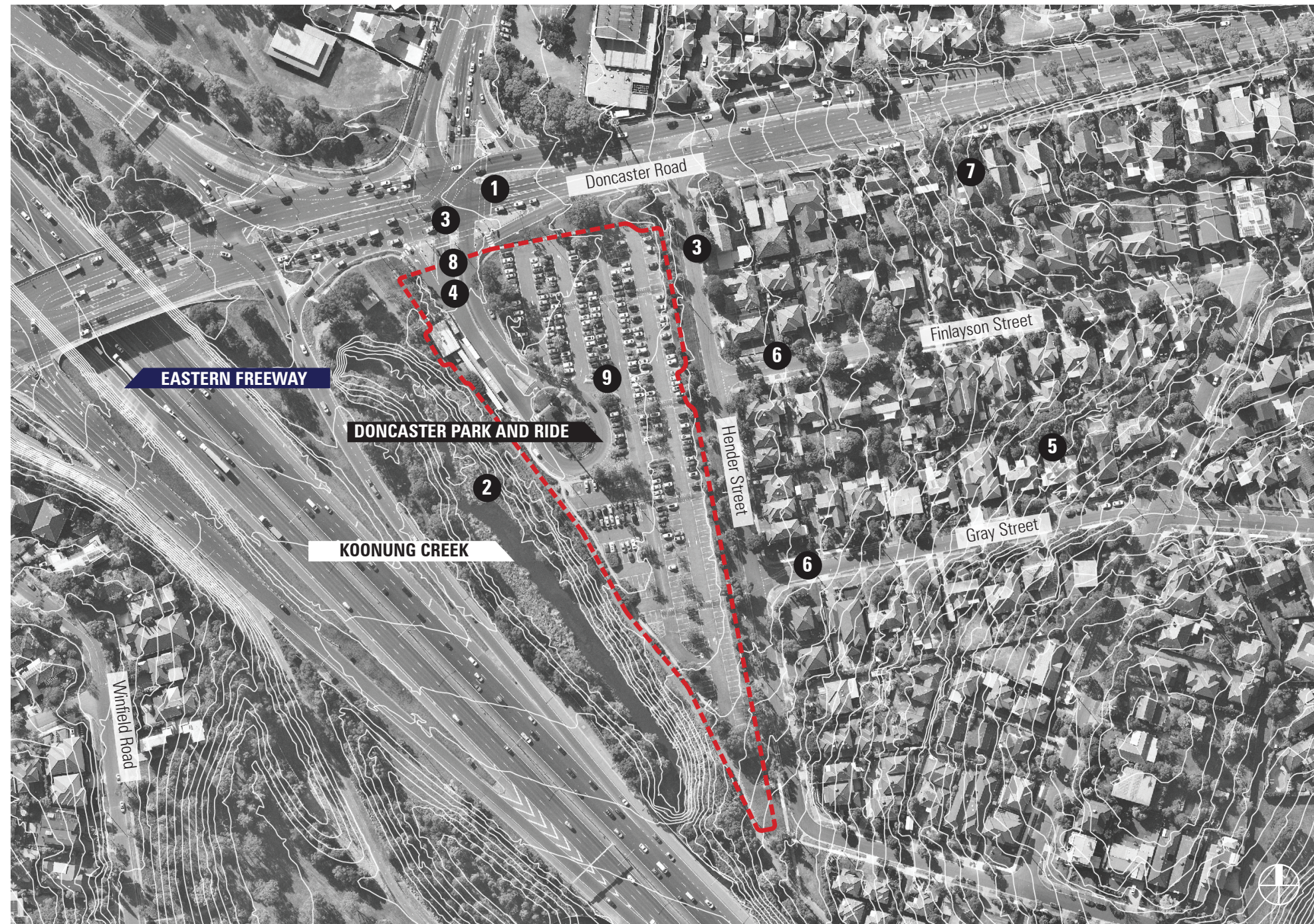


Hansen Partnership Pty Ltd

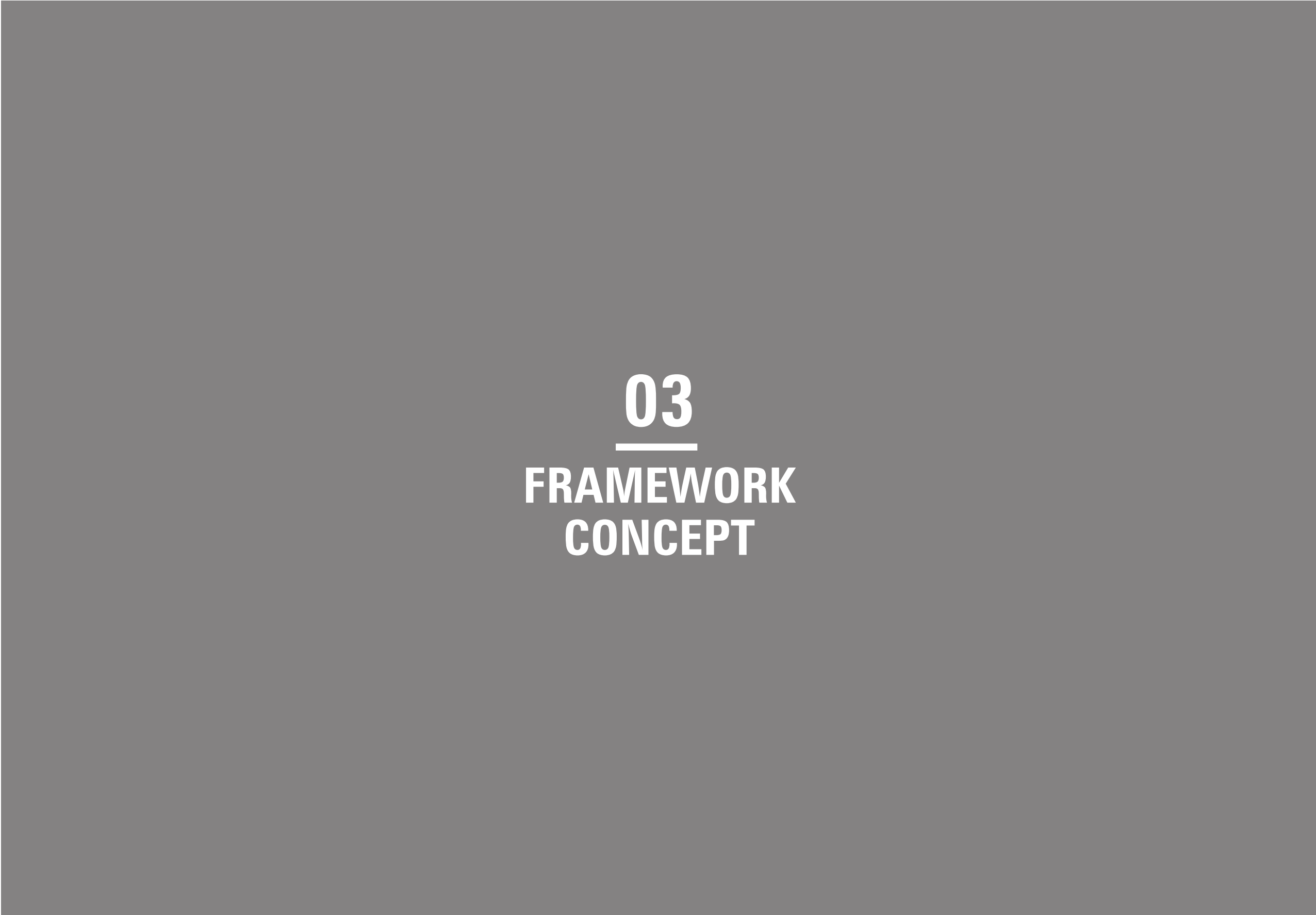
MANNINGHAM DONCASTER PARK AND RIDE CONCEPT

OPPORTUNITIES AND CHALLENGES

- 1 Doncaster Road is a main arterial road providing a east-west connections throughout Melbourne.
- 2 Koonung Creek to the west of the site comprises a creek corridor and Koonung Creek Trail
- 3 Relatively steep topography rising from RL35 along Doncaster Road to RL39 along in the Hender Street (approximately 1 level (storey) difference between these locations)
- 4 Potential gateway opportunity along Doncaster Road into Manningham
- 5 Sensitive residential area is a low rise character to the east of Hender Street
- 6 View lines along Finlayson Street and Gray Street across the site to Koonung Creek
- 7 Development forecast to change with taller built form along Doncaster Road
- 8 Existing vehicle access along Doncaster Road
- 9 No significant vegetation on site



Hansen Partnership Pty Ltd



03
**FRAMEWORK
CONCEPT**

MANNINGHAM DONCASTER PARK AND RIDE CONCEPT

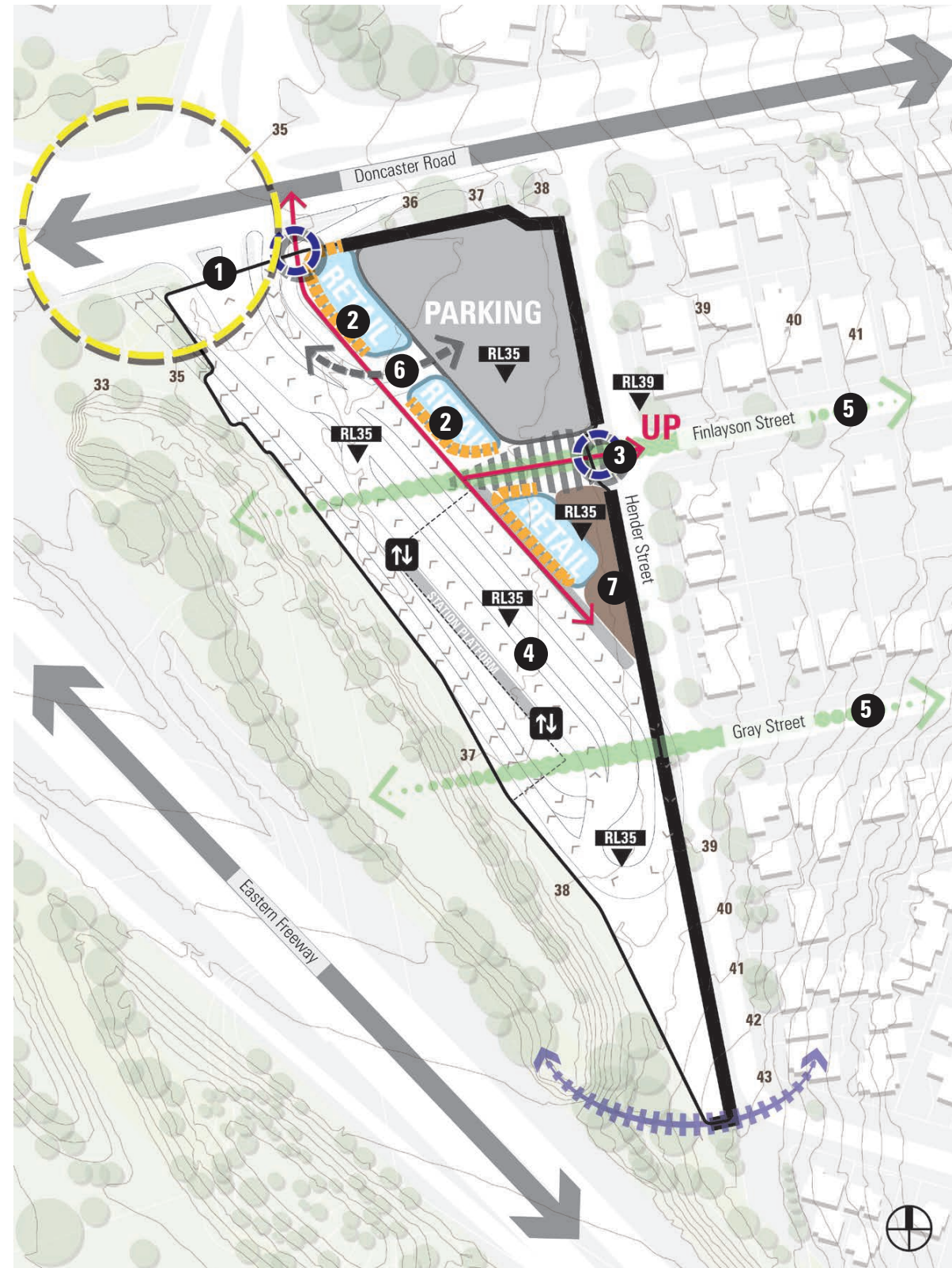
FRAMEWORK PLAN

DONCASTER RD GROUND LEVEL (RL35)

Doncaster Rd Ground Level is positioned at the contour level RL35 providing direct access from Doncaster Road

Summary of key moves

- 1 Direct pedestrian access from Doncaster Road
- 2 Activated ground level retail along the proposed busways
- 3 Pedestrian access to a walkway providing access to Hender Street
- 4 Retain the proposed vehicle movements on the NELP Reference Design
- 5 View lines extending from Finlayson Street and Gray Street
- 6 Direct vehicle entry to the car parking area
- 7 Back of house and servicing away from pedestrian areas



Hansen Partnership Pty Ltd

MANNINGHAM DONCASTER PARK AND RIDE CONCEPT

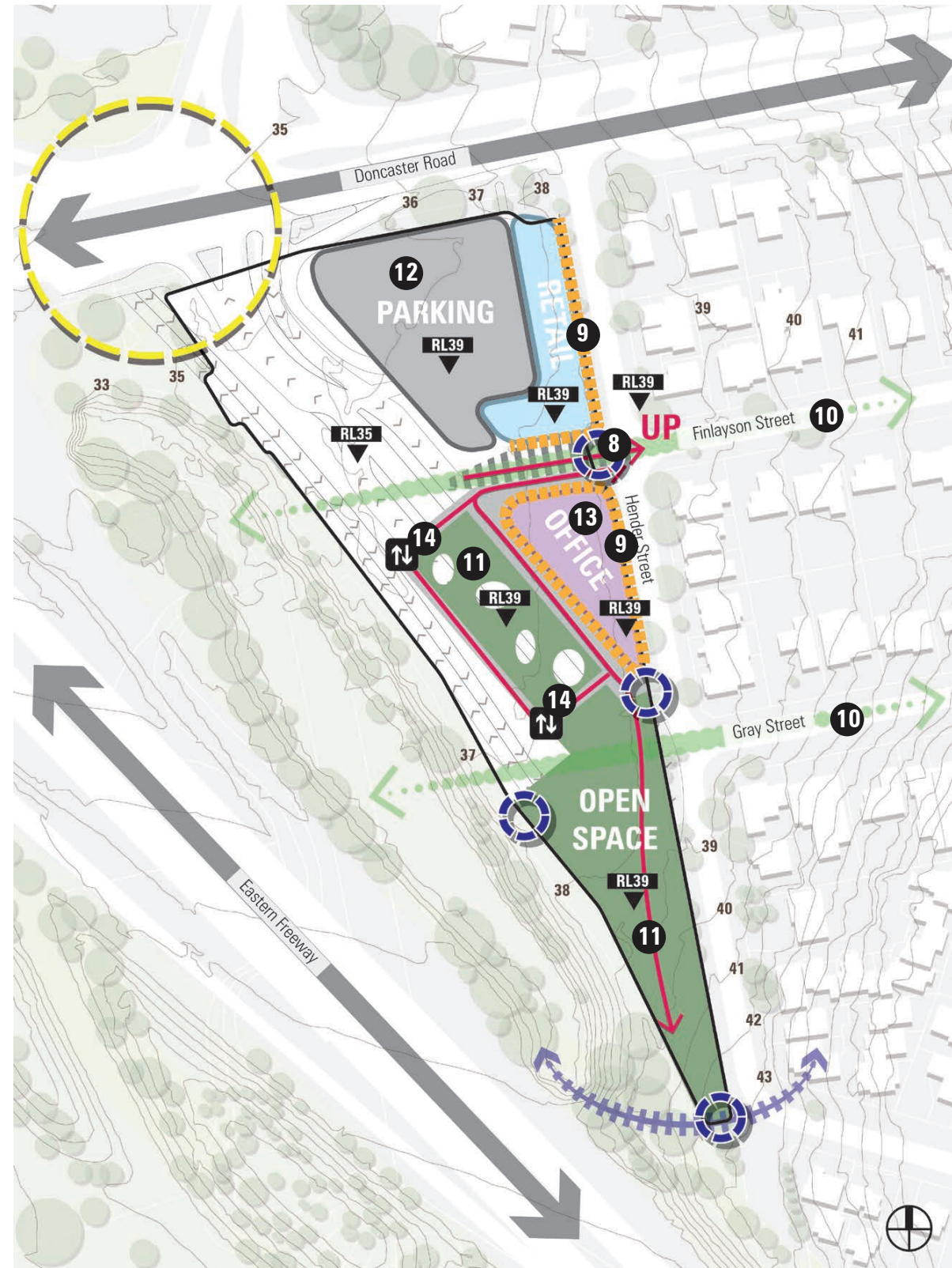
FRAMEWORK PLAN

HENDER ST GROUND LEVEL (RL39)

Hender St Ground Level is positioned at the contour level RL39 providing direct access from Hender Street (4m above Doncaster Rd Ground Level)

Summary of key moves

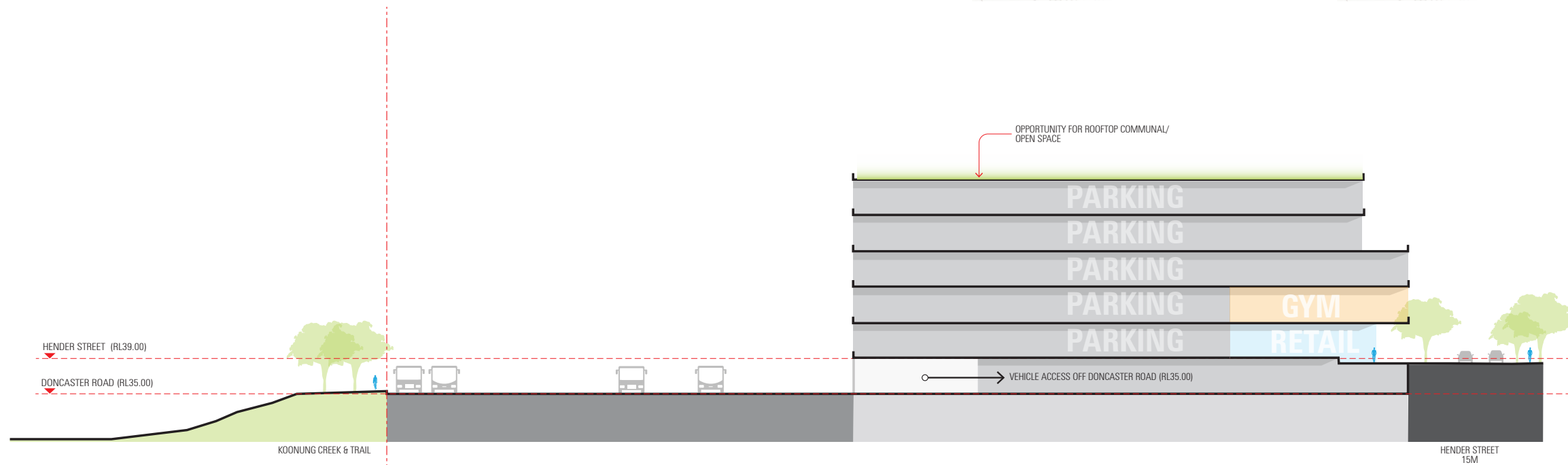
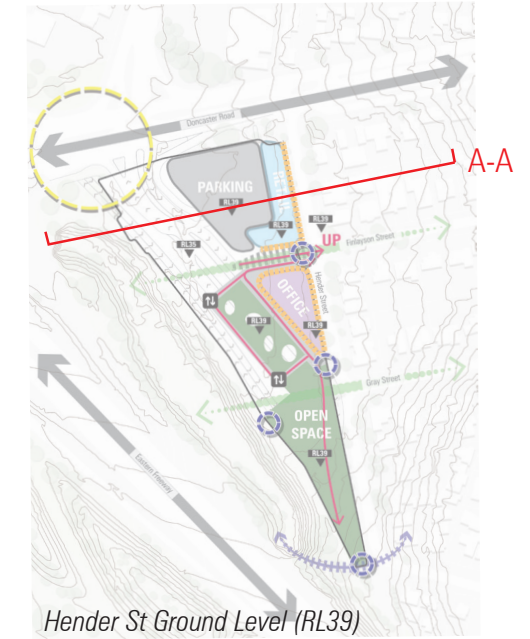
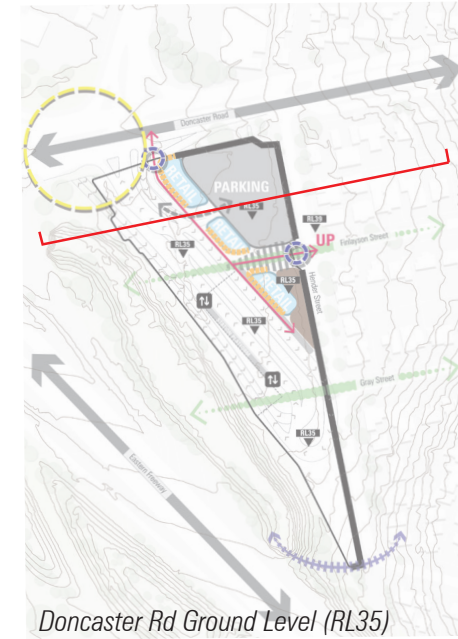
- 8** Direct pedestrian access from Hender Street on the walkway to the platform below
- 9** Activated ground level retail/office along Hender Street
- 10** View lines and connections extending from Finlayson Street and Gray Street
- 11** A well-connected open space and concourse above the busways providing additional open space to the area and connections to the Koonung Creek Trail
- 12** Car parking area to facilitate in excess of 500 car parking spaces over 4 storeys
- 13** New mixed-use development providing additional employment opportunities
- 14** Access from the concourse level to the platform below



Hansen Partnership Pty Ltd

MANNINGHAM DONCASTER PARK AND RIDE CONCEPT

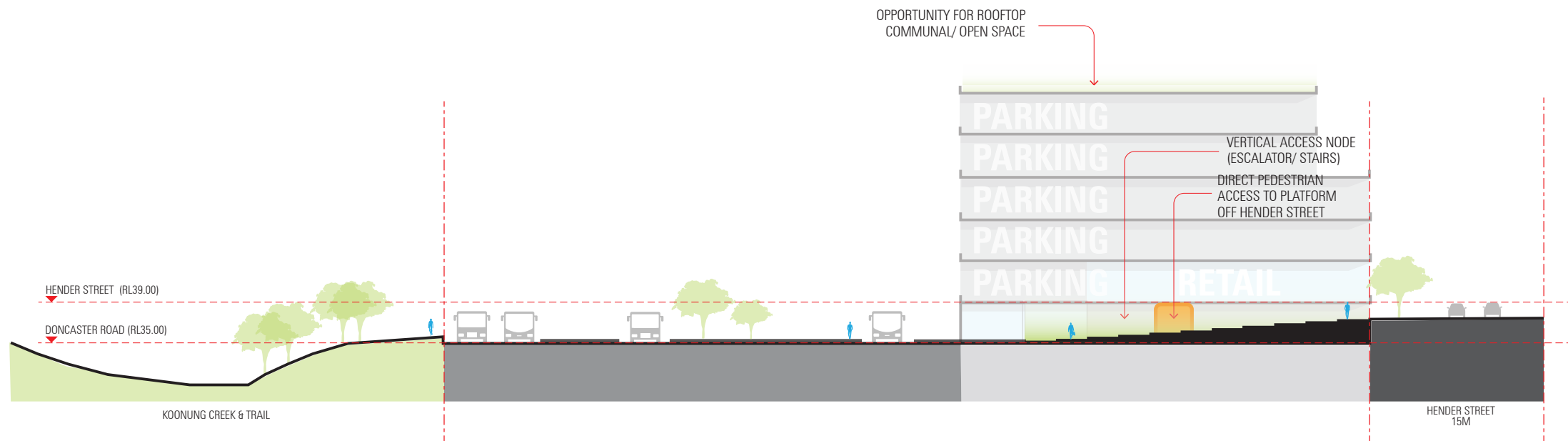
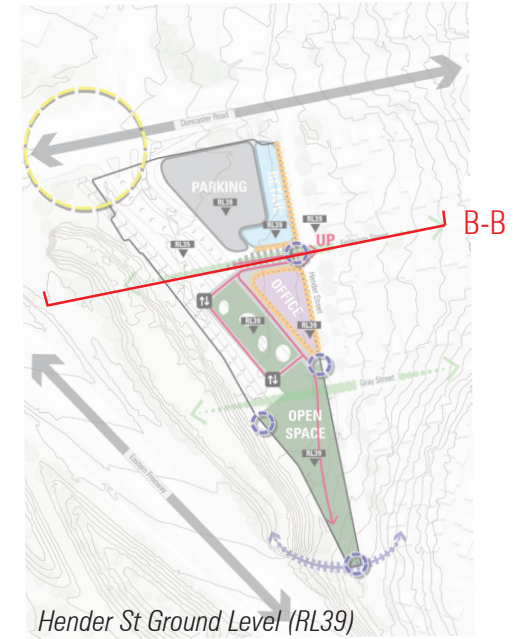
SECTION A-A



Hansen Partnership Pty Ltd

MANNINGHAM DONCASTER PARK AND RIDE CONCEPT

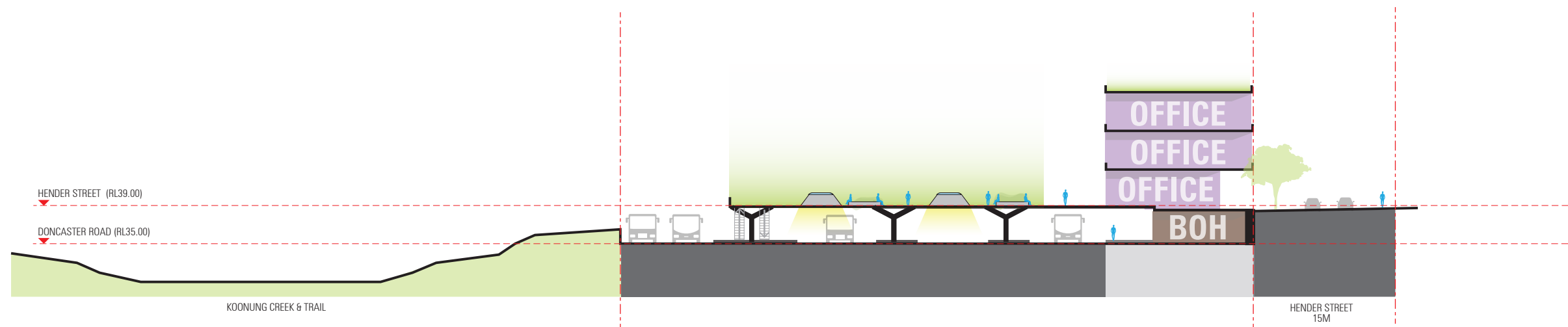
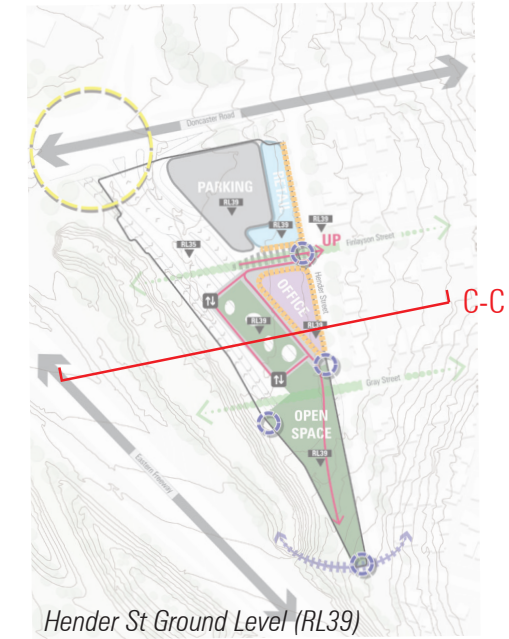
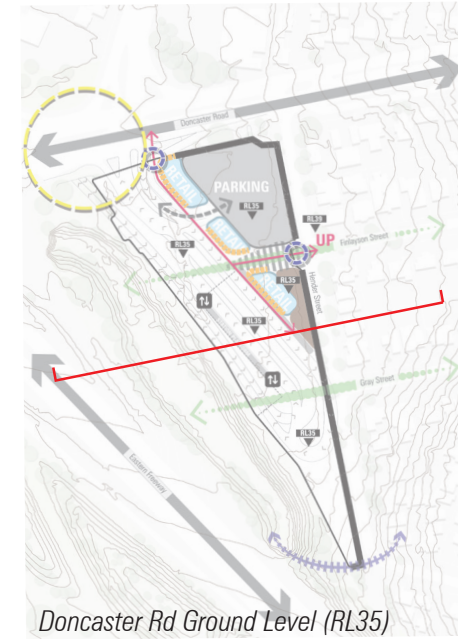
SECTION B-B



Hansen Partnership Pty Ltd

MANNINGHAM DONCASTER PARK AND RIDE CONCEPT

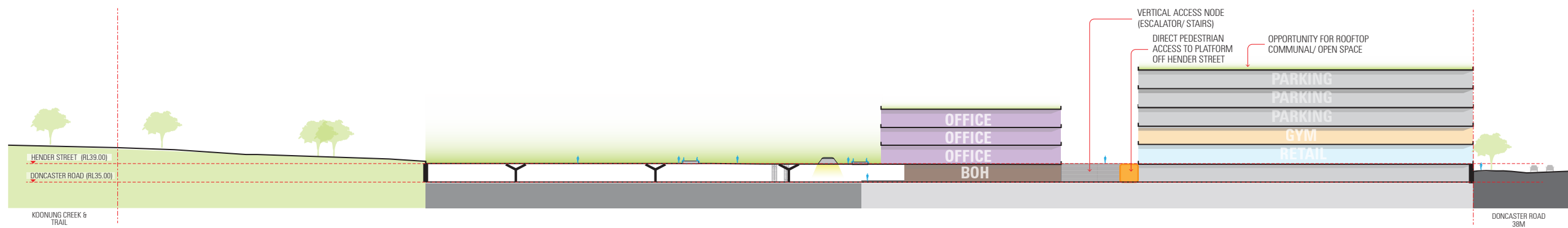
SECTION C-C



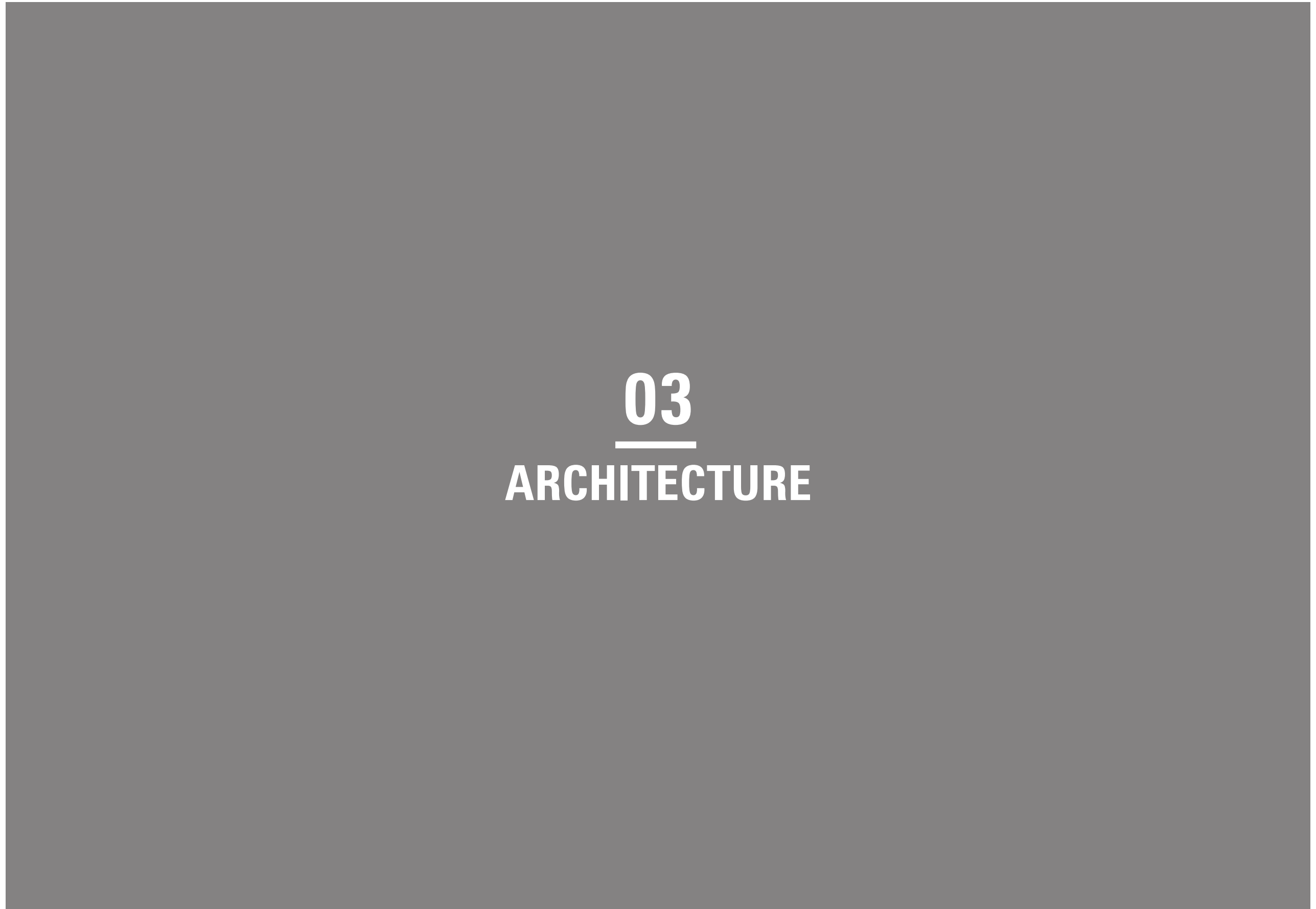
Hansen Partnership Pty Ltd

MANNINGHAM DONCASTER PARK AND RIDE CONCEPT

SECTION D-D



Hansen Partnership Pty Ltd



03
ARCHITECTURE

EMPOWERING SUBURBIA

The new park-and-ride facility offers the opportunity to deliver an architectural response that embraces familiarity with the **highway, domestic** and **landscape** qualities in Doncaster.

MANNINGHAM DONCASTER PARK AND RIDE CONCEPT

HIGHWAY

DYNAMIC
SPEED
TRANSIT
PLAYFUL
OPENNESS
GATEWAY



Hansen Partnership Pty Ltd

MANNINGHAM DONCASTER PARK AND RIDE CONCEPT

DOMESTIC

PEDESTRIAN
FINE GRAIN
TRANSPARENT
TACTILE
NATURAL
ACTIVE



Hansen Partnership Pty Ltd

MANNINGHAM DONCASTER PARK AND RIDE CONCEPT

LANDSCAPE

PLAYFUL
NATURAL
GARDENS
PATTERNS
GREEN



Hansen Partnership Pty Ltd

MANNINGHAM DONCASTER PARK AND RIDE CONCEPT



Accessible and active communal roof-top spaces



Dynamic and playful treatment at the entrance to Manningham



Fine grain architectural expression and green walls

3 Storey (Potential)



Pedestrian outboard façade expression

VIEW FROM NORTH-EAST

Hansen Partnership Pty Ltd

MANNINGHAM DONCASTER PARK AND RIDE CONCEPT



Patterned landscape treatments with playful gardens and open spaces

Generously terraced pedestrian spaces

Highly tactile and open façade treatments

VIEW FROM SOUTH-EAST

Hansen Partnership Pty Ltd

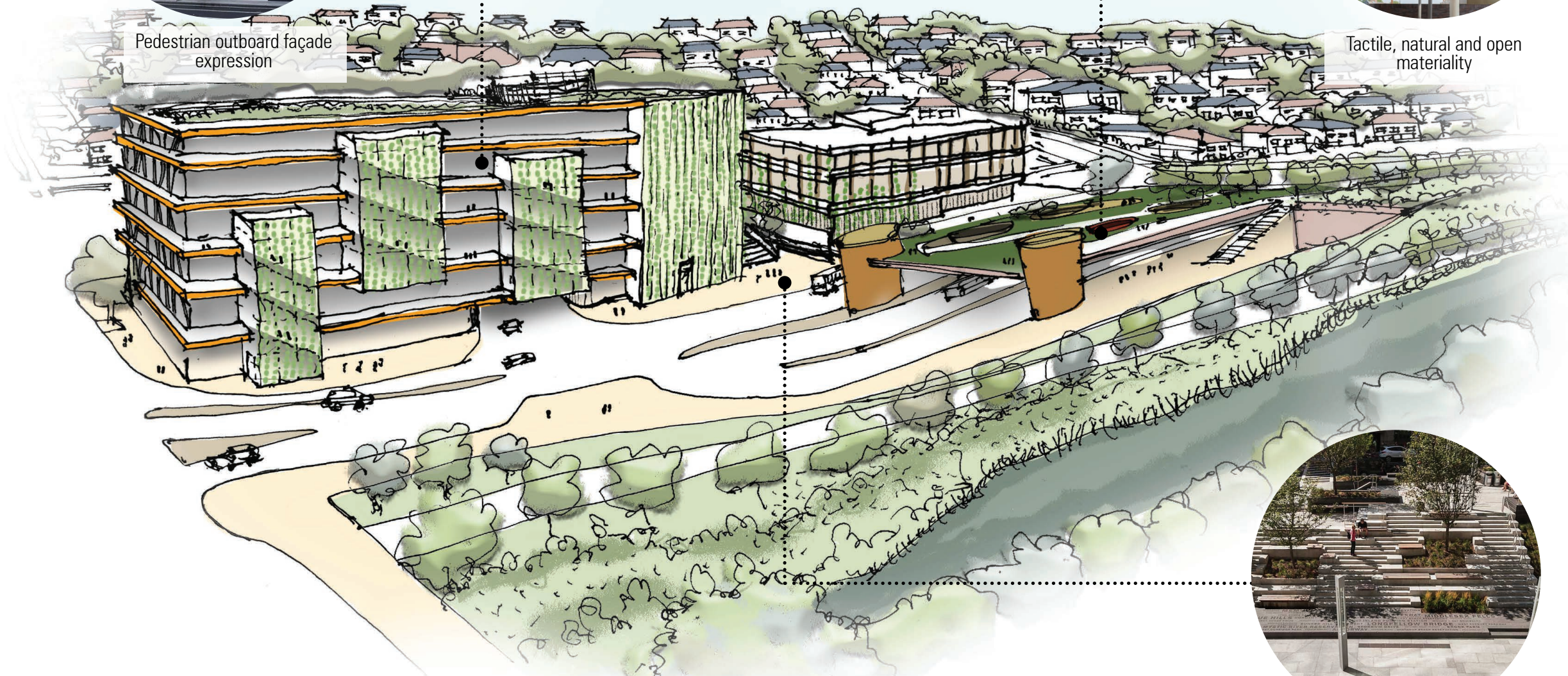
MANNINGHAM DONCASTER PARK AND RIDE CONCEPT



Pedestrian outboard façade expression



Tactile, natural and open materiality



VIEW FROM NORTH-WEST



Generously terraced pedestrian spaces to concourse

Hansen Partnership Pty Ltd

04
ECONOMIC

MANNINGHAM DONCASTER PARK AND RIDE CONCEPT

PROPOSED OUTCOMES

HillPDA consulting has prepared a feasibility study for the Doncaster Park-and-Ride concept (October 2021). A summary of findings of the report are outlined below.

HillPDA - Summary of Findings

The feasibility testing shows there is potential to achieve a superior financial outcome by including retail and commercial uses in the park & ride development. The returns from the retail and commercial uses reduces the overall cost of the project to the public sector development agency at completion. The addition of retail and commercial uses increases the number of construction jobs generated during the construction phase, and adds ongoing jobs to the site. The retail and commercial uses will provide services for the community and activate the site from an amenity perspective.

A summary of the design concept is as follows:

- 22,988 sqm car park (657 spaces for park & ride and retail and commercial uses)
- 8,175 sqm GFA retail and commercial uses
- Open space and rooftop parks
- \$64.85m in total investment (public and private)
- Net cost to public sector development agency is \$24.45m compared to \$27.44 if retail and commercial uses are excluded (preliminary estimate)
- 151 construction jobs generated
- 286 ongoing jobs generated
- Service provision and amenity benefits for the community.

Overall, there is a strong case to pursue retail and commercial uses on the site associated with a park & ride redevelopment. There is potential to gain financial benefits, economic benefits and place activation and amenity benefits by incorporating retail and commercial uses within the site. Development of such uses could be structured to be low risk from a public sector perspective.

An illustrative comparison has been made between the NELP Reference Design and Council’s Preferred Design as shown below.

NELP REFERENCE DESIGN

657  CAR SPACES

0  ONGOING JOBS

0  m²

NO OPEN SPACE PROVISION

RETAIL AND COMMERCIAL GFA

59  CONSTRUCTION JOBS

PREFERRED DESIGN

657  CAR SPACES

286  ONGOING JOBS

8,175  m²

OPEN SPACE AND ROOFTOP PARKS

RETAIL AND COMMERCIAL GFA

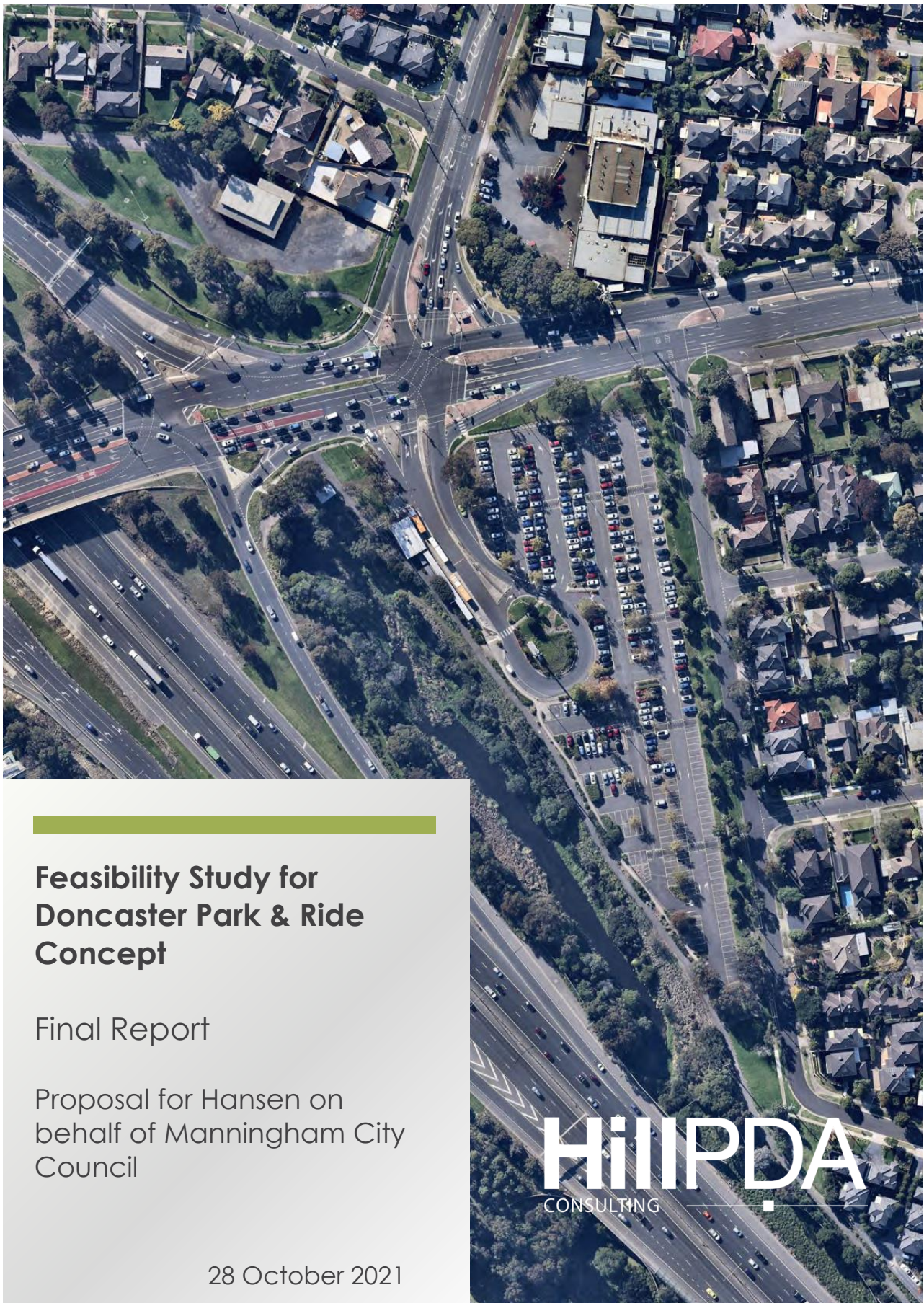
\$ 64.85  MILLION
TOTAL INVESTMENT

151  CONSTRUCTION JOBS

Hansen Partnership Pty Ltd



Appendix C: Economic Feasibility Study



**Feasibility Study for
Doncaster Park & Ride
Concept**

Final Report

Proposal for Hansen on
behalf of Manningham City
Council

28 October 2021

HiIPDA
CONSULTING



Contents

1.0	Introduction	5
1.1	Context.....	5
1.2	Purpose	5
1.3	Qualifications	5
1.4	Report Structure	6
2.0	Design Concept.....	7
2.1	Framework Plan	7
2.2	Assumed Specifications.....	7
3.0	Development Assumptions.....	9
3.1	Development Concept	9
3.2	Construction Cost Assumptions	9
3.3	Revenue Assumptions.....	11
4.0	Feasibility Testing Results	13
4.1	Feasibility Testing Method and Assumptions	13
4.2	Feasibility Testing Results	14
5.0	Economic Benefits	16
6.0	Summary of Findings	17
6.1	Summary	17
6.2	Refinement and Risk Mitigation.....	17
6.3	Conclusion.....	18
	Appendix A : Market Research	20
	Melbourne Property Market Context	20
	Development Sites	21
	Office Activity	22
	Retail Activity.....	26
	Coworking Developments	26

Tables

Table 1: Assumed Specifications.....	8
Table 2: Precinct Development and Building A – Preliminary Cost Assumptions	10
Table 3: Building B – Preliminary Cost Assumptions	10
Table 4: Comparison Option with No Commercial Uses – Preliminary Cost Assumptions.....	11
Table 5: Public Development Agency – Preliminary Revenue Assumptions.....	12
Table 6: Private Sector – Preliminary Revenue Assumptions	12
Table 7: Feasibility Model Assumptions	13



Table 8: Feasibility Summary..... 14
Table 9: Feasibility Outputs in More Detail..... 15
Table 10: Estimate Job Creation Potential 16
Table 11: Development sites 21
Table 12: Office Property Transactions Oct-19 to Oct-21 25
Table 13: Commercial Development Activity 25
Table 14: Retail Property Transactions Oct-19 to Oct-21 26

Figures

Figure 1: Design Concept 6
Figure 2: Framework Plan 7
Figure 3: Commercial Office Transactions Oct-18 to Oct-21 above \$1m 23
Figure 4: Office Transaction Prices above \$1m Oct-18 to Oct-21 (\$/sqm of GFA) (n >2) 24
Figure 5: The Commons Cremorne 27
Figure 6: Example Suburban Coworking Spaces 28



Key Terms

GFA	Gross floor area: a measurement of the total building area including net sellable area, common areas and service areas.
NSA	Net sellable area: a measurement of area of floorspace that can be sold under a purchase transaction; excludes common areas and service areas of a building.
NLA	Net leasable area: a measurement of area of floorspace that can be leased under a lease transaction; excludes common areas and service areas of a building.
MV	Market value: is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
DCF	Discounted cash flow: a valuation method that seeks to determine the feasibility of an investment by examining projected future income and costs, or cash flow from the investment, and then discounting that cash flow at a selected rate to arrive at an estimated current value of the investment.
RLV	Residual land value: defined as the maximum price a developer would be prepared to pay for a site in exchange for the opportunity to develop the site, based on development assumptions, whilst achieving target hurdle rates for profit and project return. The residual value must be of a sufficient amount to encourage an owner to sell and/or displace the current use of the land. For development to be viable, the residual land value of a development opportunity must exceed the 'as is' value of the property.
IRR	Internal rate of return: is the actual return of an investment on an annualised basis and expressed as a percentage. The internal rate of return considers the cost of time in its calculation within a cash flow and indicates average returns over a period of time which can be compared to other investment opportunities.
DM	Development margin: is the net profit expressed as a percentage of the development costs.



1.0 INTRODUCTION

1.1 Context

Hansen has prepared a design concept for a park & ride facility with a mix of uses in Doncaster. The site is the existing open-air park & ride site at the corner of Doncaster Road and Hender Street.

The design concept includes a multi-level car park station with a retail and commercial frontage to Hender Street. The building includes a rooftop communal open space area. A second building is included which could be a three level office building (or alternative use subject to market demand). Additional decking is provided around the site to provide open space on top and parking below.

Manningham City Council seeks to obtain high level feasibility advice to test the economic viability of the transit oriented development concept.

A design concept image is shown in Figure 1 and Section 2 of this report.

1.2 Purpose

The purpose of this report is to provide a preliminary feasibility analysis of the development concept. The output is a summary of the potential financial and economic outcomes of the proposed development.

The preliminary assessment compares two scenarios in order to better understand the impacts of including commercial uses in the development. The scenarios are:

- A multi-deck car park development that includes commercial uses as per the Hansen design concept
- The same multi-deck car park with no commercial uses in the precinct (and no parking for commercial uses).

The analysis identifies the potential costs and revenues of these options and the potential economic impacts of the design concept.

1.3 Qualifications

The information within this study is provided for the purpose of the project brief only and should not be used for any other purpose or by any other party. This study does not provide a formal valuation or detailed analysis of costs and feasibility. All feasibility information within this study is indicative and is based on preliminary investigations and stated assumptions. The results of the financial analysis are indicative. Additional and more detailed testing is required to confirm results.



1.4 Report Structure

- Section 1 | Introduction
 - Section 2 | Design Concept
 - Section 3 | Development Assumptions
 - Section 4 | Feasibility Testing Results
 - Section 5 | Economic Benefits
 - Section 6 | Summary of Findings
- Appendix A | Market Conditions
 - Appendix B | Market Research
 - Appendix C | Feasibility Assumptions

Figure 1: Design Concept



Source: Hansen

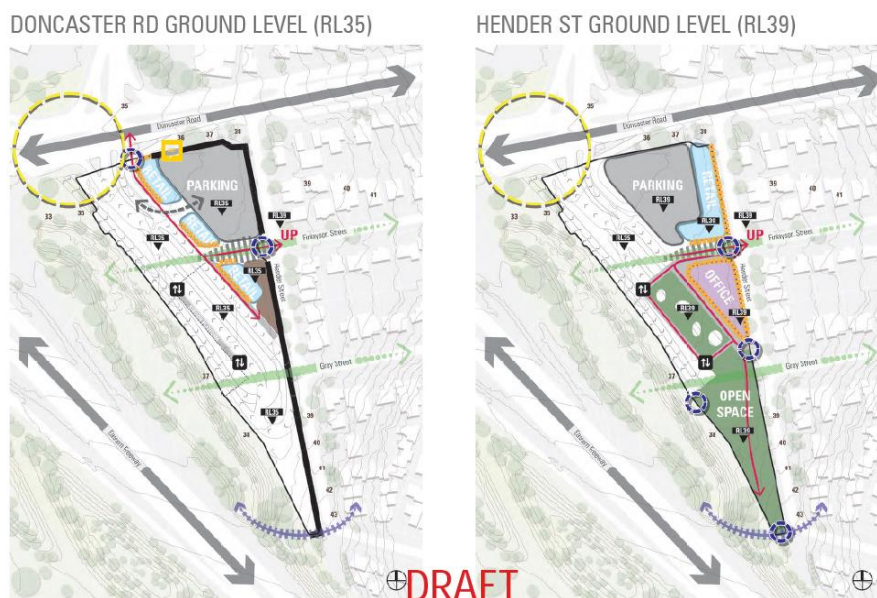


2.0 DESIGN CONCEPT

2.1 Framework Plan

The Draft Framework Plan is shown in Figure 2 below. Land and floorspace estimates have been compiled for the purpose of testing. The estimate of areas with and without commercial uses is shown in Table 1.

Figure 2: Framework Plan



Source: Hansen

2.2 Assumed Specifications

For the purpose of high level testing, land and building area estimates have been made as shown below.

Building A comprises the multi-deck car park with retail and commercial uses over two floors fronting Hender Street. Building B is a stand-alone commercial building. Both buildings have rooftop open space.

It is assumed that, on average, the commercial uses will have exclusive access to 3 car spaces for every 100 sqm of GFA.

It is assumed that the gross area per car space is 35 sqm. On this basis, Building B would accommodate 657 car spaces which would be allocated as follows:

- 412 for public transport park & ride



- 147 for commercial uses in Building A
- 99 for Building B.

Other site works include the bus stop lid, open space and road works.

The comparison option with no commercial uses also removes car parking assumed to be associated with commercial uses. The size of the multi-deck building is reduced in this option.

Table 1: Assumed Specifications

Element	Design Concept	Excluding Commercial Uses
	Gross Area / Units	Gross Area / Units
Site Area (approximate)	15,000	15000
Site preparation area	10,000	10000
Building A		
Carpark	22,988	14,420
- Total spaces at 35 sqm gross per space	657	412
- Car spaces provided for park and ride	412	412
- Car space provided for retail / gym	147	-
- Car spaces provided for Building B	99	-
Retail	2,773	-
Gym / other uses	2,111	-
Rooftop	4,405	1,630
Other		
Bus stop lid	2,443	2,443
Open space works	1,255	1,255
Access road works	3,000	3,000
Open space works Building B site	-	1,500
Building B		
Site area (building with apron)	1,500	-
Paving and landscaping	500	-
Commercial / office space	3,291	-
Rooftop	1,097	-
Car spaces provided in Building A	99	-

Source: Hansen and HillPDA estimates and assumptions



3.0 DEVELOPMENT ASSUMPTIONS

3.1 Development Concept

This analysis is based on the following assumptions:

- The State Government owns the site
- A public development agency undertakes the precinct development and constructs Building A; this includes all site preparation, infrastructure and open space works for the precinct
- Retail and commercial uses in Building A are sold post construction to the private sector (but could be retailed and leased as another option)
- The land parcel for Building B is sold to the private sector for development of the office building
- Car parking for commercial uses in Building A is provided in Building A on a nominal long term lease basis
- Car parking for Building B is provided within Building A on a nominal long term lease basis.

The revenue sources are sales of commercial floorspace in Building A and land for Building B. In the comparison option there are no revenue sources.

3.2 Construction Cost Assumptions

The construction costs fall in two categories:

- Costs to the public development agency
- Costs to the developer of Building B.

Preliminary costs assumptions have been compiled based on Rawlinsons Construction Handbook and example project cost sheets (before architectural design, engineering and QS). Cost rates are rounded and indicative and require verification via more detailed analysis should concept development advance. A nominal contingency is applied to the developments using 10% for the precinct and Building A development and 5% for Building B.

The total cost estimate based on assumptions used is:

- \$53.64m for Precinct Development and Building A
- \$11.21m for Building B.

Under the comparison option (no commercial uses and smaller Building A), the cost assumption is:

- \$25.09m for Precinct Development and revised Building A.



Table 2: Precinct Development and Building A – Preliminary Cost Assumptions

Public Development Agency Construction	Gross Area / Units	Cost - Unit Rate (Rounded Estimate)	Cost - Estimate
Site Area (approximate)	15,000	-	-
Site preparation area	10,000	\$50	\$500,000
Building A			
Carpark	22,988	\$1,000	\$22,987,590
- Total spaces at 35 sqm gross per space	657	Included above	Included above
- Car spaces provided for park and ride	412	Included above	Included above
- Car space provided for retail / gym	147	Included above	Included above
- Car spaces provided for Building B	99	Included above	Included above
Retail	2,773	\$2,500	\$6,932,075
Gym / other uses	2,111	\$2,500	\$5,276,775
Rooftop	4,405	\$2,000	\$8,809,660
Other			
Bus stop lid	2,443	\$1,000	\$2,443,260
Open space works	1,255	\$250	\$313,750
Access Road Works	3,000	\$500	\$1,500,000
Total			
Sub-Total	-	-	\$48,763,110
Contingency	-	10%	\$4,876,311
Total Public Sector Cost Estimate	-	-	\$53,639,421

Note: preliminary; excludes GST

Table 3: Building B – Preliminary Cost Assumptions

Private Sector Construction	Gross Area / Units	Cost - Unit Rate (Rounded Estimate)	Cost - Estimate
Building B			
Site area (building with apron)	1,500	-	-
Commercial / office space	3,291	\$2,500	\$8,228,700
Rooftop	1,097	\$2,000	\$2,194,320
Paving and landscaping	500	\$500	\$250,000
Car spaces provided in Building A	99	-	-
Sub-Total	-	-	\$10,673,020
Contingency	-	5%	\$533,651
Total Preliminary Cost Estimate	-	-	\$11,206,671

Note: preliminary; excludes GST



Table 4: Comparison Option with No Commercial Uses – Preliminary Cost Assumptions

Public Development Agency Construction	Gross Area / Units	Cost - Unit Rate (Rounded Estimate)	Cost - Estimate
Site Area (approximate)	15,000	-	-
Site preparation area	10,000	\$50	\$500,000
Building A			
Carpark	14,420	\$1,000	\$14,420,000
- Total spaces at 35 sqm gross per space	412	Included above	Included above
Rooftop	1,630	\$2,000	\$3,260,000
Other			
Bus stop lid	2,443	\$1,000	\$2,443,260
Open space works	1,255	\$250	\$313,750
Access Road Works	3,000	\$500	\$1,500,000
Open space works Building B site	1,500	\$250	\$375,000
Total			
Sub-Total	-	-	\$22,812,010
Contingency	-	10%	\$2,281,201
Total Public Sector Cost Estimate	-	-	\$25,093,211

Note: preliminary; excludes GST

3.3 Revenue Assumptions

The revenue assumptions are based on market research data shown in Appendix A. At the time of writing, the economy and property market is being impacted by COVID-19 lockdowns and business restrictions. The revenue assumptions below assume normalisation of the property market post 2021. The assumptions should be verified in a more detailed assessment should the concept be advanced.

The adopted selling rates are:

- Retail ground floor: \$8,000/sqm NSA
- Commercial / gym first floor: \$6,000/sqm NSA
- Commercial development site: \$1,500/sqm land area
- Commercial office building: \$7,250/sqm NSA.

These rates are applied to assumed NSA of floorspace which is assumed to be 80% of GFA.

These assumptions provide for potential gross revenue of \$30.13m for the public sector development agency (before selling and other costs).

**Table 5: Public Development Agency – Preliminary Revenue Assumptions**

Public Development Agency Revenue	Gross Area / Units	Net Sale Area / Units	Revenue Rate	Revenue Estimate
Building A				
Retail	2,773	2,218	\$8,000	\$17,746,112
- Car space provided for retail	83	-	-	-
Gym / other uses	2,111	1,689	\$6,000	\$10,131,408
- Car space provided for gym	63	-	-	-
Building B				
Site area	1,500	1,500	\$1,500	\$2,250,000
- Car spaces for Building B in Building A	99	-	-	-
Total				
Total Gross Revenue (Before Costs)				\$30,127,520

Note: preliminary; excludes GST and selling costs

The potential gross end sales revenue for the private sector developer of Building B is \$19.09m. This figure supports a residual land value of \$1,500/sqm for the Building B site (total \$2.25m), which is paid to the public sector development agency.

Table 6: Private Sector – Preliminary Revenue Assumptions

Private Sector Revenue	Gross Area / Units	Net Sale Area / Units	Revenue Rate	Revenue Estimate
Building B				
Commercial / office space	3,291	2,633	\$7,250	\$19,090,584
- Car spaces for Building B in Building A	99	-	-	-
Total Gross Revenue (Before Costs)				\$19,090,584

Note: preliminary; excludes GST and selling costs



4.0 FEASIBILITY TESTING RESULTS

4.1 Feasibility Testing Method and Assumptions

It is assumed that developers will seek to sell land or floorspace as soon as possible post-construction. Revenue and cost data is analysed in a discounted cash flow (DCF) model, which considers timing of costs and revenues.

For the public sector development agency, development costs are deducted from development revenues to reveal the nominal project margin. This is undertaken for the two options: design concept and comparison option (without revenue items). The best performing option is the highest return or lowest cost option.

The analysis for the private sector developer is undertaken to check the potential land purchase price for the Building B site. Market evidence data (see Appendix A) suggests a land price for commercial development land of the type considered in this analysis may be in the vicinity of \$1,800/sqm to \$2,800/sqm for a low rise commercial development site. The price is analysed having regard to revenue and cost data for the private sector developer.

Assumptions used in the modelling are shown in the table below. This includes ‘soft costs’ such as professional fees, charges and financing.

Table 7: Feasibility Model Assumptions

Item	Assumptions
Land Owner	State Government
Land Purchase Price	NA
Revenue	As per revenue assumptions above
Construction Cost	As per construction cost assumptions above
Timing	Precinct and Building A: <ul style="list-style-type: none"> ▪ Planning and design: February 2022 - September 2022 ▪ Construction: October 2022 - September 2023 ▪ Sales: September 2022 - October 2023 Building B: <ul style="list-style-type: none"> ▪ Land purchase: September 2022 ▪ Planning and design: December 2022 - July 2023 ▪ Construction: August 2023 - July 2024 ▪ Sales: August 2024
Escalation	2% escalation of costs and revenues is assumed.
Professional Fees	5% of construction cost
Development Management	2% of construction cost
Statutory Fees	Public Open Space levy: on-site provision Metropolitan Planning Levy: 0.0013% of construction cost DCP: NA Other: NA
Selling Costs	Sales Commissions



Item	Assumptions
	Commercial: 1% of gross revenue
	Other Costs
	Marketing 1% of gross sales
Equity	Private sector: 50% of the total project cost; Public sector: 100% equity
Loan	Private sector: 6% per annum compounded; Public sector: -
Target Return	Private sector: 16% IRR; Public: 5% IRR

4.2 Feasibility Testing Results

A summary of the analysis is shown in the table below.

The feasibility testing shows there is potential to achieve a superior financial outcome by including retail and commercial uses in the park & ride development.

The returns from the retail and commercial uses reduces the overall cost of the project to the public development agency at completion. The net cost to the public sector development agency is \$24.45m compared to \$27.44 if retail and commercial uses are excluded (on the basis of assumptions used).

The private sector feasibility model supports a land purchase price of approximately \$1,500/sqm for Building B land on the basis of assumptions and inputs used. This is outside of the low end of the range of market research data and is therefore conservative.

Table 8: Feasibility Summary

Variable	Public Development Agency		Private Developer
	Design Concept	Comparison Option Excluding Commercial Uses	Building B
Total Revenue (after selling costs and GST paid)	\$34,098,653	-	\$17,399,565
Total Development Cost (after GST reclaimed)	\$58,545,218	\$27,439,680	\$14,753,534
Gross Development Profit	-\$24,446,565	-\$27,439,680	\$2,646,031
Residual Land Value (Target Margin)	-	-	\$2,395,000
Land \$/SQM	-	-	\$1,597

A more detailed summary of the analysis is shown below.

Note that figures in the table below may differ from raw data in today’s dollars due to escalation or other factors impacting the variables.



Table 9: Feasibility Outputs in More Detail

Doncaster Park & Ride Feasibility Study	Design Concept	Comparison Option Excluding Commercial Uses	Office Development Building B
	With Commercial Elements	Without Commercial Elements	3 Level Development
	27,871 GFA	14,420 GFA	3,291 GFA
	10,000 SQM	10,000 SQM	1,500 SQM
	Mixed Use	Mixed Use	Commercial
Revenues			
Gross Sales Revenue	38,921,364	-	19,860,456
Less Selling Costs	-1,284,405	-	-655,395
NET SALES REVENUE	37,636,959	-	19,205,061
TOTAL REVENUE (before GST paid)	37,636,959	-	19,205,061
Less GST paid on all Revenue	-3,538,306	-	-1,805,496
TOTAL REVENUE (after GST paid)	34,098,653	-	17,399,565
Costs			
Land Purchase Cost	-	-	2,475,000
Land Acquisition Costs	-	-	148,500
Construction (inc. Construct. Contingency)	60,177,350	28,148,503	12,620,003
Professional Fees	4,274,126	1,999,261	896,710
Statutory Fees	69,731	32,621	14,567
Land Holding Costs	-	-	16,800
Finance Charges (inc. Fees)	-	-	20,000
Interest Expense	-	-	76,453
TOTAL COSTS (before GST reclaimed)	64,521,208	30,180,385	16,268,033
Less GST reclaimed	-5,975,989	-2,740,706	-1,514,499
TOTAL COSTS (after GST reclaimed)	58,545,218	27,439,680	14,753,534
Performance Indicators			
Gross Development Profit	-24,446,565	-27,439,680	2,646,031
Development Margin (Profit/Risk Margin)	-40.86%	-100.00%	17.17%
Target Development Margin	-	-	16.00%
Residual Land Value (Target Margin)	-	-	2,395,000



5.0 ECONOMIC BENEFITS

An estimate of the job generating capacity of the design concept has been made.

Based on the land use mix proposed, and construction cost shown earlier in this report, it is estimated that the design concept could:

- Generate 151 jobs during construction of the precinct
- Support 286 ongoing jobs within retail, community and commercial uses on the site.

The comparison option generates zero ongoing jobs and 59 construction jobs.

The estimate of jobs does not include operation and maintenance of the site and public transport facilities, which applies to all options including existing site conditions.

Table 10: Estimate Job Creation Potential

Item	Design Concept	Comparison Option Excluding Commercial Uses
Investment (Precinct + Buildings A and B)	\$64,846,092	\$25,093,211
Construction Jobs (Job years)	151	59
Ongoing Jobs	286	0



6.0 SUMMARY OF FINDINGS

6.1 Summary

The feasibility testing shows there is potential to achieve a superior financial outcome by including retail and commercial uses in the park & ride development.

The returns from the retail and commercial uses reduces the overall cost of the project to the public sector development agency at completion.

The addition of retail and commercial uses increases the number of construction jobs generated during the construction phase, and adds ongoing jobs to the site.

The retail and commercial uses will provide services for the community and activate the site from an amenity perspective.

A summary of the design concept is as follows:

- 22,988 sqm car park (657 spaces for park & ride and retail and commercial uses)
- 8,175 sqm GFA retail and commercial uses
- Open space and rooftop parks
- \$64.85m in total investment (public and private)
- Net cost to public sector development agency is \$24.45m compared to \$27.44 if retail and commercial uses are excluded (preliminary estimate)
- 151 construction jobs generated
- 286 ongoing jobs generated
- Service provision and amenity benefits for the community.

6.2 Refinement and Risk Mitigation

This report provides a preliminary assessment based on the design concept. There may be opportunities to improve the financial performance of the project and lower risks to the public sector.

The sale of the office development site is low risk and could be undertaken under any park & ride facility development concept because it is a separate site and assumed to be constructed by a private entity. An option is to, at an appropriate time, undertake market sounding with developers using an expression of interest process. This could seek design and development concepts and obtain land value bids. It is possible the conservative \$1,500/sqm land sale price used in this analysis could be higher.

A similar process could be undertaken for the retail and commercial uses in Building A in order to input into the design process and firm up sale or lease price potential. A pre-commitment



or option to purchase model could be used before design is finalised and construction commences to mitigate take-up risks.

Another option is to sleeve the retail and commercial uses of Building A into a separate land parcel capable of being constructed independently of the park & ride component of Building A. Under this approach, land would be sold to a developer and risk mitigation options noted above could be considered.

6.3 Conclusion

Overall, there is a strong case to pursue retail and commercial uses on the site associated with a park & ride redevelopment. There is potential to gain financial benefits, economic benefits and place activation and amenity benefits by incorporating retail and commercial uses within the site. Development of such uses could be structured to be low risk from a public sector perspective.



APPENDICES



APPENDIX A: MARKET RESEARCH

Melbourne Property Market Context

The metropolitan property market is characterised by the following conditions as at October 2021:

- From around February 2020, the COVID-19 pandemic impacted the economy and property market.
- Historically low interest rates are supporting higher values in some property sectors.
- High levels of consumer confidence in domestic property have supported a shift of capital into domestic consumption and property.
- Restrictions on immigration and tourism are negatively impacting some property sectors and locations.

Residential Sector

The inner Melbourne apartment market is experiencing relatively weak leasing and buyer demand conditions at the current time.

In contrast, apartment market conditions in suburbs and regional areas are more buoyant. Moreover, demand for separate houses and townhouses across the state is very strong and prices are at or near record highs.

The shift of demand away from higher-density living at the current time also relates to weaker investor activity and ongoing supply of units in the construction pipeline, which are having a compounding effect on the apartment market.

It is possible that international migration - particularly for students - could resume by in late 2021 or early 2022.

The extent of the recovery in the apartment market will in large part depend on the number of international students that are permitted to enter the nation and select Melbourne as their destination.

Office Sector

The inner city office market is sensitive to COVID-19 outbreaks and related movement and business restrictions.

The trend to working from home and social distancing has reduced the use of CBD office space. The CBD and inner city office market is 'on pause', with trends difficult to assess at this stage. Available data suggests occupied stock level are stable or in marginal decline, vacancy rates are on the rise and lease incentives are on the rise.

Some agents have reported an increase in demand for suburban office space as firms look to establish operations outside of the most densely populated parts of the city.



Moving forward, demand for flexible workspaces are likely to increase as tenants seek to accommodate staff demands for more flexibility and to better manage business growth uncertainty.

Retail Sector

Some sectors of retail have performed strongly and demand for property has been strong (such as supermarkets & groceries and household goods).

Traditional strip retail precincts - and CBD & inner city precincts that rely on office worker demand - have been weak in terms of leasing and buyer demand. Rising vacancy levels are being reported.

Suburban strips and centres that have focused on convenience retail have performed well.

A rebound in retail occurred after lockdowns in mid-2020 and a similar rebound is expected in late 2021.

Development Sites

Recent transactions of nearby sites suitable for prospective redevelopment are identified in this section. Some sites hosted existing uses (such as automotive repair shop) and were earmarked as having long term development potential. The comparison sites are located in zones that permit commercial, retail and residential uses, and as such the prices reflect those potential uses and their location and site attributes. The sample of limited sales indicates development site land values sold at a rate of \$1,800/sqm to \$2,800/sqm.

Table 11: Development sites

Address	Zone	Sale price	Land area	Sale date	Sale price (\$/sqm)	Location
Carnarvon Street Doncaster, VIC, 3108	ACZ	\$1,925,000	1,066	30 Nov 2019	\$1,805/sqm	Doncaster MAC, Sub-precinct 5A, 29m height limit, permit for 69 apartments, adjacent site, frontage to major road, steep site
01-109 Burwood Highway Burwood, VIC 3125	MUZ	\$10,900,000	3,909	29 Mar 2021	\$2,788/sqm	near corridor, frontage to arterial road and tram line, near activity centre and commercial uses, currently occupied by car dealership, 4-storey height limit, front and rear setbacks
96-200 Bulleen Road Bulleen, VIC, 3105	C1Z	\$1,500,000	641	28 Nov 2019	\$2,340/sqm	out of centre at periphery of population-serving industrial precinct, near arterial road, adjacent to residential uses, currently occupied by 180sqm pool shop discretionary height limit.
77 The Boulevard Craggville, VIC, 3084	C1Z	\$16,600,000	9,020	23 Dec 2020	\$1,840/sqm	periphery of commercial precinct, faces arterial road, adjacent to residential uses occupied by 3,500sqm offices. discretionary height limit.

Source: CoreLogic RP Data, 2021



Office Activity

There has been a modest amount of office transactions in Manningham in recent years at the scale of the proposed Doncaster Park and Ride facility.

To gain a snapshot of the regional office market of eastern Melbourne, the following local government areas were investigated:

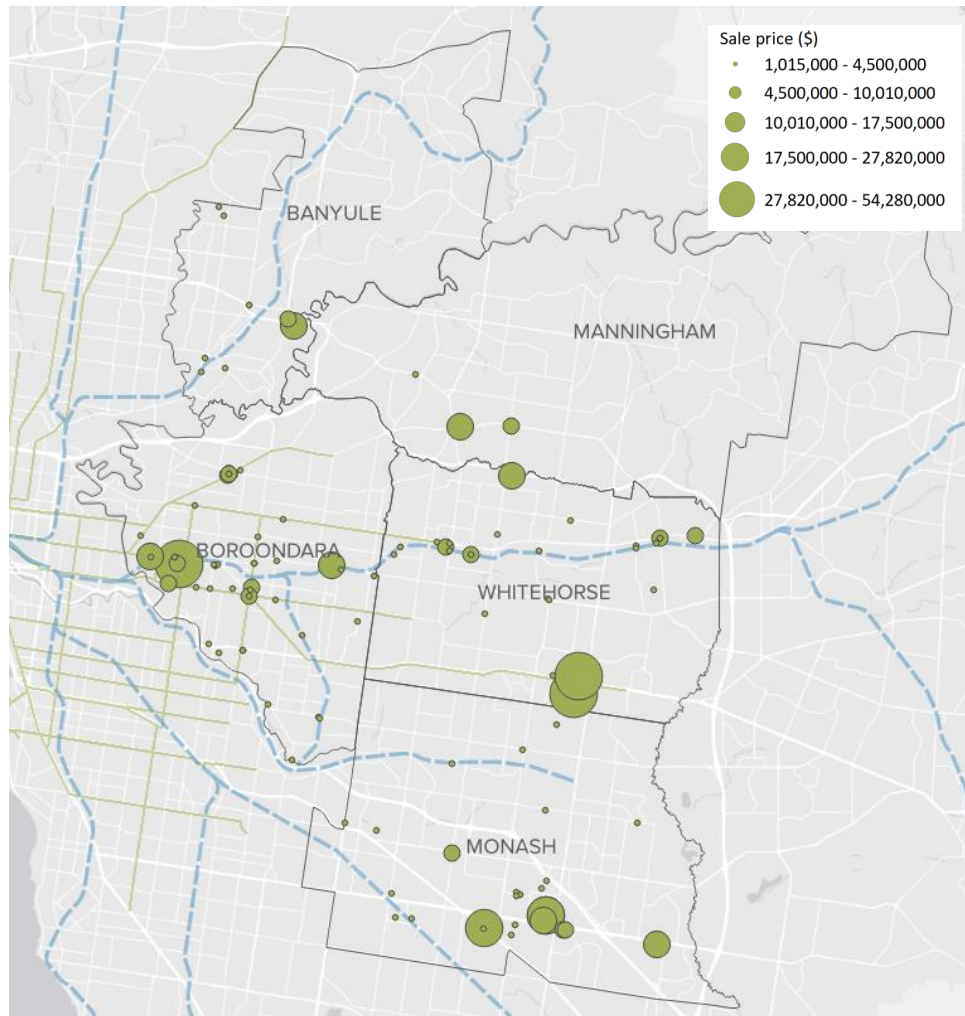
- Manningham
- Whitehorse
- Banyule
- Boroondara
- Monash

A summary of transactions with an office component in the past three years is shown the figure below.

Most commercial activity is located in activity centres and the Monash University precinct. Smaller transactions occur away from major public transport corridors however there are several transactions of \$10-25m in an out-of-centre context.



Figure 3: Commercial Office Transactions Oct-18 to Oct-21 above \$1m

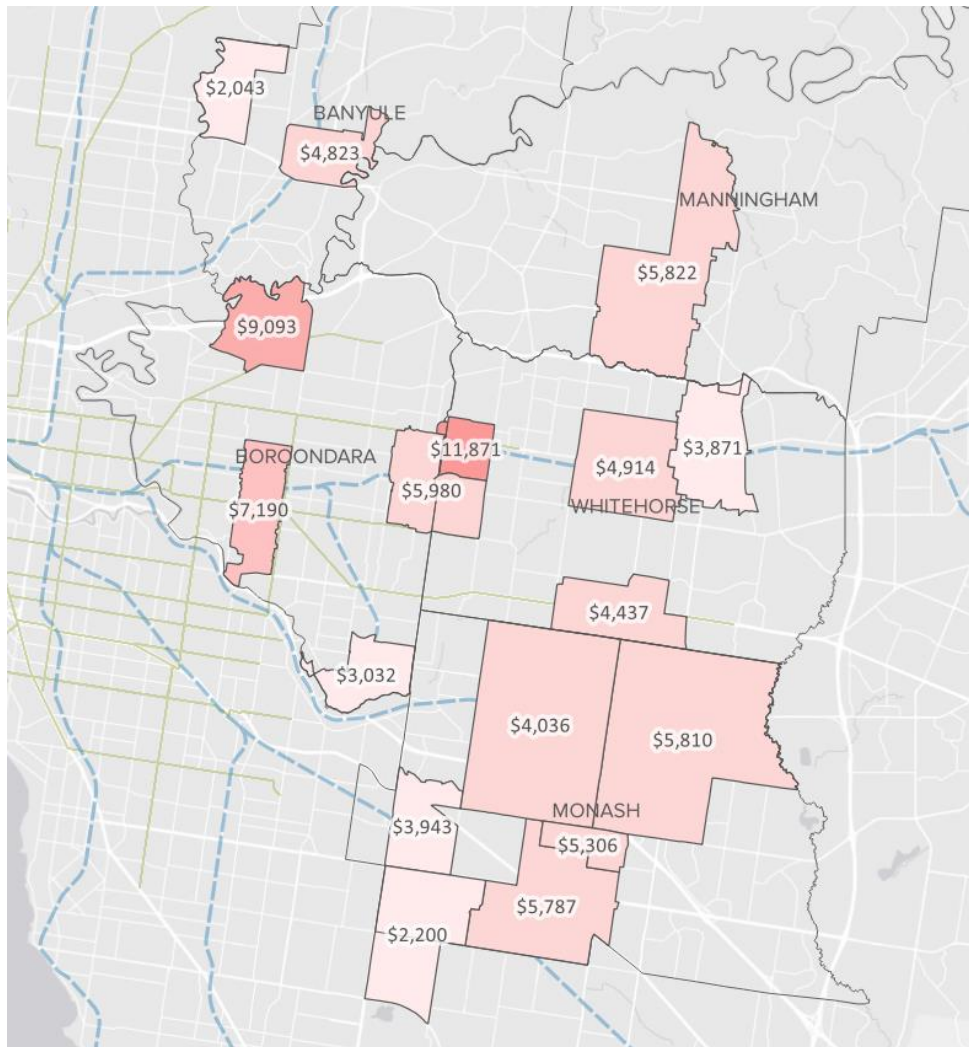


Source: CoreLogic RP Data, 2021

A summary of the average sales prices per square metre of gross floor area of the top transacted suburbs in the eastern region is shown below.



Figure 4: Office Transaction Prices above \$1m Oct-18 to Oct-21 (\$/sqm of GFA) (n >2)



Source: CoreLogic RP Data, 2021

Major activity centres such as Camberwell and Box Hill achieve sales prices of \$7,000 to \$12,000/sqm. The Monash precinct achieves sales prices of around \$4,000 to \$6,000/sqm.

A newly built three level office building in a neighbourhood activity centre setting could achieve from \$6,000/sqm at a basic build quality to around \$9,000/sqm with a higher quality build.



Table 12: Office Property Transactions Oct-19 to Oct-21

Address	Building age	Land area	GFA	Sale price	\$/sqm of GFA	Sale date	Description
51 Doncaster Road	00s	1,928	2,732	\$15,150,000	5,545	16-Nov-19	three-level office building in Doncaster adjacent to Westfield
36 Wellington Road	00s	16,861	2,008	\$11,250,000	5,603	9-Jul-19	two-level office building attached to 700sqm warehouse on out-of-centre industrial property
9 Shierlaw Avenue	00s	794	1,861	\$11,000,000	5,911	10-May-19	three-level office building in large NAC, 100m from train station, allocated with other offices
52 Wellington Road	80s	8,723	3,611	\$10,010,000	2,772	26-Mar-20	two-level office building in industrial/commercial precinct
57-361 Ferntree Gully Road	80s	3,882	2,007	\$8,100,000	4,036	23-Aug-19	two-level office building in industrial/commercial precinct
32 High Street	80s	620	1,240	\$7,200,000	5,806	3-Jun-19	two-level office building in NAC, along tram line
10-1012 Doncaster Road	80s	697	1,394	\$7,000,000	5,022	27-May-21	two-level office building in NAC
72 Wellington Road	70s	4,747	1,682	\$6,600,000	3,924	20-Mar-20	two-level office building in industrial/commercial precinct
LEVEL 1/635 Canterbury Road	90s	1,008	1,110	\$5,968,368	5,377	24-May-19	two-level office building in NAC
LEVEL 1/85 Burwood Highway	80s	1,827	1,547	\$4,050,000	2,618	6-Mar-19	two-level office building along major commercial corridor
150 Upper Heidelberg Road	00s	2,467	443	\$3,300,000	7,449	6-Jun-19	unit in three-level office building in large NAC, 300m from train station

Source: CoreLogic RP Data, 2021

A summary of planning approvals of similar scale to the proposed Doncaster Park and Ride facility is shown below.

Table 13: Commercial Development Activity

Project Address	Project City	Type	Floor Area	Floors	Estimated commencement date
2-4 Ferntree Place	Notting hill	Office	15,400	6	14-Dec-20
93A Heatherdale Rd	Ringwood	Self-storage units (55)/warehouses (9)/offices (13) - 2 storey	5,142	2	08-Nov-20
110 Maroondah Hwy	Ringwood	Offices/retail/cafe - 11 storey	14,000	11	15-Jul-20
60-62 Maroondah Hwy	Ringwood	Office building - 5 storey	3,432	5	14-Oct-19



Project Address	Project City	Type	Floor Area	Floors	Estimated commencement date
154 Upper Heidelberg Rd	Ivanhoe	Apartments (5)/bank/food & drink premises/offices - 5 storey	578	5	12-Sep-19
633 Springvale Rd	Mulgrave	Office buildings (2)/cafe (1) - 6 storey	50,127	6	02-Sep-19
254-294 Wellington Rd	Mulgrave	Commercial buildings (4)/car park/cafes - 8 storey	133,259	8	02-Jun-19
275 Canterbury Rd	Canterbury	Office - stage 1	N/A	N/A	01-Jun-19
10 Nexus Ct	Mulgrave	Office building - 5 storey	7,800	5	23-Oct-17

Source: CoreLogic CordellConnect, 2021

Retail Activity

Newly built retail in neighbourhood activity centres achieve from \$6,500 to \$11,500/sqm. Out of centre retail properties were comprised of old building stock, achieving sales prices of \$4,500 to \$7,500/sqm.

Table 14: Retail Property Transactions Oct-19 to Oct-21

Street	Location	Building age	Lettable area	Sale price	Sale date	\$/sqm of NLA
50 Ayr Street	Out of centre	Old	94	\$700,000	19-Dec-19	\$7,447
19 Katrina Street	Out of centre	Old	120	\$737,500	28-Nov-19	\$6,146
4/101 Tram Road	Major activity centre	New build	165	\$1,410,000	29-May-19	\$8,545
2/9 Williamsons Road	Major activity centre	New build	168	\$1,571,350	23-Jul-19	\$9,353
290 Doncaster Road	NAC	Old	91	\$880,000	26-Aug-19	\$9,670
294 Doncaster Road	NAC	Old	280	\$1,548,000	30-Apr-20	\$5,529
G10/78 Doncaster Road	NAC	New build	152	\$1,755,000	01-Aug-20	\$11,546
G3/78 Doncaster Road	NAC	New build	96	\$626,000	26-Jul-20	\$6,521
6A Milne Road	Out of centre	Old	98	\$485,000	05-Apr-19	\$4,949
6C Milne Road	Out of centre	Old	93	\$450,000	25-Nov-19	\$4,839

Source: CoreLogic RPData, 2021

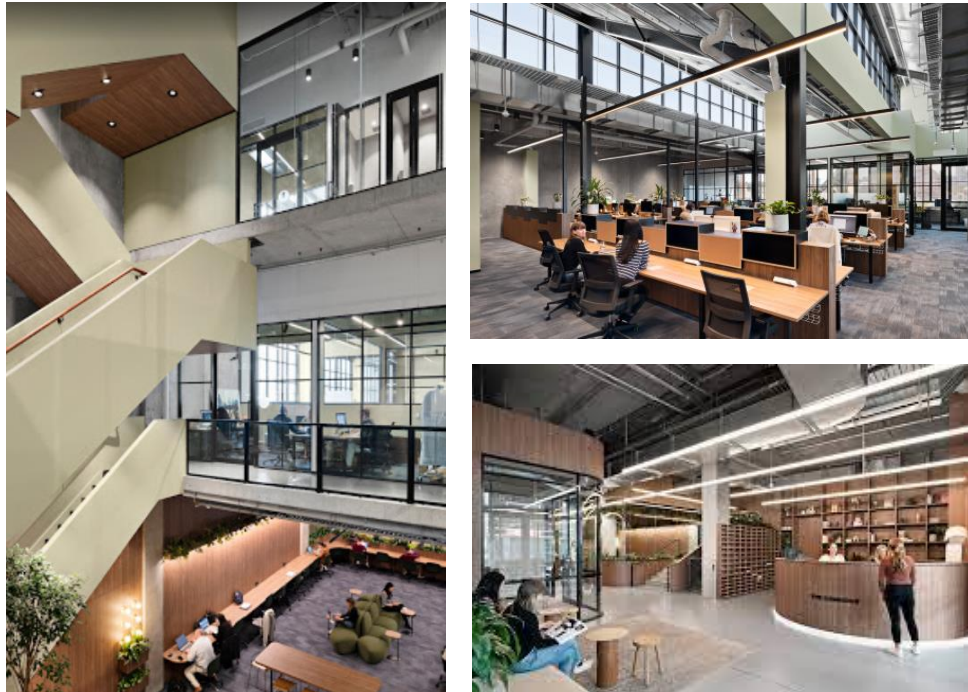
Coworking Developments

Coworking companies sublease desks or office space under a private contract (licence) to small and medium enterprises and sole traders on shorter term arrangements. Two years would be a long term contract for a co-working tenant.

Most of Melbourne's larger and more well-known coworking spaces are located in the city centre and inner areas such as Cremorne, Collingwood, Chapel Street and Brunswick. An example of an owner-occupied coworking space in a premium office building is seen in The Commons Cremorne.



Figure 5: The Commons Cremorne



Source: The Commons Cremorne

There are several coworking hubs in Melbourne’s middle ring suburbs however (to date) they are generally smaller format and are a lower-grade office product as compared to A-grade coworking spaces in the central city.

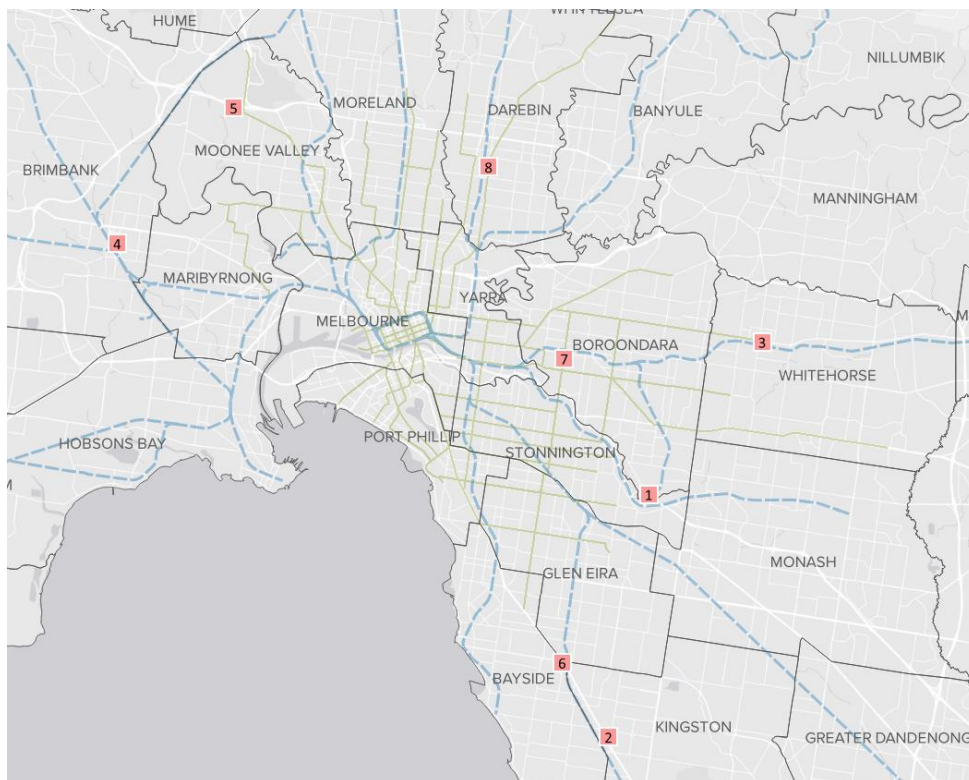
Examples of coworking spaces in Melbourne’s middle suburbs are shown in the figure and table below. Most examples are located in major activity centres near train stations. Some examples are in linear corridors or local convenience centres.

A mix of building typologies are sought – standalone properties and leases within commercial buildings.

There is an emerging opportunity to expand the coworking offer in the middle suburbs.



Figure 6: Example Suburban Coworking Spaces



Map ID	Name	Suburb	Commentary
1	FLEXI Co-Work Space	Ashburton	Single-storey terrace shop front in local convenience centre, 1km from train station
2	Brightside Coworking Office Space	Cheltenham	Suite in a 3-storey office building adjacent to a Westfield
3	Victory Offices 990 Box Hill	Box Hill	One level of a 5-storey office building in central Box Hill
4	iHarvest Coworking Sunshine	Sunshine	One level of a 6-storey Council office building adjacent to shopping centre
5	Work Tank Coworking & Serviced Offices	Niddrie	Single-storey converted warehouse on Keilor Road linear activity centre
6	844 Executive Co	Hampton East	Suite in a 2-storey office building in central Moorabbin
7	CreativeCubes.Co Hawthorn	Hawthorn	One level in 2-storey commercial building 400m from train station
8	Nest Coworking	Thornbury	2-storey terrace shop front in linear tram corridor, 200m from train station

Source: Google Maps, 2021



Disclaimer

1. This study is for the confidential use only of the party to whom it is addressed ("Client") for the specific purposes to which it refers and has been based on, and takes into account, the Client's specific instructions. It is not intended to be relied on by any third party who, subject to paragraph 3, must make their own enquiries in relation to the issues with which this study deals.
2. HillPDA makes no representations as to the appropriateness, accuracy or completeness of this study for the purpose of any party other than the Client ("Recipient"). HillPDA disclaims all liability to any Recipient for any loss, error or other consequence which may arise as a result of the Recipient acting, relying upon or using the whole or part of this study's contents.
3. This study must not be disclosed to any Recipient or reproduced in whole or in part, for any purpose not directly connected to the project for which HillPDA was engaged to prepare the study, without the prior written approval of HillPDA. In the event that a Recipient wishes to rely upon this study, the Recipient must inform HillPDA who may, in its sole discretion and on specified terms, provide its consent.
4. This study and its attached appendices are based on estimates, assumptions and information provided by the Client or sourced and referenced from external sources by HillPDA. While we endeavour to check these estimates, assumptions and information, no warranty is given in relation to their reliability, feasibility, accuracy or reasonableness. HillPDA presents these estimates and assumptions as a basis for the Client's interpretation and analysis. With respect to forecasts, HillPDA does not present them as results that will actually be achieved. HillPDA relies upon the interpretation of the Client to judge for itself the likelihood of whether these projections can be achieved or not.
5. Due care has been taken to prepare the attached financial models from available information at the time of writing, however no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions.
6. This study does not constitute a valuation of any property or interest in property. In preparing this study HillPDA has relied upon information concerning the subject property and/or proposed development provided by the Client and HillPDA has not independently verified this information except where noted in this study.
7. In relation to any valuation which is undertaken for a Managed Investment Scheme (as defined by the Managed Investments Act 1998) or for any lender that is subject to the provisions of the Managed Investments Act, the following clause applies:

This valuation is prepared on the assumption that the lender or addressee as referred to in this valuation study (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.
8. HillPDA makes no representations or warranties of any kind, about the accuracy, reliability, completeness, suitability or fitness in relation to maps generated by HillPDA or contained within this study.

Liability limited by a scheme approved under the Professional Standards Legislation



SYDNEY

Level 3, 234 George Street
Sydney NSW 2000
GPO Box 2748 Sydney NSW 2001
t: +61 2 9252 8777
f: +61 2 9252 6077
e: sydney@hillpda.com

MELBOURNE

Suite 114, 838 Collins Street
Docklands VIC 3008
t: +61 3 9629 1842
f: +61 3 9629 6315
e: melbourne@hillpda.com

WWW.HILLPDA.COM



Manningham Council

P: 9840 9333
E: manningham@manningham.vic.gov.au
W: manningham.vic.gov.au





Return Address:
PO Box 1
DONCASTER
VIC 3108

16 September 2024

'Insert name of Local MP'
'Insert email'

Dear 'insert name',

Doncaster Park and Ride – Closure Impacts

I write to highlight Manningham Council's growing concerns for the community in relation to anticipated impacts from the upcoming closure of the Doncaster Park and Ride site by the North East Link Project (NELP).

The Doncaster Park and Ride facility has operated successfully and with high patronage for many years. The facility is a major bus interchange, serving seven bus routes including the highly-patronised 907 and 908 DART SmartBuses. Bus interchanges are our most important transport hubs in Manningham as buses are our only public transport option.

The car park of Doncaster Park and Ride has been partially closed as a NELP works compound since February 2023. The bus interchange has remained operational but with a lesser number of car parks. In January 2025, the site will be fully converted to a NELP compound and will be closed to the public until works are complete in 2028. Buses will still operate in the immediate area from temporary bus bays constructed by NELP on behalf of the Department of Transport and Planning (DTP). The temporary bus bays are to be located on Doncaster Road directly east of the existing Doncaster Park and Ride site. Council is actively encouraging NELP and DTP to undertake a robust consultation process for these changes. Due to the substantial nature of the potential impacts, a more involved engagement process with the community is warranted. Additionally, although these bus stops are 'temporary', they will be in place for at least 3 years - therefore pedestrian safety and comfort must be prioritised. Provision of additional bus shelters and safe crossing points with appropriate sightlines are to be considered in the design.

Council anticipates that there will be significant impacts to the local community and to bus commuters as a result of the closure of Doncaster Park and Ride – which will extend throughout the entire four years of NELP construction. To-date, when these anticipated issues have been raised with NELP, their response has been that Bulleen Park and Ride was constructed to accommodate the Doncaster Park and Ride users during the closure. Bulleen Park and Ride was indeed redeveloped by NELP and opened on 30 April 2023. The facility immediately experienced high patronage upon opening and is also consistently operating near capacity – despite Doncaster Park and Ride not yet being fully closed. Uptake has therefore clearly exceeded expectations and/or was underestimated in the first place.

Additionally, Bulleen Park and Ride was decided as the main approach to offset the closure of Doncaster Park and Ride in 2019 and therefore couldn't consider contemporary influences that



Interpreter service
9840 9355

普通话 | 廣東話 | Ελληνικά
Italiano | عربي | فارسی

Manningham Council

699 Doncaster Road (PO Box 1), Doncaster, Victoria 3108
p 03 9840 9333 f 03 9848 3110

e manningham@manningham.vic.gov.au
ABN 61 498 471 081 manningham.vic.gov.au



are driving up demand for buses. Influences include intensifying population growth, cost of living, increased demand, mode-shift towards public transport and increased development growth – including influences due to State Housing Targets.

The limited appetite of NELP to provide any additional measures to mitigate the impacts caused by this closure is incredibly challenging. Increased parking congestion in nearby local streets is anticipated, and commuters will have to make alternative arrangements (including potentially shifting to private vehicle travel). The parking congestion in particular will fall to Council to manage and will impact the lives of residents for a significant period of time.

Council's position is that these issues are the responsibility of the State to resolve, given they will be a direct result of NELP works. Council has previously provided suggestions to NELP on additional measures that could be undertaken to minimise impacts to the community. These measures are generally outside of Council's control and/or would require State Government intervention to implement, and include:

- Develop a temporary Pick Up Drop Off (PUDO) on a nearby under-utilised site or car park.
- Develop a temporary offset car park on a nearby under-utilised site or existing car park, with route changes as necessary for buses to pick-up commuters closer to the car park.
- Fund improved active transport connections from key locations to the new temporary Doncaster Road bus stops, to improve accessibility via other modes besides private vehicle.
- Provide a dedicated shuttle service to collect commuters from key locations in Manningham and deliver them to the new Doncaster Road temporary bus stops.
- Provide a parkiteer near the new Doncaster Road temporary bus stops to allow cyclists to securely store their bicycles to commute.
- Increase frequency of the Manningham Mover (Routes 280 and 282) and/or other feeder bus routes to make them an attractive and practical option for commuters to access the new temporary Doncaster Road bus stops.

Council acknowledges that finding a single solution to offset the loss of Doncaster Park and Ride's 400+ car spaces is unlikely. Though we believe multiple smaller measures would go a long way to retaining the public transport patronage that Council has long worked for - without compromising the amenity of the surrounding community.

We are seeking your support to hold NELP accountable for the significant community impacts anticipated to arise from the closure of Doncaster Park and Ride, and in seeking additional mitigation measures to be provided by NELP. If you would like further information or to discuss this letter please contact Andrew McMaster, Director City Planning and Liveability on 9840 9360 or via email at

andrew.mcmaster@manningham.vic.gov.au.

Yours sincerely,

Cr Carli Lange
Mayor

D24/62000

Page 2 of 2

Manningham Council
699 Doncaster Road (PO Box 1), Doncaster, Victoria 3108
p 03 9840 9333 f 03 9848 3110
e manningham@manningham.vic.gov.au
ABN 61 498 471 081 www.manningham.vic.gov.au

10.2 Proposed ResCode Deemed-to-Comply Provisions - Submission

File Number:	IN24/593
Responsible Director:	Acting Director City Planning & Liveability
Attachments:	1 Submission ResCode Deemed-to-Comply Provisions ↓
	2 Clause 54 Changes ↓
	3 Clause 55 Changes ↓

PURPOSE OF REPORT

This report has been prepared for Council to note the preparation of an officer submission on the proposed ResCode Deemed-to-Comply Provisions reforms that have been released for review by select Council's.

EXECUTIVE SUMMARY

The Department of Transport and Planning (DTP) has released draft changes to the ResCode provisions for consultation with a select number of Council's to review. These are the principal set of planning provisions that govern multi-unit residential developments in Victoria. They have been in effect for over 20 years and are contained in clauses 54 and 55 of all planning schemes. The engagement period commenced on 27 August 2024 and submissions are due by 20 September 2024. The changes are a significant re-write of ResCode.

If implemented as exhibited, planning applications for multi-unit residential developments will be assessed differently. Councils would be assessing planning applications for compliance against a development standard and if the standard is met, the objective is deemed to have been complied with. If all the relevant development standards have been met, an application cannot be refused under the ResCode provisions. Objectors to a planning proposal will also now not be granted appeal rights to developments that comply with all ResCode standards when the provisions come into effect.

Based on the short timeframes, the submission is an officer-prepared response which will be submitted before the closing date.

1. RECOMMENDATION

That Council:

- A. Note the submission provided to the Department of Transport and Planning on the proposed planning reforms to Clause 54 and 55 of the Manningham Planning Scheme (ResCode), in accordance with Attachment 1.**
- B. Authorise the Director of City Planning and Liveability to lodge the submission with the Department of Transport and Planning and respond to any enquiries that may be made about the submission.**
- C. Authorise the Director of City Planning and Liveability to review, assess and respond to any amended proposals from the Department of Transport and Planning with respect to any proposed ResCode (Manningham Planning Scheme clauses 45 and 55) Deemed-to-Comply standards.**

D. Request Officers to send a copy of council submission to local Members of Parliament.

2. BACKGROUND

- 2.1 In the *Victoria's Housing Statement: The decade ahead 2024-2034*, the Department of Transport and Planning (DTP) has committed to streamlining the planning assessment process for residential developments (clause 54 and 55, ResCode) by making all standards 'Deemed to Comply'.
- 2.2 As part of the *Environmentally Sustainable Development Roadmap 2023*, DTP is proposing to introduce new standards, update existing standards, delete some standards and consolidate other standards.
- 2.3 The proposed changes will apply to most single dwelling development (lots less than 300 square metres) and developments of two or more dwellings (up to 4 storeys) and residential buildings. The DTP states that the changes have been informed by stakeholder consultation and have been tested for compliance against real life developments to understand their functionality and feasibility.

3. DISCUSSION / ISSUE

- 3.1 In its supporting documentation, DTP states that changes and reforms to ResCode are required:
 - To reconcile the difficulty is assessing design, siting, amenity requirements and neighbourhood character concurrently.
 - Address the inadequacy of existing standards in addressing environmentally sustainable development.
 - To reform third party appeal rights by removing the ability for objectors to seek a review of a ResCode decision if all the applicable deemed to comply standards are met.
- 3.2 In summary the submission by Council officers (Attachment 1), considers the most significant implications arising from these reforms to be:
 - The ResCode reforms will partially facilitate the proposed draft housing targets which were advised by the State Government as part of the *Plan for Victoria* reforms (draft target was 39,000 new dwelling by 2051). The objective is that by fast-tracking and streamlining approvals, more dwellings will be built in a shorter timeframe.
 - People who lodge an objection to a planning application for a multi-unit development will no longer be able to appeal the decision of Council to approve the application to VCAT.

- Planning applications are currently required to be assessed having regard for Neighbourhood Character in ResCode. Under the new provisions, the consideration of neighbourhood character will no longer be required. Neighbourhood character will be assessed under the provisions in the schedules to the relevant zones and the Neighbourhood Character Overlay, if applicable. The information pack has not indicated that the “deemed to comply” provisions will be introduced into the schedules of the Design and Development Overlay.
- Although some of the amendments are generally supported by Council officers, there are many that would be considered difficult to comply with. E.g. proposed new clause 55.05-9 Rooftop solar generation area objective is one clause. Due to the dimensions of solar panels, insufficient area may be available if placed on hipped roofs. These triangular sections would provide little opportunity to achieve this requirement.
- Other key changes proposed include:
 - Reduce front setbacks to 6 metres.
 - Reduce overlooking impacts to within 6 metres.
 - Increase site coverage.
 - Reduce the protection of amenity on existing adjoining properties.
 - Remove the ability to consider whether a transition in the maximum heights or minimum setbacks allowed is appropriate based on surrounding context.

3.3 The changes are a significant re-writing of ResCode and will have widespread implications for both the development approval process, the rights of third parties and the neighbourhood character of Manningham.

4. COUNCIL PLAN / STRATEGY

- 4.1 Council’s submission has drawn on the experience and knowledge of officers within the City Planning and Liveability directorate and reflects the key directions of relevant Council endorsed strategies and policies.
- 4.2 Our response aligns with the themes and actions of the Council Plan 2021 – 2025 namely: Healthy Community, Liveable Places and Spaces, Resilient Environment and Vibrant and Prosperous Economy.

5. IMPACTS AND IMPLICATIONS

- 5.1 Finance / Resource Implications

This submission was prepared utilising existing staff resources.

6. IMPLEMENTATION

6.1 Communication and Engagement

Is engagement required?	No
Stakeholder Groups	1. Councillors 2. Council officers 3. Department of Transport & Planning (DTP)
Where does it sit on the IAP2 spectrum?	Inform
Approach	Officer-led Submission

6.2 Timelines

Council’s submission to the ResCode Deemed-to-Comply reforms is due to be submitted to the Department on 20 September 2024.

It has been requested that DTP continue to collaborate as part of the proposed changes to the Rescode Deemed-to-Comply provisions.

7. DECLARATIONS OF CONFLICT OF INTEREST

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



Manningham Council Submission

ResCode Deemed-to-Comply provisions (September 2024)



Interpreter service

9840 9355

普通话 | 廣東話 | Ελληνικά

Italiano | عربي | فارسی



Contents

Introduction	1
Context	2
PART 1: Overarching Implications.....	3
PART 2: Proposed ResCode Controls	8

Introduction

This submission has been prepared by Council officers in accordance with the request of the Department of Transport and Planning (DTP) to comment on the proposed changes to ResCode.

The ResCode Deemed-to-Comply provisions are a reform that Council officers would have ordinarily informed our Councillors as part of preparing the submission. This is based on the impacts that would be created on residential development in Manningham. Council officers adopted this approach in the preparation of the submission to the Plan for Victoria and the draft Housing Target reforms.

Manningham officers attended the Deemed-to-Comply workshops to discuss further codification options with the DTP. These were very high-level discussions and none of the proposed changes were presented to the group for discussion at that time. It is Council's officers' position that a Deemed-to-Comply provision must be measurable for it to be considered compliant. Furthermore, Standards cannot contain ambiguous language such as "should", "may", etc. These provisions must contain the word must, to ensure compliance.

The reforms proposed to ResCode represent significant changes in how multi-unit residential developments will be assessed in Victoria, since the introduction of these provisions in 2001.

Council officers are supportive of DTP undertaking a review to ensure that Rescode remains contemporary in responding to emerging trends and policy changes. The drafting of changes must be well-articulated and easy to interpret by all users of the Scheme.

A number of the proposed changes to the ResCode clauses are supported by Council officers. Changes to simplify the expression of some clauses will make them easier to interpret and administer. However, Council officers have concerns regarding many other proposed amendments.

Community participation has been an integral component of the Victorian planning system in informing the decision-making process for planning permit applications and amendments to planning schemes. Council officers have serious concerns regarding the proposed changes that seek to effectively remove the opportunities for third party appeals to VCAT. These changes will favour the development industry over the rights of the local community in influencing a planning outcome that may directly affect them.

The submission is divided into two parts. Part 1 discusses the overarching planning implications that are anticipated to arise should the proposed amendments to Rescode be implemented as proposed. Part 2 considers the proposed changes to the objectives and standards of clauses 54 & 55. It outlines Council officers concerns and recommends changes where applicable.

The offer is being extended for Council officers to collaborate with DTP on the matters raised in the submission and the ongoing involvement in finalising the ResCode provisions.

Context

Manningham Council is in Melbourne's eastern suburbs covering an area of 114km². It stretches from Bulleen about 12km from Melbourne's Central Business District (CBD) to Wonga Park.

The Wurundjeri-woi-wurrung are the Traditional Owners of the lands and waterways known today as Manningham. Mullum Mullum Creek divides the municipality into two distinct regions. Land to the west is primarily urbanised, while land to the east is primarily semi-rural in character.

Between these regions is a low-density residential buffer area which makes a valuable contribution to the settlement pattern of Manningham. A large section of the eastern half of the municipality is within the designated 'Green Wedge' area that has minimal development opportunities and features significant ecological environments.

The urban areas include the suburbs of Bulleen, Doncaster, Doncaster East, Templestowe and Templestowe Lower. The peri-urban areas include a large tract of the Green Wedge land which is mainly used for rural-residential living, conservation and small-scale agriculture (viticulture and orcharding).

The settlement pattern of two regions is also very different. The eastern side is dominated by single dwellings on large lots. Lots can be as large as 20 hectares but are usually half that size. The western side is developed with serviced residential subdivisions with good access to main roads. However, public transport is limited to bus services only.

The majority of multi-unit residential developments, that would be assessed under ResCode, will be concentrated in the western side of the municipality.

PART 1: Overarching Implications

1. OMNIBUS DECISION MAKING

The proposed Deemed-to-Comply provisions includes the removal of third-party appeal rights under ResCode if all applicable Standards have been met in the proposal. In some of the residential zones in Manningham, the planning controls of ResCode are complemented with planning controls under the Design and Development Overlay (DDO) to establish preferred design outcomes, particularly in areas that have been identified for higher density developments. Under the DDO, third party appeal rights exist.

The recent VCAT decision [Myers v Southern Grampians SC \(Red Dot\) \[2022\] VCAT 695 \(24 June 2022\) \(austlii.edu.au\)](#) has created significant legal uncertainty for Responsible Authorities across Victoria when making a decision on a planning application.

The planning application, for group accommodation, in Dunkeld, was appealed by objectors following the issuing of a NOD by Southern Grampians Council. Permit triggers for use and development were in the Rural Living Zone (RLZ), Design and Development Overlay, Schedule 6 (DDO6) and Environmental Significance Overlay (ESO) planning controls.

After substituting plans at the beginning of the hearing, a legal question was raised relating to whether the matters in the SLO6 could be heard given that the SLO6 sets out exemptions on notice and review rights. Legal Member (SM Djohan) held that the objectors were not entitled to be heard in relation to issues relating to the DDO6. It was also held that VCAT had no jurisdiction to consider the provisions of DDO6 in the review.

The decision of VCAT was unsuccessfully appealed to the Supreme Court by the objectors. The decision of Council was varied by VCAT, and the planning application was granted conditional approval under the provisions of the RLZ and the ESO, but not under the DDO6. The effect of VCAT's decision is that only the clauses where appeal rights exist can be appealed. An appeal can therefore not be made on the entire application, and any decision is therefore not an omnibus decision.

The implications on this decision are significant. A permit can be granted under some of the provisions of the Scheme, and at the same time a refusal can be issued under other provisions of the Scheme. In Manningham, Neighbourhood Character provisions are included in the schedules to the DDO. Schedule 8 (DDO8) is the most important schedule as it relates to substantial change areas where intensive residential developments can occur. Under this control, appeal rights exist for objectors.

Another matter for Council to consider is what information should be included in a ResCode planning application letter when it is notified. Council expects the DTP will provide guidance to all Responsible Authorities on this procedural process.

It is Council officers' opinion that third party appeal rights should be retained in the new Deemed-to-Comply ResCode provisions. However, if the DTP is of a mind to remove them, Council's officers request the DTP urgently amends the Act and/or the planning schemes to avoid the unintended legal consequences that have arisen from the above VCAT decision.

Decision-making and recommendations provided by VCAT and Planning Panels Victoria also provides an invaluable source planning knowledge that can be used in policy formation and revision.

2. THIRD PARTY APPEAL RIGHTS

There are several pros and cons to be considered when deciding to remove the objecting public from the opportunity to voice their concerns before an independent hearing. The following pros and cons are considered relevant:

Pros

- More certainty will be created for the applicant. A proposal that meets all the Standards in ResCode will be approved by the Responsible Authority. If appeal rights under other clause in a planning scheme are provided, an application may still be appealed under those provisions.
- Removes provocative appeals. These are made to VCAT to prolong and frustrate the decision-making process without there being a planning concern on a proposal. These appeals abuse the system that has been designed to provide transparency and are especially costly to the applicant.
- Faster turnaround times for decisions could be achieved in some instances. However, there are many reasons why an application can be delayed. This can include the information that has been included in the application – is it complete, and how quickly the applicant has taken to respond to requests for further information on applications.

Cons

- The ability/expectations of objectors when Council is unable to apply conditions to improve a design or make changes when an application “complies”.
- Loss of community engagement. Although objections must be considered by Council, the objector has no independent review options available if they are dissatisfied with Council’s decision.
- Levels of trust in the planning system, the processes of planning decision-making, and of the Responsible Authority itself will be brought into question more frequently should the appeal rights be removed.
- Increase confusion within the community about their rights to comment on an application.

A central pillar of the Victorian Planning system is for the community to be engaged in the planning processes. Engagement occurs in the strategic and statutory spears of planning, and this is welcomed. In both areas of planning, independent review authorities can be called upon to consider planning disagreements between Council, the landowner, and the objectors. It is Council’s opinion that better planning decisions are generally arrived at using the existing system. It is also contested that better planning decisions make better communities as they have a gained a greater level of ownership in the process. This is particularly important for the larger proposals that are likely to generate substantial amenity impacts on adjoining properties.

Removing these appeal rights, will erode the integrity of the Victorian Planning system. ResCode planning applications represent the bulk of appeals considered by VCAT. A more appropriate approach would be for provisions to be made within VCAT to undertake a preliminary review of an application and determine if there is merit and should proceed to a compulsory conference or hearing.

The proposed loss of third-party appeal rights is therefore not supported. To remove them, to alleviate the pressure they place on VCAT's resources is not in itself a strong enough reason. It is not unreasonable expectation to be heard, and improved design outcomes are usually always achieved. These improved outcomes are considered to provide a net community benefit.

3. ASSESSING AND ENFORCING STANDARDS

There are many benefits anticipated for Responsible Authorities and the development sector from the introduction of the new Deemed-to-Comply standards. For Responsible Authorities, less complex planning application assessments are expected, whilst more certainty should be provided to the development sector.

To achieve these twin objectives, every Standard in ResCode must be written so that it is easily interpretable; there can be no ambiguous or vague language used. The assessment of a design element of a proposal for compliance against a ResCode Standard must also be a straightforward process for all involved. Complex provisions are harder to assess, and they would be more prone to error.

Of particular concern is the possibility that appeals will be lodged that questions whether compliance with a Standard has been achieved, especially if the Standard provisions are overly complex or difficult to administer. Council officers want to avoid this possibility at all costs.

Deemed-to-Comply provisions must also be clear to allow them to be enforceable. Many of the proposed amendments to ResCode would make enforcement difficult to achieve.

Council officers therefore recommend that the DTP:

- Review the wording and complexity of the Standards to ensure that any ambiguous standards are removed.
- Prepare a new Planning Practice Note to guide the preparation and assessment of multi-unit residential planning proposals.
- Create Assessment Tables to assist applicants and councils in the preparation and assessment of their planning applications respectively.

4. NEIGHBOURHOOD CHARACTER

The reforms to ResCode propose the removal of neighbourhood character objectives and standards. These changes would be a significant concern for Council and the community and represents a fundamental departure from current planning permit application assessment process. It is considered that the removal of a Neighbourhood Character assessment will result in design outcomes that meet only the basic minimum standards with an urban design outcome that is devoid of any architectural merit. It is a particularly concerning change for councils like Manningham, which do not currently have neighbourhood character objectives in schedules to the residential zones or any Neighbourhood Character Overlays.

In developing a housing strategy and residential framework plan, a key input in determining areas for housing growth is a neighbourhood character strategy. The State Government’s *Planning Practice Note 90: Planning for housing* (PPN90), guides councils in the preparation of these documents and reinforces the need to consider neighbourhood character and landscape qualities in planning for urban growth. A neighbourhood character strategy is an integral component in the creation of a residential development framework as depicted below in the extract from PPN90.

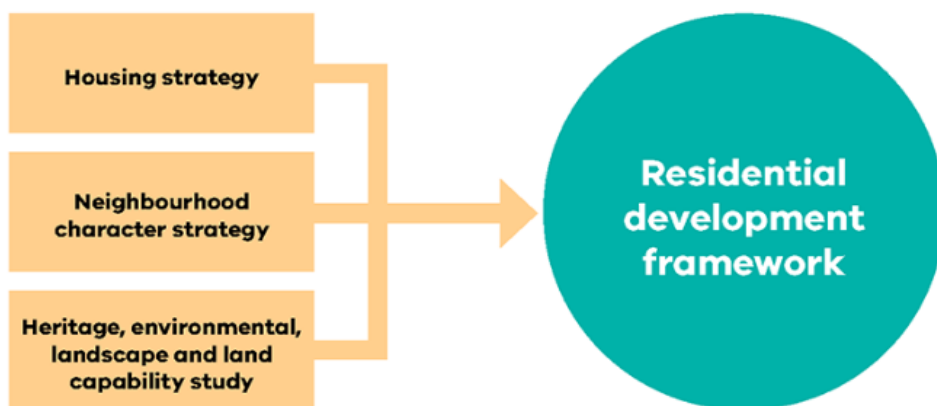


Figure 1: Extract from PPN90, inputs for a residential development framework

Planning Practice Note 91: Using the residential zones (PPN91) also includes numerous references to neighbourhood character, and particularly its relevance and role in the application of the NRZ and GRZ. Furthermore, the purpose of both the NRZ and GRZ reference a requirement for future development to respect the neighbourhood character of the area.

The complete removal of neighbourhood character from ResCode is a clear contradiction of other State Government guidance and policy which emphasises its relevance in strategic planning, and planning permit application assessments.

Neighbourhood character has been a fundamental component of ResCode since its introduction. Its removal from clauses 54 and 55 represents a substantial shift in direction and the loss of site-specific assessments that consider the particular character elements that make a neighbourhood unique.

Council is currently in the process of preparing a new residential strategy that will guide housing development in Manningham up to 2036. The first phase of this project involved a detailed existing neighbourhood character assessment and a housing demand and capacity analysis. These technical reports, together with community feedback received from the first round of public consultation in mid-2024 is being used to inform scenario testing for a new residential framework plan. This process has followed the steps outlined in PPN90.

As part of planning for increased residential development, as anticipated by the State Government’s release of the draft Housing Targets, it is likely that the majority of new housing will be assessed under the provisions of ResCode. In the absence of neighbourhood character assessments, the residential areas of Manningham have the potential to lose the unique characteristics that differentiate the residential areas of the municipality.

While we are strongly opposed to any removal of neighbourhood character clauses in ResCode, should the State Government proceed with implementing the draft changes, we request the following:

- That the State Government enable the introduction of interim controls through a fast-track amendment process to support councils that are completing neighbourhood character studies and developing residential strategies with the intention of applying permanent controls through a planning scheme amendment.
- Implement transitional arrangements while Councils work on the moving content from local planning policies and other strategies to schedules to the residential zones to enable the consideration of neighbourhood character in the assessment of dwellings.

As part of the revisions to ResCode, consideration should also be given to any amendments that may be required to the Planning Policy Framework (PPF) to address any inconsistencies or to introduce any new policy requirements.

PART 2: Proposed ResCode Controls

Theme	Clause & Standard	Comment	Recommendation
Transitional provisions		<p>The proposed amendments do not appear to have included transitional provisions for planning applications pending decision.</p> <p>Manningham Council currently has 156 undetermined planning applications requiring Rescode assessments. Should transitional provisions not be introduced in the amendment, Council will have to approach all applicants and request their applications be amended in accordance with the new provisions.</p> <p>It is anticipated that this will create a huge level of disruption and delay in the development community and will be very onerous on Council's ability to meet the statutory approval requirements of 60 days.</p> <p>All Council's in Victoria will be burdened by this extra workload, which could simply be avoided if transitional provisions were introduced.</p>	<p>Introduce Transitional provisions to allow existing planning applications to be assessed against the Rescode provisions that were in effect before the approval date of the amended Rescode provisions. This includes retaining third party appeal rights for the objectors to these existing planning applications.</p>
Third Party Appeal Rights		<p>Council officers are seeking clarification about how different notice, decision and review provisions should be exercised. There may be instances where an application is exempt from decision and review requirements under Clause 54 or 55 but is not exempt under an overlay or other planning control.</p>	<p>It is recommended that the DTP prepare a Practice Note and other guidance material to clarify how the different notice, decision and review requirements will operate, including for objectors.</p>

Theme	Clause & Standard	Comment	Recommendation
			<p>Clarity is also needed on how councils should issue a notice of decision where a proposal meets all applicable Clause 55 standards but is not exempt from notice and review requirements under another control that triggers a planning permit.</p> <p>It is suggested that exemptions from decision and review requirements be specified in the zone, as it is these controls that triggers the need for a planning permit.</p>
Formatting and numbering		Given the substantial changes proposed to Clauses 54 and 55, it is requested the Clauses and Standards be renumbered to ensure they are sequential.	Renummer the clause and standard numbers to ensure they are in numerical order, without gaps.
Building requirements		It is essential to ensure the new requirements are brought into building system, to ensure consistency in assessing residential development.	Update the building requirements at the same time as the proposed amendments come into effect.
Definitions	Clause 73.01	Updates are required to Clause 73.01 (General Terms).	The definition for Secluded Private Open Space is no longer required as reference to this term is being removed. Definitions are also required for Significant Trees and Canopy Trees if required.
Application requirements	Clause 54.01 Clause 55.01	<p>No discretion has been provided for Council to vary the Applications requirements if they are deemed not necessary for the application.</p> <p>The requirement for a landscaping plan is unnecessary. Canopy trees proposed, retained and on adjoining properties need only be shown on the Site Context Plan at this stage of</p>	<p>Councils should be given discretion to request information.</p> <p>Delete the need for a landscaping plan to be provided. This will be required as a condition of approval.</p> <p>Delete the requirements for a Waste Management Plan for developments of less than 4 dwellings as this is unnecessary.</p>

Theme	Clause & Standard	Comment	Recommendation
		<p>the assessment. It is sufficient to know that adequate landscaping can be provided having regard for the building's footprint and characteristics of the site. Conditions of a Planning Permit includes that a fully detailed landscaping plan to be submitted to Council for approval. This Plan forms part of the Permit and can be enforced if necessary.</p> <p>The requirement to provide a Waste Management Plan for each and every development is excessive and in most instances, Council collection will be provided dependent on the type and number of dwellings proposed.</p>	
Site Context Plan	Clause 54.01.1 Clause 55.01.1	The Site Context Plan does not include a requirement to identify the location of existing canopy trees that could be considered for retention.	Include a requirement to identify the location of canopy trees on the Site Context Plan.
Design Response	Clause 54.01-2 Clause 55.01-2	<p>Proposed canopy trees and other significant landscaping treatments should be included on the Design Response Plan, to determine whether an appropriate level of landscaping can be provided.</p> <p>The plans and elevations required as part of the design response clause makes reference to locating gas meters on the plans. It is assumed that this would relate to existing gas metres servicing dwellings that are being retained as part of the application, given that new connections to gas are not permitted.</p>	<p>Include a requirement for canopy trees and other significant vegetation to be shown on the Design Response Plan.</p> <p>Clarification is required regarding the gas meter requirements.</p> <p>Update the Design Response section of clauses 54 and 55 to make reference to neighbourhood character objectives in a schedule to a zone.</p>

Theme	Clause & Standard	Comment	Recommendation
		<p>The last dot point under 55.01-2 refers to neighbourhood character features identified in local planning policies or a Neighbourhood Character Overlay but fails to reference neighbourhood character objectives that may be included in a schedule to a residential zone.</p>	
Neighbourhood Character/ Residential Policy	<p>Clause 54.02 Standard A1 Clause 55.02 Standard B1</p>	<p>The removal of neighbourhood character standards from ResCode is a significant departure from the current planning application assessment process. It is a particularly concerning change for councils that do not currently have neighbourhood character objectives in the schedules to the residential zones.</p> <p>In developing a housing strategy and residential character framework, a key component in determining areas for housing growth is a neighbourhood character strategy. This guidance is provided to councils in State Government issued planning practice notes.</p> <p>Neighbourhood character assessments are integral to the consideration of housing change areas and the assessment of planning permit applications that increase density.</p> <p>Neighbourhood character has been a fundamental component of ResCode since its introduction. Its removal from Clauses 54 and 55 represents a substantial shift in direction and the loss of site-specific assessments that consider the particular character elements that make a neighbourhood unique.</p>	<p>Neighbourhood character standards must be retained in clauses 54 and 55, particularly for development proposals in the NRZ and GRZ. The proposed changes are inconsistent with State Government’s direction to councils on how housing strategies and residential policy should be justified and incorporated into the planning scheme.</p> <p>While we are strongly opposed any removal of neighbourhood character clauses in ResCode. However, should the State Government proceed with implementing the draft changes, we request the following:</p> <ul style="list-style-type: none"> • That the State Government enable the introduction of interim controls through a fast-track amendment process to support councils that are completing neighbourhood character studies and developing residential strategies with the intention of applying permanent controls through a planning scheme amendment. • Consider transitional arrangements while Councils work on the moving content from local planning policies and other endorsed strategies to schedules to the residential zones.

Theme	Clause & Standard	Comment	Recommendation
Dwelling Diversity	<p>Clause 55.02-3</p> <p>Standard B3</p>	<p>Council officers are generally supportive of the dwelling diversity objective particularly where apartment style developments are proposed. However, we question whether meeting this Standard would be feasible in townhouse developments of 10 or more dwellings.</p> <p>Given the type of development undertaken in Manningham, it is highly unlikely that we will achieve one bedroom townhouse developments. These are generally provided in apartment style developments.</p> <p>In this clause, provision needs to be made for aging in place. Designs should include the requirement for the ground level to be able to be used as a dwelling. In addition to a bathroom kitchen, laundry and living room, at least one bedroom should be provided at ground floor level.</p>	<p>It is recommended the standard be reviewed to determine the feasibility of townhouse developments achieving this requirement. It is unlikely that one-bedroom townhouses will be constructed.</p> <p>Include provisions for aging in place. Provisions should require at least one bedroom at the ground floor level to enable the ground floor level to be lived in with full services.</p>
Street setback	<p>Clause 54.03-1</p> <p>Standard A3</p> <p>Clause 55.03-1</p> <p>Standard B6</p>	<p>The proposed reduction in street setbacks to 6 metres will align the street setbacks in Council's higher density areas, which are in the DDO8. The reduced setbacks will limit landscaping opportunities within the front setback. On this basis it is generally supported for properties in the GRZ and RGZ.</p> <p>However, the impacts of reduced setbacks on properties in the NRZ where generous landscaped front setbacks are a valued characteristic of the area, and the reduced setback is not supported.</p>	<p>Retain the current 9 metre setback requirements for properties in the NRZ.</p> <p>In Manningham front setbacks are generally 7.6 metres to reduce this to 6.0 metres would disrupt the rhythm of the street.</p>

Theme	Clause & Standard	Comment	Recommendation
Building height	<p>Clause 54.03-2</p> <p>Standard A4</p> <p>Clause 55.03-2</p> <p>Standard B7</p>	<p>Building heights need to be site responsive and relate to the context and should step down with the slope/topography of the site.</p> <p>As part of the preparation of Council's new Residential Strategy, the intent is to address the current inconsistencies between the Zone provisions and various schedules.</p> <p>It is welcomed that a provision will be included that states that, if a different building height requirement is specified in an overlay, than that height will apply.</p>	<p>Ensure that the provision is included that specified a building height in an overlay (or schedule to an overlay) prevails over the clause.</p>
Site coverage	<p>Clause 54.03-3</p> <p>Standard A5</p> <p>Clause 55.03-3</p> <p>Standard B8</p>	<p>Increasing site coverage and maintaining site permeability will adversely impact flow regimes in receiving waterways. Contributions to downstream works to limit flows into water ways should be considered.</p> <p>How do the revised site coverage percentages reconcile with the garden area requirements in the zones? For example, the proposed standard allows a 70% site coverage for GRZ properties, but the zone also required 35% of garden area for lot >650sqm in area.</p> <p>Increasing site coverage will also likely result in larger building footprints and impacts on the ability to provide landscaping around a dwelling.</p>	<p>Introduce an additional decision guideline for the consideration of stormwater flows into water bodies.</p> <p>Remove the garden area requirements from the scheme to allow the site coverage standard to be achieved.</p>
Permeability and stormwater management	<p>Clause 54.03-4</p>	<p>Consideration needs to be given to maintaining the ongoing function of Water Sensitive Urban Design (WSUD) treatments and requiring appropriate maintenance.</p>	<p>Include a requirement for Section 173 Agreements requiring documentation of requirements and the long-term owner maintenance of WSUD assets.</p>

Theme	Clause & Standard	Comment	Recommendation
	<p>Standard A6</p> <p>Clause 55.03-4</p> <p>Standard B9</p>	<p>Achieving the Standard requirement in the RGZ may be difficult to meet where the site coverage of up to 80% is permitted under the Standards.</p> <p>Drainage of the site cannot be a codified matter. Whilst council seeks to ensure that developments provide for WSUD, these details are generally provided post-permit. Providing full details with the application is unnecessary and is an added cost to the developers.</p> <p>What does meeting best practice mean?</p>	
Energy efficiency protection	<p>Clause 54.03-5</p> <p>Standard A7</p> <p>Clause 55.03-5</p> <p>Standard B10</p>	<p>The intention is generally supported. There is concern that the benefits of the standard are likely to be undermined by future developments to the north, which is built to the proposed standards will cast shadows on buildings to the south in the winter months.</p> <p>The standard refers to 25% of windows to the primary living area. It is unclear if this is a reference to the number of windows, or the overall window area.</p> <p>It is also unclear how the climate zone of the development affects the need for north facing windows.</p> <p>There are no provisions relating to cooling measures that can be attained from building material selections.</p> <p>What does unreasonably reduced mean?</p>	<p>Define what a <i>Primary Living</i> area is.</p> <p>Consider including a diagram to demonstrate the aspect range, measured in degrees, for north facing windows.</p> <p>Provide information on the different climate zones that are referenced under the decision guidelines.</p> <p>Include the requirement for light-coloured roofs and driveways for urban cooling.</p>

Theme	Clause & Standard	Comment	Recommendation
Significant Trees / Landscaping	<p>Clause 54.03-6</p> <p>Standard A8</p> <p>Clause 55.03-8</p> <p>Standard B13</p>	<p>The names and objectives of A8 and B13 should be the same. It is important to encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance under both clauses.</p> <p>The provision for protection and retention of Significant Trees is not clear, especially given that Significant Trees have not been defined. A simpler approach would be to make provisions for just one tree type - a Canopy Tree.</p> <p>The height of the Canopy Tree should be increased to 8m in height. The proposed 5m height is inadequate to provide a dominant landscaping treatment with good canopy cover. An 8m height with a trunk circumference of 0.78m (25cm DBH) measured 1.4m above the ground would ensure that adequate landscaping has been provided and that canopy cover is achievable.</p> <p>A key challenge facing Manningham is the declining urban forest and the associated environmental and health impacts (including heat island effects). The <i>Living Melbourne Technical Report</i> identifies a total canopy cover of 29.8% within Manningham with the majority of canopy cover outside the urban area. Only 9% of the cover is made up of medium or large trees (10m+ tall at maturity). Retention and protection of larger trees is more important, and ResCode should be striving to protect them, so as to maintain and increase the current canopy cover across municipalities.</p> <p>Furthermore, the proposed allowance to retain small trees (5 metres tall with a circumference of 0.5m, measured 1.4m above ground level) will likely result in the retention of poorer</p>	<p>Rename Standard A8 to Landscaping objective.</p> <p>Include in Standard A8 the following objective:</p> <ul style="list-style-type: none"> <i>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</i> <p>Make the provisions relate to one type of tree for ease of assessment. It is recommended that this be a canopy tree which should have the following definition:</p> <ul style="list-style-type: none"> <i>Canopy Tree means a tree that can reach a mature height of at least 8m with a minimum trunk circumference of 0.78m (25cm DBH) measured 1.4m above the ground.</i> <p>Require development to incorporate suitable spacing and canopy tree(s) to 'replace' Significant Trees removed within the last 12 months.</p> <p>Delete the requirements for the provision of root barriers.</p> <p>Delete the requirements for irrigation on private property, but retain this for common property areas, if practicable, and at the discretion of the Responsible Authority.</p> <p>Delete the requirements for organic matter. This is particularly difficult to determine and enforce.</p> <p>Delete the requirement to retain existing Significant Trees that have been removed within the last 12 months.</p>

Theme	Clause & Standard	Comment	Recommendation
		<p>quality trees over better quality trees, if the lessor quality tree is more convenient to retain as part of a development.</p> <p>The requirement to retain existing Significant Trees that have removed within the last 12 months cannot be achieved.</p> <p>Soil conditions are not the only concern when planting trees.</p> <p>The requirement for root barriers is not supported. If the minimum setback specified in Table B1.5 is met, a root barrier is not required. And if the minimum setback is not being met, the landscaping should not be supported as it is not outside the minimum setback required by Table 1.5.</p> <p>Research has shown that there are variable effects of root barriers on root distribution, including:</p> <ul style="list-style-type: none"> • Roots commonly grow under, around and over barriers causing damage. • The excavation for the barrier itself can create favorable conditions for tree growth encouraging roots to grow deeper. • Many barriers are not installed deep enough. • Surface damage to the top of a root barrier is common and leads to failure. • Buried thin plastics fail when if they are punctured or torn during installation and barriers are commonly punctured to allow other services through the barrier. • Barriers placed too close to trees, make circling roots a concern and may compromise structural roots and tree stability. 	<p>A depth of 1 metre is not deep soil – delete and reference the soil requirements of Table 1.4.</p>

Theme	Clause & Standard	Comment	Recommendation
		<p>The inclusion of Tables B1.3, B1.4 & B1.5 provides better clarity of what is required to be planted, how much soil volume and distances each tree should be from infrastructure. These Tables are supported.</p> <p>The requirement for irrigation to be installed for all landscaping is unnecessary for individual properties. It should be restricted to common areas only, but only if it is practical to do so. Planning permit conditions require that landscaping areas are to be maintained to the satisfaction of the Responsible Authority. Council can therefore enforce unkempt landscaping. It is Council's experience that landscaping areas are maintained at a high level of condition.</p>	
Access	<p>Clause 54.03-9</p> <p>Standard A9.2</p>	<p>The terms crossover and accessway are both used which is inconsistent.</p> <p>The requirement for accessways to be located along the north property boundary may conflict with other objectives such as private property tree and street tree retention.</p> <p>Street trees should be protected at all costs.</p> <p>If there is an existing crossover that does not meet this Standard, it should be permissible for it to be retained.</p>	<p>Update the clause to refer to <i>crossovers</i> only. Consider the other implications associated with the requirements of Standard A9.2 and include these factors in the decision guidelines.</p> <p>Exempt proposals from this Standard if an existing crossover is being retained to provide access.</p>
Access	Clause 55.03-9	The terms <i>crossover</i> and <i>accessway</i> are both used which is inconsistent.	Update the clause to refer to <i>crossovers</i> only.

Theme	Clause & Standard	Comment	Recommendation
	Standard B14	<p>The requirement for garage setbacks should be in clause 55.03-1 Standard B6 Street Setback Objective.</p> <p>The deletion to “single width” crossover is not supported.</p> <p>Street trees should be protected at all costs.</p> <p>The provision which states no more than one crossover is provided for each dwelling fronting a street could be made clearer.</p> <p>The 0.5 metre recessing of garages does not diminish the significance of parking structures.</p>	<p>Relocate the garage setback requirement from the front wall of the dwelling to street setback Standard B6.</p> <p>Replace the term “single width” with crossovers are to be 3.0 metres wide or 6.1 metres wide if there is two-way traffic.</p> <p>A decision guideline should be included for the retention of established street trees.</p> <p>Clarification should be provided to ensure that side-by-side designs will still be able to be considered with two accessways provided, one for each dwelling.</p> <p>Increase the recessing of garages to 1.0 metres.</p>
Side and rear setbacks	<p>Clause 54.04-1</p> <p>Standard A10</p> <p>Clause 55.04-1</p> <p>Standard B17</p>	<p>The adoption of standards A10.2 and B17.2 is considered appropriate in the context of a RGZ where significant development and significant change is encouraged. It is not considered suitable in the NRZ and GRZ where less intensive developments occur, and interfaces will be more sensitive.</p> <p>For Standard B17.2, the reference to a boundary to the south of a building may be problematic for irregular shaped and orientated lots. Would it include part of the south-west and south-east boundaries that are to the southern corner of a building?</p> <p>Can, within a design, one dwelling use Table B17.1, and another dwelling use Table 17.2 for setbacks? This needs clarification.</p>	<p>Revise Standards A10.2 and B17.2 to limit their use to the RGZ only.</p> <p>Clarification is required on what “south” means to apply this clause consistently.</p> <p>It must be stated how the Tables are to be applied. Preferable, only one Table should be allowed to be used in a development proposal.</p> <p>Land within the side setbacks of a dwelling for services normal to a dwelling should be supported, particularly water tanks and garbage bins.</p>

Theme	Clause & Standard	Comment	Recommendation
		<p>The side setback reference to buildings and services normal to a dwelling, should be divided into two categories. Services normal a dwelling such as A/C and/or a water tank are preferred in this area to avoid encroaching into the private open space areas.</p>	
Walls on boundaries	<p>Clause 54.04-2 Standard A11 Clause 55.04-2 Standard B18</p>	<p>Allowing walls to be built up to 50% of the boundary length is excessive. The entire dwelling could potentially be built on a boundary taking into account the required front and rear setbacks. Walls on boundary reduce landscaping opportunities along boundaries.</p> <p>Despite the other standards such as those requiring solar access to windows, this could still result in a significant increase in built form on the boundary.</p> <p>Allowing new walls on boundaries to be up to 3.6m in height reduces the incentive for developments to be setback 1.0m from the boundary, per Standard B17.1. A 3.6m high wall on a boundary is too high.</p> <p>The impact of a new wall on a boundary on solar access and shadowing is a relevant decision guideline and should not have been removed.</p>	<p>Retain the existing maximum and average height standards for a wall on a boundary. These have proved successful in the past.</p> <p>Include reference to walls on a southern boundary in accordance with Standard B17.2, particularly given the relevant reference regarding walls opposite existing windows in Standard B19 has been removed and that this standard should correspond with Standard B20 for north-facing windows.</p> <p>Retain the following decision guideline and consider making specific reference to shadowing/solar access:</p> <ul style="list-style-type: none"> <i>The orientation of the boundary that the wall is being built on.</i>
Daylight to existing windows	<p>Clause 54.04-3 Standard A12</p>	<p>There is concern that the light court component will not afford an acceptable level of amenity protection.</p>	<p>Remove diagrams A2 and B2.</p>

Theme	Clause & Standard	Comment	Recommendation
	<p>Clause 55.04-3</p> <p>Standard B19</p>	<p>If adequate side setbacks are provided for the building including eaves, it would not be necessary to cut out eaves to allow light penetration into a court for daylight provision.</p> <p>This compromised design impacts the appearance, function, and character of the development.</p> <p>Are diagrams A2 and B2 still required given the removal of the second paragraphs under Standard A2 and B19?</p>	
North-facing windows	<p>Clause 54.04-4</p> <p>Standard A13</p> <p>Clause 55.04-4</p> <p>Standard B20</p>	<p>Is the intention for the second compliance pathway (where B17.2 is used), that the building would be setback a further 1 metre, where opposite north facing windows?</p> <p>Diagrams A3 and B3 do not address the second dot point of Standards A13 and B20.</p>	<p>Clarification on these competing Standards is required.</p> <p>Update Standards A3 and B3 to include a second diagram depicting the requirement where Standards 10.2 and B17.2 has been used.</p>
Overshadowing open space	<p>Clause 54.04-5</p> <p>Standard A14</p> <p>Clause 55.04-5</p>	<p>The reducing of sunlight from 40sqm to 25sqm is not supported on amenity grounds, which can be provided within the front setback. There is also no requirement for it to be provided as a single area.</p> <p>The standard refers to the “overshadowing by the development”. It does not clarify if this includes shade cast by existing or proposed boundary fences.</p>	<p>The loss of amenity is considered excessive for the occupiers of the property.</p> <p>The standard should include a clarification that shade cast by boundary fences do not count towards overshadowing of a property.</p> <p>“Private open space” should be defined as the primary open space area.</p>

Theme	Clause & Standard	Comment	Recommendation
	Standard B21	"Private open space" is undefined. Does it mean the primary open space area or all outdoor areas?	
Overlooking	Clause 54.04-6 Standard A15 Clause 55.04-6 Standard B22	<p>The diagrams should be revised to a legible standard.</p> <p>The proposed changes to the clause are considered unacceptable and have raised many questions for Council officers:</p> <ul style="list-style-type: none"> • Why is the horizontal distance reduced to just 6m? • Why is the sill height / screening height lowered to 1.5m? • Why has obscure glazing been removed as a screening option? • It is unclear how changing the dimensions to the standard corresponds with the purpose of the clause, when it has been accepted as a reasonable standard of amenity? • The standard refers to direct views measured at "a 45-degree angle in the downward direction". How is this measured, when the angle would presumably be affected by the height of the floor level / windows given the horizontal length is set at 6m? <p>Overlooking has been a very common ground of appeal by objectors. Given that third party appeal rights are proposed to be removed, it is appropriate to retain the existing provisions, not relax them.</p>	<p>It is recommended that the existing provisions be retained to ensure privacy is protected. This has been an unquestioned standard, one that is almost universally accepted by Responsible Authorities, VCAT and the community for over 20 years.</p> <p>Update diagrams A4 and B4, they are very hard to interpret in their current format.</p>

Theme	Clause & Standard	Comment	Recommendation
Internal views	Clause 55.04-7 Standard B23	Refer to the comments under Overlooking, Standard A15 and B22.	Refer to the recommendation under Overlooking, Standard A15 and B22.
Noise impacts	Clause 54.04-8 Standard A15.2 Clause 55.04-8 Standard B24	<p>The proposed clause is now overly complex and should be simplified.</p> <p>The first objective seeks only to protect residents from industry and transport system noise sources and is limiting.</p> <p>It is unclear how to assess the provisions relating to noise levels. Noting that these are Deemed-to-Comply provisions.</p> <p>What information will the applicant need to submit to justify meeting this condition?</p> <p>Tables A1.6 and B2 stipulate threshold distances from the specified noise sources however it is not clear where you find the information on designated freight routes and freight railways, and roads carrying 20,000 average traffic volume.</p>	<p>The first objective should be rewritten to read:</p> <ul style="list-style-type: none"> <i>To protect residents from external noise sources.</i> <p>The DTP needs to provide technical support to councils to assist in the assessment of this objective and standard. This should be prepared as a Practice Note.</p> <p>A standard condition will need to be placed on planning permits to ensure that the requirements of this standard are achieved post construction. This should be prepared by the DTP.</p> <p>Traffic volumes vary and because of this, establishing compliance with the provision is impractical. It is recommended replacing reference to 20,000 annual average daily traffic volume in Tables A1.6 and B2 with the Transport Zone. This would eliminate any questions on compliance.</p> <p>It is also recommended that the clause requires mandatory double glazing or noise minimizing glazing in all new multi-unit developments. This will provide thermal benefits in addition to noise attenuation. If double glazing requirements are introduced, the provisions of the clause could be pared back to this provision.</p>

Theme	Clause & Standard	Comment	Recommendation
Air pollution	<p>Clause 54.04-9</p> <p>Standard A15.3</p> <p>Clause 55.04-9</p> <p>Standard B24.1</p>	<p>This new provision is considered excessively onerous, expensive to include in a new build, and would require ongoing enforcement.</p> <p>The following paragraphs are unclear in their meaning in both clauses. It is unclear whether it is intended to be an exemption to the clause?</p> <p><i>If in an air pollution influence area specified in Table A1.7 the dwelling, or other solid structure that is at least 1.8 metres in height, is located between the air pollution source and any ground level private open space of a dwelling or residential building.</i></p> <p><i>If in an air pollution influence area specified in Table B2.1 the dwelling, residential building, or other solid structure that is at least 1.8 metres in height, is located between the air pollution source and any ground level private open space of a dwelling or residential building.</i></p> <p>Tables A1.7 and B2.1 stipulate threshold distances from the specified pollution influence areas however it is not clear where the information is included on designated freight routes and freight railways, and roads carrying 20,000 annual average daily traffic volume.</p> <p>Are openable windows permitted on the side of the dwelling facing towards the air pollution source? Levels of air pollution are likely to differ throughout the day and evening and it is reasonable for residents to have windows that can</p>	<p>It is recommended the proposed new provision be deleted altogether. Despite the difficulty and complexity in providing cleaning and ventilation systems, little benefit is expected to be achieved. Council officers also notes the transition towards greener transport. Electric cars and buses are becoming more prevalent on the roads and only regional and freight trains use diesel engines.</p> <p>If the DTP intends to pursue the introduction of this provision, the mentioned paragraph needs to be rewritten. The reference to roads carrying 20,000 average traffic volume should be removed and changed to apply the requirement to properties abutting roads in a TRZ.</p> <p>Provide additional information to assist in determining air pollution sources.</p> <p>Clarify the requirements for ground level private open space by simplifying the wording.</p> <p>Clarify the requirements relating to openable windows. How does this affect the ability to prevent air pollution?</p>

Theme	Clause & Standard	Comment	Recommendation
		be opened during times of lower air pollution (e.g. at night when railway services may not be operating).	
Overshadowing domestic solar energy systems	Clause 55.04-10 Standard B24.2	Standard B24.2 has the same requirement as Standard B17.1. It is unclear what this would achieve? The decision guideline relating to noise is irrelevant. It should be recognized that not all lots have a northern aspect and existing solar facilities are placed on dwellings where practicable. The second decision guideline seems illogical, and protection should be afforded to existing facilities. This new clause and standard have only been included in Clause 55.	Include that consideration be given to orientation, i.e. solar energy systems located to the south of the site should be given more protection with larger setbacks. Delete the decision guideline relating to noise. Include an equivalent provision in clause 54.
Dwelling entry	Clause 55.05-2 Standard B25	The entry requirements for apartment buildings provides an insufficient covered area over the entry door of at least 0.5 metres in depth, providing negligible weather protection.	The depth of the covered area should be increased to 2 metres and be more visually prominent.
Daylight to new windows	Clause 54.05-1 Standard A16	The provision allowing light sources from smaller secondary areas for a bedroom where the window is clear to the sky is not supported. This provision will allow snorkel windows in townhouse developments.	Delete this provision as an unacceptable low level of amenity will be achieved. Include minimum ceiling heights to maximise access to daylight.

Theme	Clause & Standard	Comment	Recommendation
	Clause 55.05-3 Standard B27	Clear to the sky should be defined.	Remove the ability to provide snorkel windows to all developments to improve internal dwelling amenity. Provide measurable targets for daylight in lux levels. Define what clear to the sky means. Thresholds for verandahs and balconies should be included.
Private open space	Clause 54.05-2 Standard A17 Clause 55.05-4 Standard B28	The clause requires ground level private open space of at least 25sqm which is unacceptably small and limits landscaping opportunities. Water tanks, sheds etc... and other services normal to a dwelling should be allowed in private open space areas. Under clause 55.05-5 (which is to be deleted), contained the provision relating southern boundary secluded private open space areas.	Retain the minimum 40sqm metre requirements with a minimum dimension of 3 metres. Include, as part of the Standard, the following requirement: The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where "h" is the height of the wall.
Room depth	Clause 55.05-7 Standard B30.1	The new provisions may lead to, or even encourage, rooms with snorkel windows. This is not supported. We support minimum room dimensions to protect internal amenity.	Include provisions restricting snorkel window designs, to ensure internal amenity standards are acceptable.
Solar access to new windows	Clause 54.05-4	The second objective only encourages external shading. This should be more strongly worded.	Reword the second objective to read:

Theme	Clause & Standard	Comment	Recommendation
	<p>Standard A18.1</p> <p>Clause 55.05-8</p> <p>Standard B30.2</p>	<p>The second paragraph under Standards A18.1 and B30.2 refers to eaves extending by ‘...at least half the depth of the eave’. It is unclear what this means.</p> <p>The requirement for external structures within 5.5m of a primary north facing living area to not have a solid roof is restrictive. If an outdoor entertaining area connects to a north facing living area, it is reasonable that some of this area would be roofed to provide weather protection. Retractable roofs are costly and may not be feasible for small scale developments.</p> <p>The decision guidelines refer to the ‘climate zone’. Where is information on the climate zone found?</p>	<ul style="list-style-type: none"> To provide external shading of windows to minimize heat gain. <p>Amend the wording of both Standards to provide clarity on eaves.</p> <p>Review and amend the requirement for external structures near north facing living areas.</p> <p>Provide additional cross references on the ‘climate zone’ to support decision making.</p> <p>This standard should be combined with Standard B27 as both are concerned with providing an optimal amount of light to a window.</p>
Rooftop solar energy generation area	<p>Clause 54.05-5</p> <p>Standard A18.2</p> <p>Clause 55.05-9</p> <p>Standard B30.3</p>	<p>This requirement is excessive and does not ensure the installation of a solar energy facility. Rooftop solar can be cost prohibitive for some property owners and therefore a standard that designates space for a service that may never be installed seems onerous. Also, the design of the roof may limit the ability to install solar panels, particularly on hip forms.</p> <p>The orientation requirements for the solar energy generation area may be particularly hard to achieve on hipped or gabled roof forms. Introduction of this requirement will lead to reduced articulation of roof forms (which is a direct contradiction of the Detailed Design standard) and the widespread adoption of flat roofs.</p>	<p>This requirement seems particularly onerous given that there is no requirement to install a rooftop solar energy facility. We request that this objective be removed from clauses 54 and 55.</p> <p>This new requirement would result in a loss of articulated roof forms and the increased use of flat roofs that would be inconsistent with the valued neighbourhood character.</p> <p>If the requirement is to be retained, the wording of the dot point relating to obstructions needs to be amended so that it can be clearly understood.</p>

Theme	Clause & Standard	Comment	Recommendation
		<p>The last dot point under Standard A18.2 and B30.3 is unclear, stating:</p> <p><i>A rooftop solar energy area is provided for each dwelling which:</i></p> <ul style="list-style-type: none"> <i>Is free of obstructions within twice the height of the obstruction, measured at the base and centre point of the structure.</i> <p>How is consideration given to the height and shadowing impact of adjoining buildings that may be in a zone that permits greater building heights?</p>	
Natural ventilation	<p>Clause 54.05-6</p> <p>Standard A18.3</p> <p>Clause 55.05-10</p> <p>Standard B30.4</p>	<p>There is no definition or diagram of what a breeze path is.</p> <p>It is unlikely that breeze paths required in accordance with Standard B30.4 could be achieved for all dwellings within an apartment development. Clause 58.07-4 only requires 40% of dwellings to achieve the breeze path. This new standard under B30.4 is inconsistent and creates a substantial difference in the requirements for apartment buildings below and over 5 storeys.</p> <p>Is there a requirement for a breeze path to be provided at all levels of a building?</p>	<p>Include a definition of a breeze path in the clause or in 73.01.</p> <p>A diagram depicting an example breeze path would be helpful under this standard.</p> <p>Revise Standard B30.4 to ensure consistency with breeze path requirements for apartment buildings of any number of 5 storeys.</p> <p>Clarification is required on whether each floor in a building requires a breeze path.</p>
Detailed design	Clause 54.06-1	The objective seeks to encourage design detail that respects the existing or preferred neighbourhood character. Yet, the Neighbourhood character requirements are proposed to be deleted from ResCode.	<p>The objective requires reconsideration.</p> <p>It is recommended that the provision is reworded “Where a dwelling fronts a street” rather than “development”.</p>

Theme	Clause & Standard	Comment	Recommendation
	<p>Standard A19</p> <p>Clause 55.06-1</p> <p>Standard B31</p>	<p>More clarity is required in many of the design detail requirements. Refer to the recommendations for these.</p> <p>The materials provisions of the clause may not be able to comply with the materials requirements on many Covenants in Manningham, many of which require buildings to be built in brick.</p> <p>The requirement to include variation to the roof form may have implications on the ability to achieve the rooftop solar energy generation standard.</p>	<p>Passive surveillance from windows – a maximum sill height should be specified to avoid highlight windows facing the street, e.g. a sill height of no more than 800mm above FFL.</p> <p>A wall that is not “blank” should be further defined as one that has windows.</p> <p>The articulation provisions will provide very little visual interest. The wall lengths are too long. With the front and rear setback requirements, a 30 metres wall be an equivalent length as the side boundary. It is recommended that this be reduced to 10 metres.</p> <p>Consider the implications of the variation to roof form requirement on the rooftop solar energy generation area standard.</p>
Waste and recycling	<p>Clause 54.06-3</p> <p>Standard A21</p> <p>Clause 55.06-5</p> <p>Standard B34.1</p>	<p>The proposed amendments are generally supported.</p> <p>Council assesses the minimum bin storage area requirements based on the configuration and design of a proposed development, which is assessed on an individual basis.</p> <p>The Bin Storage Area Dimensions are of a size that is expected for waste storage.</p>	No changes.
Functional Layout		It has been indicated that the Functional Layout provisions under clause 55.07-12 will also apply to clause 55. However,	Include the Functional Room Layout provisions in clause 54 and 55.

Theme	Clause & Standard	Comment	Recommendation
		<p>it appears that these standards have not been included as part of the amendment.</p> <p>The width and depth provisions should be provided clear of any obstructions, e.g. poles and cupboards, etc.</p> <p>These provisions should also be introduced to proposals considered under Clause 54.</p>	<p>The depth and width provisions should be made clear of obstructions, e.g. no poles.</p>
Energy efficiency	<p>Clause 55.07-1</p> <p>Standard B35</p>	<p>The amendment is generally supported. However, the standard should continue to require and prioritise passive solutions to cooling and heating.</p>	<p>Include a provision to prioritise passive solutions to cooling and heating.</p>
Communal open space	<p>Clause 55.07-2</p> <p>Standard B36</p>	<p>The amendment is generally supported. It should be further amended to require the inclusion of canopy cover and trees and for communal open space to be accessible to all residents.</p>	<p>Include a provision to require canopy cover and trees and for communal open space to be accessible to all residents.</p>
Solar access to communal outdoor open space	<p>Clause 55.07-3</p> <p>Standard B37</p>	<p>The deletion of the requirement to provide communal outdoor open space on the northern side (if appropriate) is not supported.</p>	<p>Include a provision that prioritises this area on the northern side, above the eastern or western sides of a building. The provision should also not allow this area on the southern side of a building.</p>
Landscaping	<p>Clause 55.07-4</p>	<p>Refer to the comments for Standard B13.</p>	<p>The size of the trees in Table B7 should be changed to:</p>

Theme	Clause & Standard	Comment	Recommendation
	Standard B38	The proposed tree heights are too small for substantial apartment buildings.	Type A: 8 metres. Type B: 12 metres. Type C: 15 metres.
Noise impacts	Clause 55.07-7 Standard B41	Refer to comments for Standards A15.2 and B24.	Refer to recommendations for Standards A15.2 and B24.
Accessibility	Clause 55.07-8 Standard B42	The deletion of Standard B42 is opposed. The Standard should be retained to ensure that future housing stock is universally accessible, and that accessibility remains at the forefront of dwelling design. The retention of Standard B42 will also remove the need for planning permit amendments to address this issue at a later time.	Retain Standard B42.
Private open space	Clause 55.07-9 Standard B43	The consolidation of this standard with Standard B28 is supported.	No changes.

Theme	Clause & Standard	Comment	Recommendation
Storage	Clause 55.07-10 Standard B44	The proposed deletion and integration of B44 with the revised Standard B30 is supported.	No changes.
Waste and recycling	Clause 55.07-11 Standard B45	Refer to comments at Standard B34.1	Refer to recommendation at Standard B34.1.
Functional layout	Clause 55.07-12 Standard B46	The amendments are supported. However, they should also be included for non-apartment building developments, including clause 54.	No changes.
External walls and material	Clause 55.07-19 Standard B53	The proposed deletion of the clause is not supported. The quality and durability of external materials and finishes must be maintained to ensure appealing, comfortable, sustainable, and fit-for purpose homes as set out in the Housing Statement.	Retain the clause.
Building separation	Clause 55.07-20	The proposed new provision is generally supported. However, the separation only appears to protect sunlight	Reconsideration of the provisions are required to account for shading at the ground level during winter.

Theme	Clause & Standard	Comment	Recommendation
	Standard B54	access for buildings to the south at the equinox, whilst allowing poor levels of sunlight through the winter months. It is acknowledged that spacing will provide good opportunities for communal open space within a site.	
Air pollution	Clause 55.07-21	Refer to comments for Standards A15.3 and B24.1.	Refer to recommendations to Standards A15.3 and B24.1.



Manningham Council

P: 9840 9333
E: manningham@manningham.vic.gov.au
W: manningham.vic.gov.au



Clause 54 proposed standards

For consultation – August 2024



Planning scheme clause and standard	Existing Standard	Proposed deemed to comply standard	Rationale
Neighbourhood character Clause 54.02-1 Standard A1	The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	Not applicable. Standard A1 is proposed to be removed.	Stakeholder mostly agreed that neighbourhood character policies are not providing better design outcomes than those that can be achieved through other ResCode standards, are holding up planning permit approvals and resulting in poor design. In response to this, this standard is proposed to be removed, and siting and design standards are proposed to be updated to ensure development provides for good internal amenity for occupants and external amenity for neighbours. The valued character of our neighbourhoods and the ability to specify local variations to standard planning controls to protect it will be retained in the planning system with the Neighbourhood Character Overlay.
Integration with the street Clause 54.02-2 Standard A2	Dwellings should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.	Not applicable. Standard A2 is proposed to be removed.	This standard is proposed to be removed in response to stakeholder feedback that the requirements of this standard are included more appropriately in other ResCode standards such as front fences and dwelling entry.
Street setback Clause 54.03-1 Standard A3	Walls of buildings should be set back from streets: <ul style="list-style-type: none"> ▪ At least the distance specified in a schedule to the zone, or ▪ If no distance is specified in a schedule to the zone, the distance specified in Table A1. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.	Walls of buildings are set back from streets: <ul style="list-style-type: none"> ▪ at least the distance specified in a schedule to the zone; or ▪ if no distance is specified in a schedule to the zone, the distance specified in Table A1. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard. Table A1 Street setback	The proposed street setback standard is in response to stakeholder feedback. More consistent street setbacks are proposed to increase certainty and allow more efficient use of sites. A minimum 4 metre setback has been proposed to allow for meaningful landscaping and car parking to be provided on site. A greater setback is proposed for developments on streets in a Transport Zone 2 to provide adequate separation along principal and arterial roads.

OFFICIAL



Table A1 Street setback			Development context	Minimum setback from front street	Minimum setback from a side street
Development context	Minimum setback from front street (Metres)	Minimum setback from a side street (Metres)			
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.	The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

OFFICIAL



<p>Building height Clause 54.03-2 Standard A4</p>	<p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p>	<p>The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed the height specified in Table A1.1, unless for a location where the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more for a width greater than 8 metres, in which case the maximum building height at this location does not exceed the height specified in Table A1.1 by more than 1 metre.</p> <p>Table A1.1 Building height</p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Height</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Residential Zone</td> <td>9 metres</td> </tr> <tr> <td>General Residential Zone Township Zone</td> <td>11 metres</td> </tr> <tr> <td>Residential Growth Zone Mixed Use Zone</td> <td>13.5 metres</td> </tr> </tbody> </table>	Zone	Height	Neighbourhood Residential Zone	9 metres	General Residential Zone Township Zone	11 metres	Residential Growth Zone Mixed Use Zone	13.5 metres	<p>The changes to this standard clarify its operation as a deemed to comply standard. The maximum building heights align with the building heights in the zones, except for the Mixed Use Zone.</p> <p>Unless specified in a schedule to the zone, the Mixed Use Zone does not apply a maximum building height. The maximum height in a Mixed Use Zone is proposed to be 13.5 metres, consistent with the Residential Growth Zone and the purpose of the Mixed Use Zone to provide housing at higher densities.</p> <p>If a different building height is specified in a schedule to the zone, that building height becomes the deemed to comply requirement for the purposes of this standard.</p> <p>If an overlay specifies a different building height requirement, the requirements of that overlay applies.</p> <p>A maximum building height for each residential zone is specified in the standard to increase certainty and clarity about building heights.</p> <p>The phrasing of the slope of the land is redrafted to be clearer.</p>
Zone	Height										
Neighbourhood Residential Zone	9 metres										
General Residential Zone Township Zone	11 metres										
Residential Growth Zone Mixed Use Zone	13.5 metres										
<p>Site coverage Clause 54.03-3 Standard A5</p>	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> ▪ The maximum site coverage specified in a schedule to the zone, or ▪ If no maximum site coverage is specified in a schedule to the zone, 60 per cent. 	<p>The site area covered by buildings does not exceed:</p> <ul style="list-style-type: none"> ▪ the maximum site coverage specified in a schedule to the zone; or ▪ if no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table A1.2. <p>Table A1.2 Site coverage</p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Area covered by buildings</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Residential Zone</td> <td>60 per cent</td> </tr> <tr> <td>General Residential Zone Township Zone</td> <td>70 per cent</td> </tr> <tr> <td>Residential Growth Zone Mixed Use Zone</td> <td>80 per cent</td> </tr> </tbody> </table>	Zone	Area covered by buildings	Neighbourhood Residential Zone	60 per cent	General Residential Zone Township Zone	70 per cent	Residential Growth Zone Mixed Use Zone	80 per cent	<p>Site coverage is based on zoning to encourage greater densities and more contextual site coverage.</p> <p>The standard recognises the different outcomes supported by residential zones supporting planting of trees, car parking and private open space at ground level.</p>
Zone	Area covered by buildings										
Neighbourhood Residential Zone	60 per cent										
General Residential Zone Township Zone	70 per cent										
Residential Growth Zone Mixed Use Zone	80 per cent										
<p>Permeability Clause 54.03-4 Standard A6</p>	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> ▪ The minimum area specified in a schedule to the zone, or ▪ If no minimum is specified in a schedule to the zone, 20 percent of the site. 	<p>The site area covered by water permeable surfaces is at least:</p> <ul style="list-style-type: none"> ▪ the minimum area specified in a schedule to the zone; or ▪ if no minimum area is specified in a schedule to the zone, 20 per cent of the site. 	<p>To ensure adequate management of stormwater of 20 per cent permeability is retained for all sites.</p>								
<p>Energy efficiency protection Clause 54.03-5 Standard A7</p>	<p>Buildings should be:</p> <ul style="list-style-type: none"> ▪ Oriented to make appropriate use of solar energy. ▪ Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced. ▪ Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings or small second 	<p>At least 25 per cent of the windows to the primary living area of the dwelling or residential building are north facing and oriented within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.</p>	<p>External shading can block up to 80% of summer heat gain through windows. Internal window coverings and double glazing can reduce winter heat losses by up to 70% (SV energy Smart Housing Manual, p 30). Securing these orientation features at planning stage provides significant low cost energy gains with long term operational energy savings benefits. Waiting to</p>								

OFFICIAL



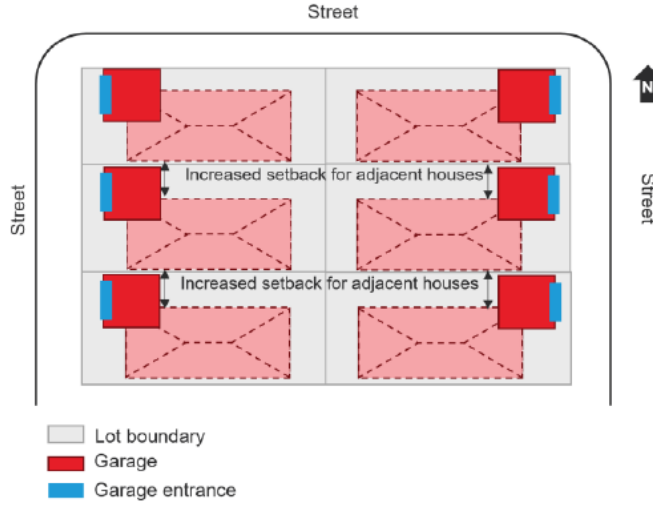
	<p>dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.</p> <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>A dwelling or small second dwelling should be designed so that solar access to north-facing windows is maximised.</p>		<p>building stage can mean building/living room orientation options are limited once the building footprint is established.</p> <p>A 25% of the windows to the primary living area is adopted rather than more qualitative phrases such as 'make appropriate use of solar energy' and 'maximised'. It also provides scope for design responses that can be applied on more poorly oriented lots.</p>																				
<p>Significant trees Clause 54.03-6 Standard A8</p>	<p>Development should provide for the retention or planting of trees, where these are part of the neighbourhood character.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p>	<p>Development retains each existing significant tree, including any significant tree removed from the site 12 months prior to the application being made.</p> <p>All new canopy trees are:</p> <ul style="list-style-type: none"> Consistent with a tree type specified in Table A1.3. Located in an area of decompacted soil to a depth of at least one metre, mixed with 20 per cent organic matter, and with the minimum volume, dimension and depth specified in Table A1.4; or located in planters with the minimum volume, dimension and depth specified in Table A1.4. Provided root barriers located parallel to the walls of a new or existing building on the lot, opposite each tree for the length of the minimum canopy diameter as specified in Table A1.3. Outside the minimum setback distances specified in Table A1.5. <p>Canopy trees, significant trees and landscaped areas are irrigated by an irrigation system with a timer and on/off mechanism.</p> <p>Water supply to the irrigation system is from either:</p> <ul style="list-style-type: none"> if available, reticulated recycled water; or supplemented with rainwater from a tank. <p>Table A1.3 Tree types</p> <table border="1" data-bbox="1210 1318 1976 1549"> <thead> <tr> <th>Tree type</th> <th>Minimum canopy diameter at maturity</th> <th>Minimum height at maturity</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>4 metres</td> <td>6 metres</td> </tr> <tr> <td>B</td> <td>8 metres</td> <td>8 metres</td> </tr> <tr> <td>C</td> <td>12 metres</td> <td>12 metres</td> </tr> </tbody> </table> <p>The tree canopy cover area in square metres is calculated by multiplying 3.14 by the canopy radius squared. The canopy radius is half of the canopy diameter.</p> <p>Table A1.4 Soil requirements for trees</p> <table border="1" data-bbox="1210 1696 1976 1858"> <thead> <tr> <th>Tree type</th> <th>Deep soil</th> <th>Planter soil</th> <th>Depth of planter soil</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>8 square metres (minimum plan)</td> <td>8 cubic metres (minimum plan)</td> <td>0.8 metre</td> </tr> </tbody> </table>	Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	A	4 metres	6 metres	B	8 metres	8 metres	C	12 metres	12 metres	Tree type	Deep soil	Planter soil	Depth of planter soil	A	8 square metres (minimum plan)	8 cubic metres (minimum plan)	0.8 metre	<p>This new standard requires retention of significant trees which provide a minimum tree canopy cover. The updated standard supports <i>Plan Melbourne</i> Action 91 on Cooling and Greening. It also implements the intent of planning policy (Clause 15.01-2 Building design) including to "Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas."</p> <p>This new draft clause to protect the health of new canopy trees is based on the current landscaping standards for apartments, adapted to apply to developments of single dwellings and small second dwellings on a lot.</p>
Tree type	Minimum canopy diameter at maturity	Minimum height at maturity																					
A	4 metres	6 metres																					
B	8 metres	8 metres																					
C	12 metres	12 metres																					
Tree type	Deep soil	Planter soil	Depth of planter soil																				
A	8 square metres (minimum plan)	8 cubic metres (minimum plan)	0.8 metre																				

OFFICIAL



		<table border="1"> <tr> <td></td> <td>dimension 2.5 metres)</td> <td>dimension 2.5 metres)</td> <td></td> </tr> <tr> <td>B</td> <td>30 square metres (minimum plan dimension 4.5 metres)</td> <td>30 cubic metres (minimum plan dimension 4.5 metres)</td> <td>1 metre</td> </tr> <tr> <td>C</td> <td>68 square metres (minimum plan dimension 6.5 metres)</td> <td>68 cubic metres (minimum plan dimension 6.5 metres)</td> <td>1.5 metres</td> </tr> </table> <p>Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5 per cent for every additional tree, up to a maximum reduction of 25 per cent.</p> <p>Table A1.5 Minimum setback distance from a building</p> <table border="1"> <thead> <tr> <th>Tree type</th> <th>Minimum setback distance from a building</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>2 metres</td> </tr> <tr> <td>B</td> <td>4 metres</td> </tr> <tr> <td>C</td> <td>6 metres</td> </tr> </tbody> </table> <p>The minimum setback distance is measured from the tree trunk to the closest outer wall.</p>		dimension 2.5 metres)	dimension 2.5 metres)		B	30 square metres (minimum plan dimension 4.5 metres)	30 cubic metres (minimum plan dimension 4.5 metres)	1 metre	C	68 square metres (minimum plan dimension 6.5 metres)	68 cubic metres (minimum plan dimension 6.5 metres)	1.5 metres	Tree type	Minimum setback distance from a building	A	2 metres	B	4 metres	C	6 metres	
	dimension 2.5 metres)	dimension 2.5 metres)																					
B	30 square metres (minimum plan dimension 4.5 metres)	30 cubic metres (minimum plan dimension 4.5 metres)	1 metre																				
C	68 square metres (minimum plan dimension 6.5 metres)	68 cubic metres (minimum plan dimension 6.5 metres)	1.5 metres																				
Tree type	Minimum setback distance from a building																						
A	2 metres																						
B	4 metres																						
C	6 metres																						
<p>Building setback Clause 54.03-7 Standard A9</p>	<p>Walls of a small second dwelling should be set back behind the front wall of the existing dwelling on the lot, facing the frontage.</p> <p>Porches, pergolas, verandahs, and eaves should not encroach into the setback of this standard.</p>	<p>Walls of a small second dwelling are set back behind the front wall of the existing dwelling on the lot, facing the frontage.</p> <p>Porches, pergolas, verandahs, and eaves do not encroach into the setback of this standard.</p>	<p>The changes to this standard clarify its operation as a deemed to comply standard.</p>																				
<p>Safety and accessibility Clause 54.03-8 Standard A9.1</p>	<p>A small second dwelling should be provided with a clear and unobstructed path from the frontage that:</p> <ul style="list-style-type: none"> Has a minimum width of at least 1 metre, with no encroachments. If the path is longer than 30 metres, the path should have a minimum width of at least 1.8 metres. Has a minimum clear height of at least 2 metres, with no encroachments. Has a gradient no steeper than 1 in 14. Has a cross fall no steeper than 1 in 40. Is sealed or has an all-weather access. 	<p>A small second dwelling is provided with a clear and unobstructed path from the frontage that:</p> <ul style="list-style-type: none"> Has a minimum width of at least 1 metre, with no encroachments. If the path is longer than 30 metres, the path has a minimum width of at least 1.8 metres. Has a minimum clear height of at least 2 metres, with no encroachments. Has a gradient no steeper than 1 in 14. Has a cross fall no steeper than 1 in 40. Is sealed or has an all-weather access. 	<p>The changes to this standard clarify its operation as a deemed to comply standard.</p>																				
<p>Access 54.03-9 Standard A9.2</p>	<p>Not applicable. This is a new standard.</p>	<p>The location of crossovers and accessways align with the northern lot boundary for lots where the long axis of the lot is within the range east 45 degrees north to east 45 degrees south.</p>	<p>Added to help ensure north facing solar access is optimised, with placement of the building closer to the south lot boundary.</p>																				

OFFICIAL

			 <p>Decision guidelines provide for where the size, shape and orientation of the lot can provide alternative design outcome.</p>
<p>Side and rear setbacks Clause 54.04-1 Standard A10</p>	<p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> At least the distance specified in a schedule to the zone, or If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>A new building not on or within 200mm of a boundary is setback from side or rear boundaries:</p> <ul style="list-style-type: none"> at least the distance specified in a schedule to the zone; or if no distance is specified in a schedule to the zone, in accordance with standard A10.1 or A10.2 below. <p>This standard is only met if the building is setback in accordance with either standard A10.1 or A10.2, not both standards.</p> <p>Standard A10.1</p> <p>The building is setback at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>Standard A10.2</p> <p>If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres.</p> <p>If the boundary is to the south of the building, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres.</p> <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails, and carports may encroach into the side and rear setbacks</p> <p>Diagram A1 Side and rear setbacks (Standard A10.1)</p>	<p>The existing numerical side and rear setbacks requirements have been retained due to their ability to regulate amenity impacts such as solar access, overshadowing and visual bulk as well as the space for landscaping that they provide.</p>

OFFICIAL



		<p>Diagram A1.1 Side and rear setbacks (Standard A10.2)</p>	
<p>Walls on boundaries Clause 54.04-2 Standard A11</p>	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> For a length of more than the distance specified in a schedule to the zone; or If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2</p>	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot may abut the boundary:</p> <ul style="list-style-type: none"> for a length more than the distance specified in a schedule to the zone; or if no distance is specified in a schedule to the zone, the length does not exceed the greater of the following distances: <ul style="list-style-type: none"> 15 metres. 50 per cent of the boundary length. The length of an existing or simultaneously constructed boundary wall on an abutting lot. <p>A new wall may fully abut a rear lane where the wall does not exceed 3.6 metres.</p> <p>A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed:</p> <ul style="list-style-type: none"> 3.6 metres; or the height of an existing or simultaneously constructed wall. 	<p>The standard has been amended to improve clarity and simplicity. The standard slightly increases the permissible length to support denser housing, but not in a way that impacts on liveability.</p> <p>The calculations also allow a small increase in permissible wall on boundary length to facilitate increased housing:</p> <ul style="list-style-type: none"> For a 25m deep lot the current Rescode allows 13.75 metres while the proposed method would allow 15 metres. For a 30m deep lot the current Rescode allows 15 metres while the proposed method would allow 15 metres. For a 50m deep lot the current Rescode allows 20 metres while the proposed method would allow 25 metres. <p>The height is simplified to 3.6 metres rather than retaining the complicated averaging system. The slight increase in height has very little impact on amenity, testing has shown.</p>

OFFICIAL



	<p>metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>		
<p>Daylight to existing windows Clause 54.04-3 Standard A12</p>	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>Buildings opposite an existing habitable room window provide an area clear to the sky to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre. The calculation of the area may include land on the abutting lot.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p> <p>Diagram A2 Daylight to existing windows</p>	<p>Stakeholder feedback was that the existing standard provides appropriate amenity protection.</p> <p>The light court component of the standard has been retained as it provides an appropriate level of protection.</p> <p>The requirement for walls or carports more than 3 metres in height opposite an existing habitable room window to be set back from the window at least 50 per cent of the height of the new wall has been removed as it places unreasonable requirements on the protection of windows, that are appropriately protected by setback standards.</p>
<p>North-facing windows Clause 54.04-4 Standard A13</p>	<p>If a north-facing habitable room window of an existing dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	<p>Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:</p> <ul style="list-style-type: none"> A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. For buildings that meet the Standard A10.2 setback, the building is setback from the boundary by at least 1 metre. This is for a distance of at least 3 metres from the edge of each side of the window. <p>For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.</p> <p>Diagram A3 North-facing windows</p>	<p>The standard has been retained with the option for an alternative setback where they adopt the B17.2 setback. This will ensure adequate sunlight to lower storey habitable rooms on adjoining development.</p>



<p>Overshadowing open space Clause 54.04-5 Standard A14</p>	<p>Where sunlight to the secluded private open space of an existing dwelling or small second dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>The area of private open space that is not overshadowed by the new development is greater than:</p> <ul style="list-style-type: none"> 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. 	<p>The standard is proposed to focus on the extent of overshadowing for all private open space rather than the specified secluded private open space area to improve clarity and certainty and prevent adverse outcomes and unintentional non-compliances.</p> <p>References to 'secluded private open space' are proposed to be replaced with 'private open space' to remain consistent with changes to the private open space standard and overlooking standard.</p>
<p>Overlooking Clause 54.04-6 Standard A15</p>	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. Have sill heights of at least 1.7 metres above floor level. Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p>	<p>To limit views into existing secluded private open space and habitable room windows.</p> <p>A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window, balcony, private open space of an existing dwelling or small second dwelling within a horizontal distance of 6 metres:</p> <ul style="list-style-type: none"> is offset a minimum of 1.5 metres from the edge of the habitable room window or balcony, or has a sill height of at least 1.5 metres above floor level, or has a visually obscure balustrade to at least 1.5 metres above floor level, or has external screens to at least 1.5 metres above floor level, or has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. <p>Direct views are measured at a height of 1.5 metres above floor level and within:</p> <ul style="list-style-type: none"> a 45 degree horizontal angle from the edge of the new window or balcony, a 45 degree angle in the downward direction. <p>Screens provided for overlooking must be no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.</p> <p>This standard does not apply where a direct view is obstructed by a wall or fence.</p>	<p>The standard reduces the distance where overlooking must be considered from 9 metres to 6 metres to provide more equitable amenity outcomes for residents in new dwellings.</p> <p>The standard facilitates better design for new dwellings especially on smaller sites, where internal amenity outcomes would be reduced due to screening requirements.</p> <p>Where screening is required, the standard provides more alternatives to address overlooking, including screening, opaque balustrades, ledges and fins.</p> <p>Refer to Standard A17 – Private open space for more information.</p>

OFFICIAL



	<ul style="list-style-type: none"> Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. Permanent, fixed and durable. Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	<p>Diagram A4 Overlooking open space</p>					
<p>Overshadowing domestic solar energy systems</p> <p>Clause 54.04-7 Standard A15.1</p>	<p>New ESD standard</p>	<p>Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot is set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>Existing domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.</p>	<p>This standard replaces the existing provisions in Clause 54.03-5 - Energy efficiency protection with a quantified deemed to comply standard.</p> <p>The new standard is aimed at protecting existing solar panels through maintaining building setbacks applying to new adjacent development proposals. The clause repeats the existing numerical side and rear setbacks requirements of clause 54.04-1 for the purpose of restricting use of discretion to reduce these setbacks by the responsible authority. It only applies where there are existing, well located solar panels on the adjacent residential building</p> <p>Typically these setbacks will ensure at least 60% of annual energy generation from photovoltaic solar panels is maintained (assuming panels are well located high on the roof line and incorporate <u>micro-inverters or power optimisers</u> that allow unshaded panels to generate power when some panels in the array are shaded).</p>				
<p>Noise impacts</p> <p>Clause 54.04-8 Standard A15.2</p>	<p>New ESD standard</p>	<p>A dwelling or small second dwelling in a noise influence area specified in Table A1.6 is to be designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. Not greater than 40dB(A) for living areas, assessed as an LAeq,16h from 6am to 10pm. <p>A bedroom or living area of a dwelling does not need to meet the specified noise level requirements if it is fully screened from noise sources by the building, another solid structure, or the natural topography of the land.</p> <p>If a proposed ground level private open space is located in a noise influence area specified in Table A1.6, the dwelling, small second dwelling, or another solid structure that is at least 1.8 metres in height, is located between the noise source and the private open space.</p> <p>Table A1.6 Noise influence area</p> <table border="1" data-bbox="1210 1711 1976 1812"> <thead> <tr> <th>Noise Source</th> <th>Noise Influence Area</th> </tr> </thead> <tbody> <tr> <td colspan="2">Zone interference</td> </tr> </tbody> </table>	Noise Source	Noise Influence Area	Zone interference		<p>This revised standard responds to the commitment in the <u>ESD Roadmap</u> to apply the existing apartment noise design standards to other residential developments and other noise sensitive land uses. The primary focus of the clause is to ensure new residential developments located near transport corridors and industrial zones are designed to achieve internal noise exposure standards.</p> <p>The new standard implements planning policy <u>13.05-1 Noise management</u> to "Minimise the impact on human health from noise exposure to occupants of sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital) near the transport system and other noise emission sources through suitable building siting and design (including orientation and internal layout), urban design and land use separation techniques as appropriate to the land use functions and character of the area."</p> <p>This standard has been prepared with input from ARUP consulting and EPA Victoria. They are supported by a draft Practice Note that includes standardised construction measures that can be used to demonstrate compliance without the need for use of a specialist noise consultant. Spatial layers</p>
Noise Source	Noise Influence Area						
Zone interference							

OFFICIAL



		<table border="1"> <tr> <td>Industry</td> <td>300 metres from the Industrial 1 and 2 zone boundary</td> </tr> <tr> <td colspan="2">Roads</td> </tr> <tr> <td>Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume</td> <td>300 metres from the nearest trafficable lane</td> </tr> <tr> <td colspan="2">Roads included in the Principal Freight Network</td> </tr> <tr> <td colspan="2">Railways</td> </tr> <tr> <td>Railway servicing passengers in Victoria</td> <td>80 metres from the centre of the nearest track</td> </tr> <tr> <td>Railway servicing freight outside Metropolitan Melbourne</td> <td>80 metres from the centre of the nearest track</td> </tr> <tr> <td>Railway servicing freight Metropolitan Melbourne</td> <td>135 metres from the centre of the nearest track</td> </tr> </table> <p>The noise influence area is measured from the noise source to the closest part of the dwelling. Sections of roads and railway lines in tunnels are excluded.</p>	Industry	300 metres from the Industrial 1 and 2 zone boundary	Roads		Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane	Roads included in the Principal Freight Network		Railways		Railway servicing passengers in Victoria	80 metres from the centre of the nearest track	Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track	Railway servicing freight Metropolitan Melbourne	135 metres from the centre of the nearest track	<p>have been prepared showing all relevant road and rail corridors.</p> <p>The 20,000 Annual Average Daily Traffic Volume (AADT) matches the threshold applied in NSW and responds to feedback that the 40,000 AADT to DTP and the Parliamentary Inquiry into Apartment Standards that the 40,000AADT used in the apartment standards did not account for a range of busy roads.</p> <p>Incorporates noise attenuation of private open space to ensure the use and amenity of key outdoor areas is not blighted.</p>
Industry	300 metres from the Industrial 1 and 2 zone boundary																		
Roads																			
Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane																		
Roads included in the Principal Freight Network																			
Railways																			
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track																		
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track																		
Railway servicing freight Metropolitan Melbourne	135 metres from the centre of the nearest track																		
<p>Air pollution Clause 54.04-9 Standard A15.3</p>	<p>New ESD standard</p>	<p>A dwelling or small second dwelling in an air pollution influence area specified in Table A1.7 provides:</p> <ul style="list-style-type: none"> fixed air cleaning equipment to service all habitable rooms, incorporating high-efficiency particulate air (HEPA) filters or equivalent; or ducted mechanical ventilation for the supply of outdoor air in compliance with Australian Standard AS 1668.2 The use of ventilation and air conditioning in buildings, and locate any building air intakes and openable windows of habitable rooms on the side of the dwelling facing away from the air pollution source. <p>If in an air pollution influence area specified in Table A1.7, the dwelling, or other solid structure that is at least 1.8 metres in height, is located between the air pollution source and the ground level private open space of the dwelling.</p> <p>Table A1.7 Air pollution influence area</p> <table border="1"> <thead> <tr> <th>Air pollution source</th> <th>Air pollution influence area</th> </tr> </thead> <tbody> <tr> <td colspan="2">Roads</td> </tr> </tbody> </table>	Air pollution source	Air pollution influence area	Roads		<p>The primary focus of the clause is to ensure new residential developments located near transport corridors are designed to minimise resident exposure to air pollutants from transport.</p> <p>This new standard responds to the commitment in the ESD Roadmap to 'Implement siting and design standards to reduce impacts of air and noise pollution from transport corridors on building occupants'.</p> <p>The new standard also responds to planning policy 13.06-1 Air quality management to "Minimise air pollutant exposure to occupants of sensitive land uses near the transport system through suitable siting, layout and design responses" and related statements in the <i>Victorian Air Quality Strategy</i>.</p> <p>This standard has been prepared with input from ERM consulting and EPA Victoria. Permit applicants will be supported by guidance materials.</p> <p>The approach has also been informed by major reviews by the WHO and EU on air pollution and children's health, the US Health Effects Institute review of Long-Term Exposure to Traffic-Related Air Pollution and a range of Australian studies.</p>												
Air pollution source	Air pollution influence area																		
Roads																			

OFFICIAL



		<table border="1"> <tr> <td>Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume</td> <td>50 metres from the nearest trafficable lane</td> </tr> <tr> <td>Roads included in the Principal Freight Network</td> <td></td> </tr> <tr> <td colspan="2">Railways</td> </tr> <tr> <td>Railway servicing passengers or freight using diesel locomotives</td> <td>50 metres from the centre of the nearest track</td> </tr> <tr> <td>Rail stabling yards for diesel locomotives</td> <td>300 metres from the centre of the nearest track</td> </tr> </table> <p>The air pollution influence area is measured from the air pollution source to the closest part of the dwelling. Sections of roads and railway lines in tunnels are excluded.</p>	Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume	50 metres from the nearest trafficable lane	Roads included in the Principal Freight Network		Railways		Railway servicing passengers or freight using diesel locomotives	50 metres from the centre of the nearest track	Rail stabling yards for diesel locomotives	300 metres from the centre of the nearest track	<p>The use of a solid barrier between the private open space has been shown to be effective in dispersing plumes of polluted air. A solid barrier is specified as this doubles to achieve required noise attenuation.</p>		
Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume	50 metres from the nearest trafficable lane														
Roads included in the Principal Freight Network															
Railways															
Railway servicing passengers or freight using diesel locomotives	50 metres from the centre of the nearest track														
Rail stabling yards for diesel locomotives	300 metres from the centre of the nearest track														
<p>Daylight to new windows Clause 54.05-1 Standard A16</p>	<p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or A verandah provided it is open for at least one third of its perimeter, or A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	<p>Each habitable room has a window that faces a light court or outdoor space that is clear to the sky and complies with Table A1.8.</p> <p>Table A1.8 Light Court or outdoor space used by a dwelling</p> <table border="1"> <thead> <tr> <th>Wall height to the light court or outdoor space</th> <th>Minimum dimension from the habitable room window or balcony</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>3.6 metres or less</td> <td>1 metre</td> <td>3 square metres</td> </tr> <tr> <td>6.9 metres or less</td> <td>2 metres</td> <td>6 square metres</td> </tr> <tr> <td>13.5 metres or less</td> <td>3 metres</td> <td>9 square metres</td> </tr> </tbody> </table> <p>In this standard, the dimension and area of a light court or outdoor space:</p> <ul style="list-style-type: none"> Does not include land on an adjoining lot. May include either: <ul style="list-style-type: none"> a verandah or balcony, if it is open for at least one third of its perimeter; or a carport, if it has two or more open sides and is open for at least one third of its perimeter. <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky and the secondary area has:</p> <ul style="list-style-type: none"> a minimum width of 1.2 metres; and a maximum depth of 1.5 times the width, measured from the external surface of the window. 	Wall height to the light court or outdoor space	Minimum dimension from the habitable room window or balcony	Minimum area	3.6 metres or less	1 metre	3 square metres	6.9 metres or less	2 metres	6 square metres	13.5 metres or less	3 metres	9 square metres	<p>The additional light court requirements will provide additional requirements for a deeper light court.</p> <p>The proposed changes clarify that a habitable room is to have a window that faces a light court or open space including basement habitable rooms.</p> <p>The size of the light court will help improve liveability when compared with tall narrow light courts that are commonly being provided.</p>
Wall height to the light court or outdoor space	Minimum dimension from the habitable room window or balcony	Minimum area													
3.6 metres or less	1 metre	3 square metres													
6.9 metres or less	2 metres	6 square metres													
13.5 metres or less	3 metres	9 square metres													
<p>Private open space</p>	<p>A dwelling should have private open space of an area and dimensions specified in a schedule to the zone.</p>	<p>A dwelling has private open space of an area and dimensions specified in a schedule to the zone.</p>	<p>The existing standard is problematic and key issues include:</p>												

OFFICIAL



<p>Clause 54.05-2 Standard A17</p>	<p>If no area or dimensions is specified in a schedule to the zone, a dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.</p> <p>A dwelling with a small second dwelling on the same lot should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions is specified in a schedule to the zone, a dwelling with a small second dwelling on the same lot should have secluded private open space consisting of an area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.</p> <p>A small second dwelling should have a secluded private open space consisting of an area of 8 square metres with a minimum dimension of 1.6 metres and convenient access from a living room.</p>	<p>If no area or dimensions is specified in a schedule to the zone, a dwelling has private open space with convenient access from a living room consisting of:</p> <ul style="list-style-type: none"> an area at ground level of at least 25 square metres with a minimum dimension of 3 metres, or an area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres, or a balcony with at least the area and dimensions specified in Table A1.9, or an area on a roof of at least 10 square metres, with a minimum dimension of 2 metres. <p>Table A1.9 Private open space for a balcony</p> <table border="1"> <thead> <tr> <th>Dwelling Type</th> <th>Minimum dimension</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom dwelling</td> <td>1.8 metres</td> <td>8 square metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>2 metres</td> <td>8 square metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>2.4 metres</td> <td>12 square metres</td> </tr> </tbody> </table> <p>A dwelling with a small second dwelling on the same lot has private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions is specified in a schedule to the zone, a dwelling with a small second dwelling on the same lot has private open space consisting of an area of 25 square metres and a minimum dimension of 3 metres with convenient access from a living room.</p> <p>A small second dwelling has private open space consisting of an area of 8 square metres with a minimum dimension of 1.6 metres and convenient access from a living room.</p> <p>All dwellings and small second dwellings have a portion of private open space of 6 square metres, with a minimum dimension of 1.8 metres that has at least 2 hours of direct sunlight between 9 am and 3 pm on the 22 September measured at floor level, or at balustrade height if there is a solid balustrade.</p> <p>If a cooling or heating unit is located on a balcony the required area is increased by 1.5 square metres.</p> <p>An area for clothes drying is provided within the private open space.</p>	Dwelling Type	Minimum dimension	Minimum area	Studio or 1 bedroom dwelling	1.8 metres	8 square metres	2 bedroom dwelling	2 metres	8 square metres	3 or more bedroom dwelling	2.4 metres	12 square metres	<ul style="list-style-type: none"> The use of term secluded private open space is limiting and disincentives / prevents good ground level open space at the front of a dwelling. The 40 square metres is a large minimum requirement and this in turn disincentives ground level open space as developers prefer to provide an 8 square metre balcony <p>Ground level open space has a range of benefits including opportunities for permeability, planting, and encourages ground level living. The current standard disincentives this outcome resulting in disbenefits for future occupants.</p> <p>The proposed standard reduces the area of private open space from 40 square metres to 25 square metres. Testing has found that providing 25 square metres provides a liveable outcome for future occupants. This is more in-line with the planning rules under other states.</p> <p>The proposal removal of the requirement to provide secluded private open space at the side or rear of a dwelling provides greater flexibility in the location of private open space on a site, including within the front setback and incentives ground level open space.</p> <p>The designation of space for an open air clothes drying line supports the opportunity for future occupants to save energy by not having to rely on a clothes drying appliance. It does not require installation of a clothes line, only allocating of space to allow for this option.</p>
Dwelling Type	Minimum dimension	Minimum area													
Studio or 1 bedroom dwelling	1.8 metres	8 square metres													
2 bedroom dwelling	2 metres	8 square metres													
3 or more bedroom dwelling	2.4 metres	12 square metres													

OFFICIAL



<p>Solar access to open space Clause 54.05-3 Standard A18</p>	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p>	<p>Standard A18 is proposed to be removed</p>	<p>Private open space solar access requirements are proposed to be included in Standard B28 – Private Open Space to simplify requirements</p>
<p>Solar access to new windows Clause 54.05-4 Standard A18.1</p>	<p>New ESD Standard</p>	<p>North facing windows to be shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height. An eave is to extend horizontally beyond the top sides of north facing windows by at least half the depth of the eave. East and west facing windows are to be shaded by adjustable external blinds, awnings or pergolas with deciduous vines. External structures located within 5.5 metres of the primary north facing living area are not to have a solid roof that blocks solar access in winter.</p>	<p>These measures support planning policy objectives (Clause 15.01-2 Building design) to "Improve the energy performance of buildings through siting and design measures that encourage: Passive design responses that minimise the need for heating, cooling and lighting." This standard is based on passive solar design principles in the Sustainability Victoria <i>Energy Smart Housing Manual</i> and further tested through ARUP modelling. ARUP modelling found fixed shading/eaves on the north blocks solar gains in summer months, reducing the cooling demand and associated operational costs. An eave depth of 25% of the height of the window is considered sufficient to manage the cooling demand in summer, without causing a disproportionate increase in the heating demand in winter months. Applying this standard as a planning provision secures good energy outcomes that are cost effective in terms of building and operational costs. West facing and to a lesser extent east facing windows are a source of significant heat gain in summer months. The external adjustable shading standard is included as a means of securing a cost effective solution to manage this. ARUP modelling found the annual cooling demand reduced by 13-40% when external adjustable shading is used on east and west windows. Locating outdoor covered structures in front of north facing windows prejudices the passive solar design outcomes. ARUP estimates this such structures located to the north of living areas may reduce the NatHERS rating by 0.4-0.5 star (The preferred option is to locate external covered structures to the east and west). External structures to the north facing windows can be constructed if they incorporate appropriately angled louvres or deciduous vines that support passive solar outcomes. The 5.5 m setback distance for structures with solid roofs is derived from the <i>Energy Smart Housing Manual</i> (SV, 2020) for the distance cast by a single storey building (p 22).</p>

OFFICIAL



<p>Rooftop solar energy generation area Clause 54.05-5 Standard A18.2</p>	<p>New ESD Standard</p>	<p>In this standard, rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.</p> <p>A rooftop solar energy area is provided for each dwelling which:</p> <ul style="list-style-type: none"> ▪ Has a minimum dimension of 1.7 metres. ▪ Has a minimum area in accordance with Table A1.10 ▪ Is orientated north, west or east. ▪ Is positioned on the roofline. ▪ Is free of obstructions within twice the height of the obstruction, measured at the base and centre point of the structure. <p>Table A1.10 Minimum rooftop solar energy generation area</p> <table border="1" data-bbox="1210 743 1961 947"> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum roof area</th> </tr> </thead> <tbody> <tr> <td>1 bedroom dwelling</td> <td>15 square metres</td> </tr> <tr> <td>2 or 3 bedroom dwelling</td> <td>26 square metres</td> </tr> <tr> <td>4 or more bedroom dwelling</td> <td>34 square metres</td> </tr> </tbody> </table>	Number of bedrooms	Minimum roof area	1 bedroom dwelling	15 square metres	2 or 3 bedroom dwelling	26 square metres	4 or more bedroom dwelling	34 square metres	<p>This standard responds to the ESD Roadmap goal to “Investigate measures to support ‘solar ready’ building design to support future installation of rooftop solar systems”.</p> <p>The rationale of the standard is to protect future opportunities for residents to install solar panels through designating well oriented and unobstructed areas of the room for this purpose. It complements operation of the government’s Solar Homes rebate program and supports the option of the whole of home compliance option under the National Construction Code 2022.</p> <p>ARUP assessed a range of dwelling types and all dwellings assessed can accommodate the proposed rooftop solar energy generation area.</p>
Number of bedrooms	Minimum roof area										
1 bedroom dwelling	15 square metres										
2 or 3 bedroom dwelling	26 square metres										
4 or more bedroom dwelling	34 square metres										
<p>Natural ventilation Clause 54.05-6 Standard A18.3</p>	<p>New ESD Standard</p>	<p>Dwellings and small second dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:</p> <ul style="list-style-type: none"> ▪ A maximum breeze path through the dwelling of 18 metres. ▪ A minimum breeze path through the dwelling of 5 metres. ▪ Ventilation openings with approximately the same size. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>	<p>This new standard is aimed at reducing the operational energy costs of mechanical ventilation and cooling. In Victoria the main advantage of ventilating the house is to remove heat by opening windows to let in cooler air after a cool change.</p> <p>This standard is based on existing provisions adopted in the apartment standards, but the allowance that only 40% of dwellings need to comply has been removed as there is more scope for cross flow ventilation with single dwellings.</p>								
<p>Design detail Clause 54.06-1 Standard A19</p>	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> ▪ Facade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>Where a development fronts a street, an accessway or a public open space:</p> <ul style="list-style-type: none"> ▪ Passive surveillance is provided in the form of a direct view from a balcony or a habitable room window. ▪ The building’s mass is articulated as follows: <ul style="list-style-type: none"> - Any wall with a length of more than 15 metres is blank. - A wall with a length of more than 30 metres has a variation in its alignment. - 25 per cent of the area of any façade with a length of more than 30 metres is recessed by at least 1.5 metres. ▪ The roofline is not flat for longer than 30 metres without variation. ▪ Articulation of materials provides: <ul style="list-style-type: none"> - any facade with a length of more than 10 metres includes a minimum of two materials; and - no material is used for more than 75 per cent of the façade; and - areas of glass for windows are not included in this calculation. ▪ Articulation provides three or more of the following: <ul style="list-style-type: none"> - Eaves that project from the building’s façade by at least 0.5 metres . - Sunhoods, sunshades, fins, sun awnings. 	<p>Most stakeholders agreed that design detail should be retained and improved to manage and improve urban design outcomes.</p> <p>The existing standard is very difficult to objectively assess, it’s complex in nature and open to interpretation.</p> <p>The recommended changes simplify the standard to improve readability and certainty with assessment. The proposed requirements identify applicable design components which are expected to broadly improve the visual amenity of developments and neighbourhoods.</p>								

OFFICIAL



		<ul style="list-style-type: none"> - Pergolas, roofed porches, verandahs, entry awnings. - Balconies. - Decorative balustrades, screens, fences, or fenestration. - Materials with expressed texture that can cast visually prominent shadows. - Prominent visual contrast that includes a prominent change of material or colour. 																
<p>Front fences Clause 54.06-2 Standard A20</p>	<p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> ▪ The maximum height specified in a schedule to the zone, or ▪ If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <p>Table A2 Maximum front fence height</p> <table border="1"> <thead> <tr> <th>Street context</th> <th>Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Streets in a Transport Zone 2</td> <td>2 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table>	Street context	Maximum front fence height	Streets in a Transport Zone 2	2 metres	Other streets	1.5 metres	<p>A front fence within 3 metres of a street does not exceed:</p> <ul style="list-style-type: none"> ▪ The maximum height specified in a schedule to the zone, or ▪ If no maximum height is specified in a schedule to the zone, the maximum height specified in Table A2. <p>Table A2 Maximum front fence height</p> <table border="1"> <thead> <tr> <th>Street context</th> <th>Maximum front fence height – 25 per cent transparent</th> <th>Maximum front fence height – zero per cent transparent</th> </tr> </thead> <tbody> <tr> <td>Streets in a Transport Zone 2</td> <td>2 metres</td> <td>1.8 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> <td>1.2 metres</td> </tr> </tbody> </table>	Street context	Maximum front fence height – 25 per cent transparent	Maximum front fence height – zero per cent transparent	Streets in a Transport Zone 2	2 metres	1.8 metres	Other streets	1.5 metres	1.2 metres	<p>Well-designed front fences improve streetscape, passive surveillance and amenity outcomes.</p> <p>Stakeholders support lower, transparent fences with flexibility to mitigate traffic noise sources.</p> <p>The new standard requires fence heights proportional to transparency and offers dispensations for fences with at least 25 transparency and located along main roads.</p>
Street context	Maximum front fence height																	
Streets in a Transport Zone 2	2 metres																	
Other streets	1.5 metres																	
Street context	Maximum front fence height – 25 per cent transparent	Maximum front fence height – zero per cent transparent																
Streets in a Transport Zone 2	2 metres	1.8 metres																
Other streets	1.5 metres	1.2 metres																
<p>Waste and recycling Clause 54.06-3 Standard A21</p>	<p>New ESD Standard</p>	<p>An area for bin storage provides for:</p> <ul style="list-style-type: none"> ▪ Food and garden organics. ▪ Mixed recycling. ▪ Glass recycling. ▪ Residual waste (general rubbish). <p>The area for bin storage has a minimum area of 1.8 square metres and minimum dimensions of 0.8 metres in depth and 1.8 metres in height.</p>	<p>This standard supports implementation of the new four-stream household waste and recycling system which is part of Victoria’s circular economy policy, <i>Recycling Victoria: a new economy</i>.</p> <p>This standard ensures there is sufficient space allocated on the lot for the storage of four bins now required as part of the governments kerbside collection reforms.</p> <p>The standard in large part implements planning policy (Clause 15.01-2 Building design) to “Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste”. The need for these planning scheme amendments was also highlighted in the ESD Roadmap.</p>															

OFFICIAL

Clause 55 proposed standards

For consultation – August 2024



Planning scheme clause and standard	Existing Standard	Proposed deemed to comply standard	Rationale
Neighbourhood character Clause 55.02-1 Standard B1	The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	Not applicable. Standard B1 is proposed to be removed.	Stakeholders mostly agreed that that neighbourhood character policies are not providing better design outcomes than those that can be achieved through other ResCode standards, are holding up planning permit approvals and resulting in poor design. In response to this, this standard is proposed to be removed, and siting and design standards are proposed to be updated to ensure that development provides for good internal amenity for occupants and external amenity for neighbours. The valued character of our neighbourhoods and the ability to specify local variations to standard planning controls to protect it will be retained in the planning system with the Neighbourhood Character Overlay.
Residential policy Clause 55.02-2 Standard B2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.	Not applicable. Standard B2 is proposed to be removed.	Stakeholder feedback was that the requirements of this standard are included in other parts of the planning scheme such as zone objectives and decision guidelines. This standard is proposed to be removed to reduce duplication of assessment in the planning scheme.
Dwelling diversity Clause 55.02-3 Standard B3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	Developments of ten or more dwellings include at least: <ul style="list-style-type: none"> ▪ One dwelling that contains a kitchen, a toilet, a wash basin, and a bath or a shower at ground floor level. ▪ 10 per cent of dwellings with 1 bedroom. ▪ 10 per cent of dwellings with 2 bedrooms. ▪ 5 per cent of dwellings with 3 bedrooms. If in calculating the number of dwellings the result is not a whole number, the required number of dwellings is to be rounded down to the nearest whole number.	Infrastructure Victoria's 2023 report <i>Our home choices</i> found that a greater diversity of apartment and townhouse sizes is required to encourage more people to live in established suburbs closer to existing infrastructure in line with <i>Plan Melbourne 2017–2050's</i> aim of providing 70% of new homes in established suburbs. This standard provides certainty in the delivery of more diverse and accessible housing across typologies while allowing flexibility to provide housing based on market demand.

OFFICIAL



<p>Infrastructure Clause 55.02-4 Standard B4</p>	<p>Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p>	<p>Not applicable. Standard B4 is proposed to be removed.</p>	<p>Stakeholders mostly agreed that the requirements of this standard are addressed at other stages of the planning process such as subdivision and are included in other parts of the planning scheme such as state and local policy and zone objectives and decision guidelines. This standard is proposed to be removed to reduce duplication of assessment.</p>												
<p>Integration with the street Clause 55.02-5 Standard B5</p>	<p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>	<p>Not applicable. Standard B5 is proposed to be removed.</p> <p>The requirements in this standard are proposed to be incorporated into the Dwelling Entry Standard.</p>	<p>This standard is proposed to be removed in response to stakeholder feedback that the requirements of this standard are included more appropriately in other ResCode standards such as front fences and dwelling entry.</p>												
<p>Street setback Clause 55.03-1 Standard B6</p>	<p>Walls of buildings should be set back from streets:</p> <ul style="list-style-type: none"> ▪ At least the distance specified in a schedule to the zone, or ▪ If no distance is specified in a schedule to the zone, the distance specified in Table B1. <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p>	<p>Walls of buildings are set back from streets:</p> <ul style="list-style-type: none"> ▪ at least the distance specified in the zone; or ▪ if no distance is specified in a schedule to the zone, the distance specified in Table B1. <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p> <p>Table B1 Street setback</p> <table border="1" data-bbox="1258 1167 1961 1839"> <thead> <tr> <th>Development context</th> <th>Minimum setback from front street</th> <th>Minimum setback from side street</th> </tr> </thead> <tbody> <tr> <td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td> <td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.</td> <td>Not applicable</td> </tr> <tr> <td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td> <td>6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</td> <td>Not applicable</td> </tr> <tr> <td>The site is on a corner.</td> <td>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the</td> <td>The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street</td> </tr> </tbody> </table>	Development context	Minimum setback from front street	Minimum setback from side street	There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.	Not applicable	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable	The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the	The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street	<p>The proposed street setback standard is in response to stakeholder feedback.</p> <p>More consistent street setbacks are proposed to increase certainty and allow more efficient use of sites to support more housing development</p> <p>A minimum 6 metre setback has been proposed from the front street to allow for sufficient opportunities for landscaping and the planting of canopy tree and car parking to be provided on site.</p> <p>A greater setback is proposed for developments on streets in a Transport Zone 2 to provide adequate separation along principal and arterial roads.</p>
Development context	Minimum setback from front street	Minimum setback from side street													
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.	Not applicable													
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable													
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the	The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street													

OFFICIAL



		<p>existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</p> <p>or 2 metres, whichever is the lesser.</p>									
<p>Building height Clause 55.03-2 Standard B7</p>	<p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p>	<p>The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed the height specified in Table B1.1, unless the slope of the natural ground level is 2.5 degrees or more for a width greater than 8 metres, in which case the maximum building height at this location does not exceed the height specified in Table B1.1 by more than 1 metre.</p> <p>Table B1.1 Building height</p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Height</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Residential Zone</td> <td>9 metres</td> </tr> <tr> <td>General Residential Zone Township Zone</td> <td>11 metres</td> </tr> <tr> <td>Residential Growth Zone Mixed Use Zone</td> <td>13.5 metres</td> </tr> </tbody> </table>	Zone	Height	Neighbourhood Residential Zone	9 metres	General Residential Zone Township Zone	11 metres	Residential Growth Zone Mixed Use Zone	13.5 metres	<p>The changes to this standard clarify its operation as a deemed to comply standard. The maximum building heights align with the building heights in the zones, except for the Mixed Use Zone.</p> <p>Unless specified in a schedule to the zone, the Mixed Use Zone does not apply a maximum building height. The maximum height in a Mixed Use Zone is proposed to be 13.5 metres, consistent with the Residential Growth Zone and the purpose of the Mixed Use Zone to provide housing at higher densities.</p> <p>If a different building height is specified in a schedule to the zone, that building height becomes the deemed to comply requirement for the purposes of this standard.</p> <p>If an overlay specifies a different building height requirement, the requirements of that overlay applies.</p> <p>A maximum building height for each residential zone is specified in the standard to increase certainty and clarity about building heights.</p> <p>The phrasing of the slope of the land is redrafted to be clearer.</p>
Zone	Height										
Neighbourhood Residential Zone	9 metres										
General Residential Zone Township Zone	11 metres										
Residential Growth Zone Mixed Use Zone	13.5 metres										
<p>Site coverage Clause 55.03-3 Standard B8</p>	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> The maximum site coverage specified in a schedule to the zone, or If no maximum site coverage is specified in a schedule to the zone, 60 per cent. 	<p>The site area covered by buildings does not exceed:</p> <ul style="list-style-type: none"> the maximum site coverage specified in a schedule to the zone; or if no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B1.2. the percentage specified in Table B1.2. <p>Table B1.2 Site coverage</p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Area of site covered by buildings</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Residential Zone</td> <td>60 per cent</td> </tr> <tr> <td>General Residential Zone</td> <td>70 per cent</td> </tr> </tbody> </table>	Zone	Area of site covered by buildings	Neighbourhood Residential Zone	60 per cent	General Residential Zone	70 per cent	<p>Site coverage is based on zoning to encourage greater densities and more contextual site coverage.</p> <p>The standard recognises the different outcomes supported by residential zones supporting planting of trees, car parking and private open space at ground level.</p>		
Zone	Area of site covered by buildings										
Neighbourhood Residential Zone	60 per cent										
General Residential Zone	70 per cent										

OFFICIAL



		<table border="1"> <tr> <td>Township Zone</td> <td></td> </tr> <tr> <td>Residential Growth Zone</td> <td>80 per cent</td> </tr> <tr> <td>Mixed Use Zone</td> <td></td> </tr> </table>	Township Zone		Residential Growth Zone	80 per cent	Mixed Use Zone		
Township Zone									
Residential Growth Zone	80 per cent								
Mixed Use Zone									
<p>Permeability and stormwater management</p> <p>Clause 55.03-4</p> <p>Standard B9</p>	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> The minimum area specified in a schedule to the zone, or If no minimum is specified in a schedule to the zone, 20 percent of the site. <p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> Meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater - Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee, 1999). Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. 	<p>The site area covered by water permeable surfaces is at least:</p> <ul style="list-style-type: none"> the minimum specified in the zone; or if no minimum area is specified in a schedule to the zone, 20 per cent of the site. <p>The stormwater management system is designed to:</p> <ul style="list-style-type: none"> Meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater – Best Practice Environmental Management Guidelines</i> (Victorian Stormwater, 1999). Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge. 	<p>To ensure adequate management of stormwater, 20% permeability is retained for all sites. The use of the term ‘water pervious’ is clearer than ‘pervious’.</p> <p>The 20 per cent permeability standard is retained to help minimise minor flood risk, reduce stormwater runoff and improve water retention outcomes.</p> <p>The existing cooling related clause has been redrafted with input from the DEECA Water Group to be more specific and provide more meaningful requirements to support tree health and cooling outcomes.</p>						
<p>Energy efficiency</p> <p>Clause 55.03-5</p> <p>Standard B10</p>	<p>Buildings should be:</p> <ul style="list-style-type: none"> Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced. Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings or small second dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximised.</p>	<p>At least 25 per cent of the windows to the primary living area of the dwelling or residential building are north facing and oriented within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.</p>	<p>An assessment by ARUP found that orientation of the building to favour north facing windows for living areas is required to achieve a 7 Star compliant, cost effective and low embodied carbon outcomes. Good orientation is essential to improve passive design and reduce the dependence on added insulation to achieve 7 star. This will result in more design flexibility and savings in construction costs to achieve a 7 star NatHERS rating.</p> <p>The ARUP review found that optimising the dwelling orientation on a poorly oriented lot can improve the NatHERS rating by 0.1-0.2 Star.</p> <p>Assessments found the current clause to living areas and private open space to the north side of the development can be difficult to achieve in all case. To provide more design flexibility the clause was amended to focus on orientation of the living area windows. To allow for lots with south-facing backyards to comply, a minimum the 25% of north-facing living room window orientation was adopted. Analysis by Sustainability Victoria found “A little bit of north window goes a long way. The first few square metres in any room produce most of the heating energy savings...This means that even small north windows to any room are beneficial and there is no need to devote the entire north wall to windows if this is not practical or affordable”.</p>						
<p>Open space objective</p> <p>Clause 55.03-6</p> <p>Standard B11</p>	<p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> Be substantially fronted by dwellings, where appropriate. Provide outlook for as many dwellings as practicable. Be designed to protect any natural features on the site. Be accessible and useable. 	<p>Not applicable. Standard B11 is proposed to be removed.</p>	<p>This standard has been deleted and incorporated into design detail and communal open space standards.</p>						

OFFICIAL



<p>Safety Clause 55.03-7 Standard B12</p>	<p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p>Not applicable. Standard B12 is proposed to be removed.</p> <p>Some of the requirements in this standard are proposed to be incorporated into the Dwelling Entry Standard 26.</p>	<p>Refer to Dwelling Entry Standard 26</p>												
<p>Landscaping Clause 55.03-8 Standard B13</p>	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> ▪ Protect any predominant landscape features of the neighbourhood. ▪ Take into account the soil type and drainage patterns of the site. ▪ Allow for intended vegetation growth and structural protection of buildings. ▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. ▪ Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p>	<p>Development retains each existing:</p> <ul style="list-style-type: none"> ▪ Significant tree, including any significant tree removed from the site 12 months prior to the application being made. ▪ Canopy tree of at least 5 metres in height and with a trunk circumference of 0.5 metres measured at 1.4 metres above ground level and is not a significant tree. <p>Where retained trees provide a canopy cover area of at least 10 per cent of the site area or 12 square metres, whichever is the greater, all other remaining canopy trees that are not significant trees may be removed.</p> <p>All new canopy trees are:</p> <ul style="list-style-type: none"> ▪ Consistent with a tree type specified in Table B1.3. ▪ Located in an area of decompacted soil to a depth of at least one metre, mixed with 20 per cent organic matter, and with the minimum volume, dimension and depth specified in Table B1.4; or located in planters with the minimum volume, dimension and depth specified in Table B1.4. ▪ Provided root barriers located parallel to the walls of a new and existing building on the lot, opposite each tree for the length of the minimum canopy diameter specified in Table B1.3. ▪ Outside the minimum setback distances specified in Table B1.5. <p>Canopy trees, significant trees and landscaped areas are irrigated by an irrigation system with a timer and on/off mechanism.</p> <p>Water supply to the irrigation system is from either:</p> <ul style="list-style-type: none"> ▪ if available, reticulated recycled water; or ▪ supplemented with rainwater from a tank. <p>Development meets any additional landscape requirements specified in a schedule to the zone.</p> <p>Table B1.3 Tree Types</p> <table border="1" data-bbox="1258 1591 1961 1808"> <thead> <tr> <th>Tree type</th> <th>Minimum canopy diameter at maturity</th> <th>Minimum height at maturity</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>4 metres</td> <td>6 metres</td> </tr> <tr> <td>B</td> <td>8 metres</td> <td>8 metres</td> </tr> <tr> <td>C</td> <td>12 metres</td> <td>12 metres</td> </tr> </tbody> </table>	Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	A	4 metres	6 metres	B	8 metres	8 metres	C	12 metres	12 metres	<p>This new standard requires retention of trees which provide a minimum tree canopy cover. The updated standard supports <i>Plan Melbourne</i> Action 91 on Cooling and Greening. It also implements the intent of planning policy (Clause 15.01-2 Building design) including to “Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.”</p> <p>This new draft clause is based on the current landscaping standards for apartments, adapted to apply to developments of single dwellings and small second dwellings on a lot.</p> <p>The 10 per cent canopy cover standard can be accommodated within the existing 20 per cent permeable area requirement in the VPP.</p> <p>The VPP will introduce a planning permit to remove, destroy or lop any canopy tree in residential areas of a specific size, including exemptions similar to the Table of exemptions set out in clause 52.17 (Native Vegetation).</p>
Tree type	Minimum canopy diameter at maturity	Minimum height at maturity													
A	4 metres	6 metres													
B	8 metres	8 metres													
C	12 metres	12 metres													

OFFICIAL



		<p>The tree canopy cover area in square metres is calculated by multiplying 3.14 by the canopy radius squared. The canopy radius is half of the canopy diameter.</p> <p>Table B1.4 – Soil requirements for trees</p> <table border="1"> <thead> <tr> <th>Tree type</th> <th>Deep soil</th> <th>Planter soil</th> <th>Depth of planter soil</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>8 square metres (minimum plan dimension 2.5 metres)</td> <td>8 cubic metres (minimum plan dimension 2.5 metres)</td> <td>0.8 metre</td> </tr> <tr> <td>B</td> <td>30 square metres (minimum plan dimension 4.5 metres)</td> <td>30 cubic metres (minimum plan dimension 4.5 metres)</td> <td>1 metre</td> </tr> <tr> <td>C</td> <td>68 square metres (minimum plan dimension 6.5 metres)</td> <td>68 cubic metres (minimum plan dimension 6.5 metres)</td> <td>1.5 metres</td> </tr> </tbody> </table> <p>Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5 per cent for every additional tree, up to a maximum reduction of 25 per cent.</p> <p>Table B1.5 Minimum setback distance from a building</p> <table border="1"> <thead> <tr> <th>Tree type</th> <th>Minimum setback distance from a building</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>2 metres</td> </tr> <tr> <td>B</td> <td>4 metres</td> </tr> <tr> <td>C</td> <td>6 metres</td> </tr> </tbody> </table> <p>The minimum setback distance is measured from the tree trunk to the closest outer wall.</p>	Tree type	Deep soil	Planter soil	Depth of planter soil	A	8 square metres (minimum plan dimension 2.5 metres)	8 cubic metres (minimum plan dimension 2.5 metres)	0.8 metre	B	30 square metres (minimum plan dimension 4.5 metres)	30 cubic metres (minimum plan dimension 4.5 metres)	1 metre	C	68 square metres (minimum plan dimension 6.5 metres)	68 cubic metres (minimum plan dimension 6.5 metres)	1.5 metres	Tree type	Minimum setback distance from a building	A	2 metres	B	4 metres	C	6 metres	
Tree type	Deep soil	Planter soil	Depth of planter soil																								
A	8 square metres (minimum plan dimension 2.5 metres)	8 cubic metres (minimum plan dimension 2.5 metres)	0.8 metre																								
B	30 square metres (minimum plan dimension 4.5 metres)	30 cubic metres (minimum plan dimension 4.5 metres)	1 metre																								
C	68 square metres (minimum plan dimension 6.5 metres)	68 cubic metres (minimum plan dimension 6.5 metres)	1.5 metres																								
Tree type	Minimum setback distance from a building																										
A	2 metres																										
B	4 metres																										
C	6 metres																										
<p>Access Clause 55.03-9 Standard B14</p>	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> 33 per cent of the street frontage, or if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised.</p>	<p>The width of accessways or car spaces, except to a rear lane, does not exceed:</p> <ul style="list-style-type: none"> 33 per cent of the street frontage, or 40 per cent of the street frontage if the width of the street frontage is less than 20 metres. <p>No more than one crossover is provided for each dwelling fronting a street.</p> <p>The number of access points to a road in Transport Zone 1, Transport Zone 2 or Transport Zone 3 is not increased. The location of crossovers does not require the removal of a street tree.</p>	<p>The existing numerical requirements have been retained to ensure vehicle crossovers do not dominate streetscapes.</p> <p>To simplify the standard, the requirements for habitable room windows to be setback from accessways or car parks in the existing parking location standard B15 has been incorporated into this standard.</p> <p>Requirements for garages to be recessed from the front wall of the dwelling has been included in this standard to manage visual impacts to streetscapes.</p>																								

OFFICIAL



	<p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:</p> <ul style="list-style-type: none"> 1.5 metres; or if there is a fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or 1 metre where window sills are at least 1.5 metres above. <p>This standard does not apply if the accessway or car park is used exclusively by the resident of the building with the habitable room.</p> <p>Garages are setback by at least 0.5 metres behind the front wall of the dwelling, facing the frontage.</p>	
<p>Parking location Clause 55.03-10 Standard B15</p>	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> Be reasonably close and convenient to dwellings and residential buildings. Be secure. Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p>Not applicable. Standard B15 is proposed to be deleted.</p>	<p>Some of the requirements in this standard are proposed to be incorporated into the Access Standard 14.</p> <p>Refer to Access standard B14.</p>
<p>Side and rear setbacks Clause 55.04-1 Standard B17</p>	<p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> At least the distance specified in a schedule to the zone, or If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p> <p>Diagram B1 Side and rear setbacks</p>	<p>A new building not on or within 200mm is setback from side or rear boundaries:</p> <ul style="list-style-type: none"> at least the distance in a schedule to the zone; or if no distance is specified in a schedule to the zone, in accordance with standard B17.1 or B17.2 below. <p>This standard is only met if the building is setback in accordance with either standard B17.1 or B17.2, not both standards.</p> <p>Standard B17.1</p> <p>The building is setback at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>Standard B17.2</p> <p>If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres.</p> <p>If the boundary is to the south of the building, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres.</p> <p>For this standard a south boundary is a boundary that is to the south of the new building.</p>	<p>The existing numerical side and rear setbacks requirements have been retained due to their ability to regulate amenity impacts such as solar access, overshadowing and visual bulk as well as the space for landscaping that they provide.</p> <p>An alternative option for side and rear setback is proposed (B17.2). This is to encourage apartment typologies and will allow a moderate increase to floor area at third storey and a very substantial increase in feasibility and floor area at the fourth storey.</p> <p>A specific condition for south boundaries can also be adopted to increase feasibility for four storey apartments and to increase daylight access and liveability outcomes for neighbours.</p>

OFFICIAL



		<p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.</p> <p>Diagram B1 Side and rear setbacks (Standard B17.1)</p> <p>Diagram B1.1 Side and rear setbacks (Standard B17.2)</p>	
<p>Walls on boundaries Clause 55.04-2 Standard B18</p>	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> For a length of more than the distance specified in a schedule to the zone; or If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater. 	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot may abut the boundary:</p> <ul style="list-style-type: none"> for a length of the distance specified in a schedule to the zone; or if no distance is specified in schedule to the zone, the length does not exceed the greater of the following distances: <ul style="list-style-type: none"> 15 metres. 50 per cent of the boundary length. the length of an existing or simultaneously constructed boundary wall on an abutting lot. <p>A new wall may fully abut a rear lane where the wall does not exceed 3.6 metres.</p> <p>A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective</p>	<p>The standard has been amended to improve clarity and simplicity. The standard slightly increases the permissible length to support denser housing, but not in a way that impacts on liveability.</p> <p>The calculations also allow a small increase in permissible wall on boundary length to facilitate increased housing:</p> <ul style="list-style-type: none"> For a 25m deep lot the current Rescode allows 13.75 metres while the proposed method would allow 15 metres. For a 30m deep lot the current Rescode allows 15 metres while the proposed method would allow 15 metres. For a 50m deep lot the current Rescode allows 20 metres while the proposed method would allow 25 metres.

OFFICIAL



	<p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed:</p> <ul style="list-style-type: none"> ▪ 3.6 metres; or ▪ the height of an existing or simultaneously constructed wall 	<p>The height is simplified to 3.6 metres rather than retaining the complicated averaging system. The slight increase in height has very little impact on amenity, testing has shown.</p>
<p>Daylight to existing windows</p> <p>Clause 55.04-3 Standard B19</p>	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>Buildings opposite an existing habitable room window provide an area clear to the sky to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre. The calculation of the area may include land on the abutting lot.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>Stakeholder feedback was that the existing standard provides appropriate amenity protection.</p> <p>The light court component of the standard has been retained as it provides an appropriate level of protection.</p> <p>The requirement for <i>walls or carports more than 3 metres in height opposite an existing habitable room window to be set back from the window at least 50 per cent of the height of the new wall</i> has been removed as it places unreasonable requirements on the protection of windows, that are appropriately protected by setback standards.</p>
<p>North-facing windows</p> <p>Clause 55.04-4 Standard B20</p>	<p>If a north-facing habitable room window of an existing dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface-oriented north 20 degrees west to north 30 degrees east.</p>	<p>Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:</p> <ul style="list-style-type: none"> ▪ A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. ▪ For buildings that meet the Standard B17.2 setback, the building is setback from the boundary by at least 1 metre. This is for a distance of at least 3 metres from the edge of each side of the window. <p>For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.</p>	<p>The standard has been retained with the option for an alternative setback where they adopt the B17.2 setback. This will ensure adequate sunlight to lower storey habitable rooms on adjoining development.</p>
<p>Overshadowing open space</p> <p>Clause 55.04-5 Standard B21</p>	<p>Where sunlight to the secluded private open space of an existing dwelling or small second dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p>	<p>The area of private open space that is not overshadowed by the new development is greater than:</p> <ul style="list-style-type: none"> ▪ 50 per cent, or ▪ 25 square metres with a minimum dimension of 3 metres, <p>whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.</p>	<p>The standard is proposed to focus on the extent of overshadowing for all private open space rather than the specified secluded private open space area to improve clarity and certainty and prevent adverse outcomes and unintentional non-compliances.</p> <p>References to 'secluded private open space' are proposed to be replaced with 'private open space' to remain consistent with</p>

OFFICIAL



	If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.		changes to the private open space standard and overlooking standard.
Overlooking Clause 55.04-6 Standard B22	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. Have sill heights of at least 1.7 metres above floor level. Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. Permanent, fixed and durable. Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	<p>A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window, balcony, private open space of an existing dwelling or small second dwelling within a horizontal distance of 6 metres:</p> <ul style="list-style-type: none"> is offset a minimum of 1.5 metres from the edge of the habitable room window or balcony; or has a sill height of at least 1.5 metres above floor level; or has a visually obscure balustrade to at least 1.5 metres above floor level; or has external screens to at least 1.5 metres above floor level; or has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. <p>Direct views are measured at a height of 1.5 metres above floor level and within:</p> <ul style="list-style-type: none"> a 45 degree horizontal angle from the edge of the new window or balcony; and a 45 degree angle in the downward direction. <p>Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.</p> <p>This standard does not apply where a direct view is obstructed by a wall or fence.</p>	<p>The standard reduces the distance where overlooking must be considered from 9 metres to 6 metres to provide more equitable amenity outcomes for residents in new dwellings.</p> <p>The standard facilitates better design for new dwellings especially on smaller sites, where internal amenity outcomes would be reduced due to screening requirements.</p> <p>Where screening is required, the standard provides more alternatives to address overlooking, including screening, opaque balustrades, ledges and fins.</p> <p>Refer to Standard B28 – Private open space for more information.</p>
Internal views Clause 55.04-7 Standard B23	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	<p>Within the development, if there is a direct view from a balcony or habitable room window to:</p> <ul style="list-style-type: none"> a living room window of another dwelling, there is a horizontal separation of at least 7.5 metres; or a balcony or habitable room window of another dwelling, there is a horizontal separation of at least 6 metres. <p>This does not apply to a direct view from a projecting balcony to another projecting balcony on the same level or levels below.</p>	<p>This standard is proposed to be changed to provide certainty about privacy expectations between dwellings on the same site.</p> <p>The requirements of the standard promote the use of building separation to provide privacy and disincentives the use of screening for internal views to allow for better solar access and outlooks for new dwellings.</p> <p>The standard identifies that balconies do not require the same degree of amenity protection that habitable room windows require and allow a reduced setback of 3 metres where</p>

OFFICIAL



		<p>Within the development, a habitable room window or balcony that is located with a direct view into a habitable room window or balcony of another dwelling:</p> <ul style="list-style-type: none"> ▪ is offset a minimum of 1.5 metres from the edge of the habitable room window or balcony; or ▪ has a sill height of at least 1.5 metres above floor level; or ▪ has a visually obscure balustrade to at least 1.5 metres above floor level; or ▪ has external screens to at least 1.5 metres above floor level; or ▪ have fixed elements that prevent the direct view, such as horizontal ledges or vertical fins; or ▪ for side-by-side balconies, is horizontally separated by at least 3 metres. <p>Direct views are measured at a height of 1.5 metres above floor level and within:</p> <ul style="list-style-type: none"> ▪ a 45 degree horizontal angle from the edge of the new window or balcony. ▪ a 45 degree angle in the downward direction. <p>Screens provided for this standard are to be no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views.</p> <p>This standard does not apply where a direct view is obstructed by a wall or fence.</p>	<p>balconies are side by side on the same floor level or the use of screening.</p>
<p>Noise impacts Clause 55.04-8 Standard B24</p>	<p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings or small second dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p>Noise sources, such as mechanical plant, are not located near immediately opposite or adjacent to bedrooms of existing dwellings or small second dwellings, unless a solid barrier is in place in front or surrounding the source to provide a line of sight barrier to transmission of noise to relevant bedrooms.</p> <p>A dwelling or residential building within a noise influence area specified in Table B2 is designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> ▪ Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. ▪ Not greater than 40dB(A) for living areas, assessed as an LAeq,16h from 6am to 10pm. <p>A bedroom or living area of a dwelling or residential building does not need to meet the specified noise level requirements if it is fully screened from noise sources by the building, another solid structure, or the natural topography of the land.</p> <p>If a proposed ground level private open space is located in a noise influence area specified in Table B2, the dwelling, residential building, or another solid structure that is at least 1.8 metres in height, is located between the noise source and the private open space.</p> <p>Table B2 Noise influence area</p>	<p>This new clause responds to the commitment in the ESD Roadmap to apply the existing apartment noise design standards to other residential developments and other noise sensitive land uses. The primary focus of the clause is to ensure new residential developments located near transport corridors and industrial zones are designed to achieve internal noise exposure standards</p> <p>The new standard implements planning policy 13.05-1 Noise management to "Minimise the impact on human health from noise exposure to occupants of sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital) near the transport system and other noise emission sources through suitable building siting and design (including orientation and internal layout), urban design and land use separation techniques as appropriate to the land use functions and character of the area."</p> <p>These provisions have been prepared with input from ARUP consulting and EPA Victoria. They are supported by a draft Practice Note that includes standardised construction measures that can be used to demonstrate compliance without the need for use of a specialist noise consultant. Spatial layers have been prepared showing all relevant road and rail corridors.</p>

OFFICIAL



		<table border="1"> <thead> <tr> <th>Noise Source</th> <th>Noise Influence Area</th> </tr> </thead> <tbody> <tr> <td colspan="2">Zone interference</td> </tr> <tr> <td>Industry</td> <td>300 metres from the Industrial 1 and 2 zone boundary</td> </tr> <tr> <td colspan="2">Roads</td> </tr> <tr> <td>Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume Roads included in the Principal Freight Network</td> <td>300 metres from the nearest trafficable lane</td> </tr> <tr> <td colspan="2">Railways</td> </tr> <tr> <td>Railway servicing passengers in Victoria</td> <td>80 metres from the centre of the nearest track</td> </tr> <tr> <td>Railway servicing freight outside Metropolitan Melbourne</td> <td>80 metres from the centre of the nearest track</td> </tr> <tr> <td>Railway servicing freight Metropolitan Melbourne</td> <td>135 metres from the centre of the nearest track</td> </tr> </tbody> </table> <p>The noise influence area is measured from the noise source to the closest part of the dwelling. Sections of roads and railway lines in tunnels are excluded.</p>	Noise Source	Noise Influence Area	Zone interference		Industry	300 metres from the Industrial 1 and 2 zone boundary	Roads		Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume Roads included in the Principal Freight Network	300 metres from the nearest trafficable lane	Railways		Railway servicing passengers in Victoria	80 metres from the centre of the nearest track	Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track	Railway servicing freight Metropolitan Melbourne	135 metres from the centre of the nearest track	<p>The 20,000 Annual Average Daily Traffic Volume (AADT) matches the threshold applied in NSW and responds to feedback that the 40,000 AADT to DTP and the Parliamentary Inquiry into Apartment Standards that the 40,000AADT used in the apartment standards did not account for a range of busy roads.</p>
Noise Source	Noise Influence Area																				
Zone interference																					
Industry	300 metres from the Industrial 1 and 2 zone boundary																				
Roads																					
Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume Roads included in the Principal Freight Network	300 metres from the nearest trafficable lane																				
Railways																					
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track																				
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track																				
Railway servicing freight Metropolitan Melbourne	135 metres from the centre of the nearest track																				
<p>Air pollution Clause 55.04-9 Standard B24.1</p>		<p>A dwelling or residential building in an air pollution influence area specified in Table B2.1 provides:</p> <ul style="list-style-type: none"> fixed air cleaning equipment to service all habitable rooms, incorporating high-efficiency particulate air (HEPA) filters or equivalent; or ducted mechanical ventilation for the supply of outdoor air in compliance with <i>Australian Standard AS 1668.2 The use of ventilation and air conditioning in buildings</i> and locate any building air intakes and openable windows of habitable rooms on the side of the dwelling or residential building facing away from the air pollution source. <p>If in an air pollution influence area specified in Table B2.1 the dwelling, residential building, or another solid structure that is at least 1.8 metres in height, is to be located between the air pollution source and any ground level private open space of a dwelling or residential building.</p> <p>Table B2.1 Air pollution influence area</p> <table border="1"> <thead> <tr> <th>Air pollution source</th> <th>Air pollution influence area</th> </tr> </thead> <tbody> <tr> <td colspan="2">Roads</td> </tr> </tbody> </table>	Air pollution source	Air pollution influence area	Roads		<p>The primary focus of the clause is to ensure new residential developments located near transport corridors are designed to minimise resident exposure to air pollutants from transport.</p> <p>This new clause responds to the commitment in the ESD Roadmap to 'Implement siting and design standards to reduce impacts of air and noise pollution from transport corridors on building occupants'.</p> <p>The new standard also responds to planning policy 13.06-1 Air quality management to "Minimise air pollutant exposure to occupants of sensitive land uses near the transport system through suitable siting, layout and design responses" and related statements in the <i>Victorian Air Quality Strategy</i>.</p> <p>These provisions have been prepared with input from ERM consulting and EPA Victoria. Permit applicants will be supported by guidance materials.</p> <p>The approach has also been informed by major reviews by the WHO and EU on air pollution and children's health, the US Health Effects Institute review of Long-Term Exposure to Traffic-Related Air Pollution and a range of Australian studies.</p>														
Air pollution source	Air pollution influence area																				
Roads																					

OFFICIAL



		<p>Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume</p> <p>Roads included in the Principal Freight Network</p> <p>Railways</p> <table border="1"> <tr> <td>Railway servicing passengers or freight using diesel locomotives</td> <td>50 metres from the centre of the nearest track</td> </tr> <tr> <td>Rail stabling yards for diesel locomotives</td> <td>300 metres from the centre of the nearest track</td> </tr> </table> <p>The air pollution influence area is measured from the air pollution source to the closest part of the dwelling. Sections of roads and railway lines in tunnels are excluded.</p>	Railway servicing passengers or freight using diesel locomotives	50 metres from the centre of the nearest track	Rail stabling yards for diesel locomotives	300 metres from the centre of the nearest track	
Railway servicing passengers or freight using diesel locomotives	50 metres from the centre of the nearest track						
Rail stabling yards for diesel locomotives	300 metres from the centre of the nearest track						
<p>Accessibility Clause 55.05-1 Standard B25</p>	<p>The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</p>	<p>Not applicable. Standard B25 is proposed to be removed.</p>	<p>The standard is proposed to be removed to reduce unnecessary regulation. The silver standard for accessibility required by the new National Construction Code 22 applies.</p>				
<p>Dwelling entry Clause 55.05-2 Standard B26</p>	<p>Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> Be visible and easily identifiable from streets and other public areas. Provide shelter, a sense of personal address and a transitional space around the entry. 	<p>Entries to dwellings (other than apartment buildings) and residential buildings with no communal entrance have all of the following:</p> <ul style="list-style-type: none"> A ground level entry door to each dwelling that is visible from a street, an accessway or shared walkway. A covered area over an entry door of at least 0.5 metre deep. An entry to a dwelling is to be separate from a garage. <p>Apartment developments have all of the following:</p> <ul style="list-style-type: none"> A ground level entry door, entry gate, or entry walkway that is clearly visible from the street. A covered area over an entry door of a depth of at least 0.5m deep. An entry door or lobby is to include at least one window that allows clear views to inside. At least one source of natural light and natural ventilation to shared corridors and lift lobbies. 	<p>The standard has been amended and incorporates requirements of other standards including safety and building entry and circulation. This removes duplication of assessment and helps provide clearer assessment requirements.</p> <p>The drafting of the standard has been revised to allow the standard to be implement the objectives of the clause in a deemed to comply standard.</p>				

OFFICIAL



<p>Daylight to new windows Clause 55.05-3 Standard B27</p>	<p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> ▪ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or ▪ A verandah provided it is open for at least one third of its perimeter, or ▪ A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	<p>Each habitable room has a window that faces a light court or outdoor space that is clear to the sky and complies with Table B2.2.</p> <p>Table B2.2 Light Court or outdoor space used by a dwelling</p> <table border="1" data-bbox="1261 531 1961 825"> <thead> <tr> <th>Wall height of the light court or outdoor space</th> <th>Minimum dimension perpendicular to the habitable room window or balcony</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>3.6 metres or less</td> <td>1 metre</td> <td>3 square metres</td> </tr> <tr> <td>6.9 metres or less</td> <td>2 metres</td> <td>6 square metres</td> </tr> <tr> <td>13.5 metres or less</td> <td>3 metres</td> <td>9 square metres</td> </tr> </tbody> </table> <p>In this standard, the dimension and area of a light court or outdoor space:</p> <ul style="list-style-type: none"> ▪ Does not include land on an adjoining lot. ▪ May include either: <ul style="list-style-type: none"> - a verandah or balcony, if it is open for at least one third of its perimeter; or - a carport, if it has two or more open sides and is open for at least one third of its perimeter. <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky and the secondary area has:</p> <ul style="list-style-type: none"> ▪ A minimum width of 1.2 metres. ▪ A maximum depth of 1.5 times the width, measured from the external surface of the window. 	Wall height of the light court or outdoor space	Minimum dimension perpendicular to the habitable room window or balcony	Minimum area	3.6 metres or less	1 metre	3 square metres	6.9 metres or less	2 metres	6 square metres	13.5 metres or less	3 metres	9 square metres	<p>The additional light court requirements will provide additional requirements for a deeper light court.</p> <p>The proposed changes clarify that a habitable room is to have a window that faces a light court or open space including basement habitable rooms.</p> <p>The size of the light court will help improve liveability when compared with tall narrow light courts that are commonly being provided.</p>
Wall height of the light court or outdoor space	Minimum dimension perpendicular to the habitable room window or balcony	Minimum area													
3.6 metres or less	1 metre	3 square metres													
6.9 metres or less	2 metres	6 square metres													
13.5 metres or less	3 metres	9 square metres													

OFFICIAL



<p>Private open space</p> <p>Clause 55.05-4 Standard B28</p>	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>	<p>A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building has private open space with convenient access from a living room consisting of:</p> <ul style="list-style-type: none"> an area at ground level of at least 25 square metres with a minimum dimension of 3 metres; or an area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres; or a balcony with at least the area and dimensions specified in Table B2.3; or an area on a roof of at least 10 square metres, with a minimum dimension of 2 metres. <p>Table B2.3 Private open space for a balcony</p> <table border="1" data-bbox="1270 821 1967 1083"> <thead> <tr> <th>Dwelling Type</th> <th>Minimum Dimension</th> <th>Minimum Area</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom dwelling</td> <td>1.8 metres</td> <td>8 square metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>2 metres</td> <td>8 square metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>2.4 metres</td> <td>12 square metres</td> </tr> </tbody> </table> <p>At least 70 per cent of dwellings in a development are to have a portion of private open space of 6 square metres, with a minimum dimension of 1.8 metres that has at least 2 hours of direct sunlight between 9 am and 3 pm on the 22 September measured at floor level, or at balustrade height if there is a solid balustrade. If in calculating the number of dwellings the result is not a whole number, the required number of dwellings is to be rounded down to the nearest whole number.</p> <p>If a cooling or heating unit is located on the balcony the required area is increased by 1.5 square metres.</p> <p>An area for clothes drying is provided within the private open space.</p>	Dwelling Type	Minimum Dimension	Minimum Area	Studio or 1 bedroom dwelling	1.8 metres	8 square metres	2 bedroom dwelling	2 metres	8 square metres	3 or more bedroom dwelling	2.4 metres	12 square metres	<p>The existing standard is problematic and key issues include:</p> <ul style="list-style-type: none"> The use of term secluded private open space is limiting and disincentives / prevents good ground level open space at the front of a dwelling. The 40 square metres is a large minimum requirement and this in turn disincentives ground level open space as developers prefer to provide an 8 square metre balcony <p>Ground level open space has a range of benefits including opportunities for permeability, planting, and encourages ground level living. The current standard disincentives this outcome resulting in disbenefits for future occupants.</p> <p>The proposed standard reduces the area of private open space from 40 square metres to 25 square metres. Testing has found that providing 25 square metres provides a liveable outcome for future occupants. This is more in-line with the planning rules under other states.</p> <p>The proposal removal of the requirement to provide secluded private open space at the side or rear of a dwelling provides greater flexibility in the location of private open space on a site, including within the front setback and incentives ground level open space.</p> <p>The designation of space for an open air clothes drying line supports the opportunity for future occupants to save energy by not having to rely on a clothes drying appliance. It does not require installation of a clothes line, only allocating of space to allow for this option.</p>
Dwelling Type	Minimum Dimension	Minimum Area													
Studio or 1 bedroom dwelling	1.8 metres	8 square metres													
2 bedroom dwelling	2 metres	8 square metres													
3 or more bedroom dwelling	2.4 metres	12 square metres													
<p>Solar access to open space</p> <p>Clause 55.05-5 Standard B29</p>	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p>	<p>Not applicable. Standard B29 is proposed to be removed.</p>	<p>Private open space solar access requirements are proposed to be included in Standard B28 – Private Open Space to simplify requirements</p>												



<p>Storage objective Clause 55.05-6 Standard B30</p>	<p>Standard B30: Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p>Each dwelling has convenient access to usable and secure storage that is at least the total minimum storage volume that is specified in Table B2.4. This may include kitchen, bathroom and bedroom storage.</p> <p>Table B2.4 Storage</p> <table border="1" data-bbox="1270 520 1941 953"> <thead> <tr> <th>Dwelling Type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>8 cubic metres</td> <td>5 cubic metres</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>10 cubic metres</td> <td>6 cubic metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>14 cubic metres</td> <td>9 cubic metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>18 cubic metres</td> <td>12 cubic metres</td> </tr> </tbody> </table>	Dwelling Type	Total minimum storage volume	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres	12 cubic metres	<p>This standard is derived from standard B44 at 55.07-10 which functions well for apartment buildings.</p> <p>The proposed storage volumes will be achievable for all dwelling typologies and will improve the liveability for occupants.</p>
Dwelling Type	Total minimum storage volume	Minimum storage volume within the dwelling																
Studio	8 cubic metres	5 cubic metres																
1 bedroom dwelling	10 cubic metres	6 cubic metres																
2 bedroom dwelling	14 cubic metres	9 cubic metres																
3 or more bedroom dwelling	18 cubic metres	12 cubic metres																
<p>Room depth Clause 55.05-7 Standards B30.1</p>	<p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> The room combines the living area, dining area and kitchen. The kitchen is located furthest from the window. The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. <p>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</p>	<p>The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> the room combines the living area, dining area and kitchen; and the kitchen is located furthest from the window; and the ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. 	<p>This standard applies to all development types. It has been taken from 55.07 and will provide for better amenity for occupants.</p>															
<p>Solar access to new windows Clause 55.05-8 Standard B30.2</p>	<p>NEW - ESD</p>	<p>North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.</p> <p>An eave is to extend horizontally beyond the top sides of north facing windows by at least half the depth of the eave.</p> <p>East and west facing windows are to be shaded by adjustable external blinds, awnings or pergolas with deciduous vines.</p> <p>External structures located within 5.5 metres of the primary north facing living area are not to have a solid roof that blocks solar access in winter.</p>	<p>These measures support planning policy objectives (Clause 15.01-2 Building design) to “Improve the energy performance of buildings through siting and design measures that encourage:</p> <ul style="list-style-type: none"> Passive design responses that minimise the need for heating, cooling and lighting.” <p>These provisions are based on passive solar design principles in the Sustainability Victoria <i>Energy Smart Housing Manual</i> and further tested through ARUP modelling.</p> <p>ARUP modelling found fixed shading/eaves on the north blocks solar gains in summer months, reducing the cooling demand and associated operational costs. An eave depth of 25% of the height of the window is considered sufficient to manage the cooling demand in summer, without causing a disproportionate increase in the heating demand in winter months.</p>															

OFFICIAL



			<p>Applying this standard as a planning provision secures good energy outcomes that are cost effective in terms of building and operational costs.</p> <p>West facing and to a lesser extent east facing windows are a source of significant heat gain in summer months. The external adjustable shading standard is included as a means of securing a cost-effective solution to manage this. ARUP modelling found the annual cooling demand reduced by 13-40% when external adjustable shading is used on east and west windows.</p> <p>Locating outdoor covered structures in front of north facing windows prejudices the passive solar design outcomes. ARUP estimates this such structures located to the north of living areas may reduce the NatHERS rating by 0.4-0.5 star (The preferred option is to locate external covered structures to the east and west). External structures to the north facing windows can be constructed if they incorporate appropriately angled louvres or deciduous sines that support passive solar outcomes. The 5.5 m setback distance for structures with solid roofs is derived from the Energy Smart Housing Manual (SV, 2020) for the distance cast by a single storey building (p 22).</p>								
<p>Rooftop solar energy generation area</p> <p>Clause 55.05-9 Standard B30.3</p>	NEW - ESD	<p>In this standard, <i>rooftop solar energy area</i> means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.</p> <p>A rooftop solar energy area is provided for each dwelling which:</p> <ul style="list-style-type: none"> ▪ Has a minimum dimension of 1.7 metres. ▪ Has a minimum area in accordance with Table B2.5 ▪ Is orientated north, west or east. ▪ Is positioned on the roofline. ▪ Is free of obstructions within twice the height of the obstruction, measured at the base and centre point of the structure. <p>Table B2.5 - Minimum rooftop solar energy generation area</p> <table border="1"> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum roof area</th> </tr> </thead> <tbody> <tr> <td>1 bedroom dwelling</td> <td>15 square metres</td> </tr> <tr> <td>2 or 3 bedroom dwelling</td> <td>26 square metres</td> </tr> <tr> <td>4 or more bedroom dwelling</td> <td>34 square metres</td> </tr> </tbody> </table>	Number of bedrooms	Minimum roof area	1 bedroom dwelling	15 square metres	2 or 3 bedroom dwelling	26 square metres	4 or more bedroom dwelling	34 square metres	<p>This provision responds to the ESD Roadmap goal to “Investigate measures to support ‘solar ready’ building design to support future installation of rooftop solar systems”.</p> <p>The rationale of the standard is to protect future opportunities for residents to install solar panels through designating well oriented and unobstructed areas of the room for this purpose. It complements operation of the government’s Solar Homes rebate program and supports the option of the whole of home compliance option under the National Construction Code 2022.</p> <p>ARUP assessed a range of dwelling types and all dwellings assessed can accommodate the proposed rooftop solar energy generation area.</p>
Number of bedrooms	Minimum roof area										
1 bedroom dwelling	15 square metres										
2 or 3 bedroom dwelling	26 square metres										
4 or more bedroom dwelling	34 square metres										
<p>Natural ventilation</p> <p>Clause 55.05-10 Standard B30.4</p>	NEW - ESD	<p>Dwellings have openable windows, doors or other ventilation devices in external walls of the building, that provide:</p> <ul style="list-style-type: none"> ▪ A maximum breeze path through the dwelling of 18 metres. ▪ A minimum breeze path through the dwelling of 5 metres. ▪ Ventilation openings with approximately the same size. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>	<p>This new standard is aimed at reducing the operational energy costs of mechanical ventilation and cooling. In Victoria the main advantage of ventilating the house is to remove heat by opening windows to let in cooler air after a cool change.</p> <p>This standard is based on existing provisions adopted in the apartment standards, but the allowance that only 40% of dwellings need to comply has been removed as there is more scope for cross flow ventilation with townhouse developments.</p>								

OFFICIAL



<p>Design detail Clause 55.06-1 Standard B31</p>	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> ▪ Facade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>Where a development fronts a street, an accessway or a public open space:</p> <ul style="list-style-type: none"> ▪ Passive surveillance is provided in the form of a direct view from a balcony, or a habitable room window. The building's mass is articulated as follows: <ul style="list-style-type: none"> - Any wall with a length of more than 15 metres is not blank. - Any wall with a length of more than 30 metres has a variation in its alignment. ▪ 25 per cent of the area of any façade with a length of more than 30 metres is recessed by at least 1.5 metres. ▪ A roofline is not flat for longer than 30 metres without variation. ▪ Articulation of materials provides: <ul style="list-style-type: none"> - any facade with a length of more than 10 metres includes a minimum of two materials; and - no single material is used for more than 75 per cent of the façade; and - areas of glass for windows are not included in this calculation. ▪ Articulation provides three or more of the following: <ul style="list-style-type: none"> - Eaves that projections from the building's façade by at least 0.5 metres, - Sunhoods, sunshades, fins, sun awnings, - Pergolas, roofed porches, verandahs, entry awnings, - Balconies, - Decorative balustrades, screens, fences, or fenestration - Materials with expressed texture that can cast shadows, - Prominent visual contrast that includes a prominent change of material or colour. 	<p>Most stakeholders agreed that design detail should be retained and improved to manage and improve urban design outcomes.</p> <p>The existing standard is very difficult to objectively assess, it's complex in nature and open to interpretation.</p> <p>The recommended changes simplify the standard to improve readability and certainty with assessment. The proposed requirements identify applicable design components which are expected to broadly improve the visual amenity of developments and neighbourhoods.</p>															
<p>Front fences Clause 55.06-2 Standard B32</p>	<p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> ▪ The maximum height specified in a schedule to the zone, or ▪ If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <p>Table B3 Maximum front fence height</p> <table border="1"> <thead> <tr> <th>Street Context</th> <th>Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Streets in a Transport Zone 2</td> <td>2 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table>	Street Context	Maximum front fence height	Streets in a Transport Zone 2	2 metres	Other streets	1.5 metres	<p>A front fence within 3 metres of a street does not exceed:</p> <ul style="list-style-type: none"> ▪ the maximum height specified in a schedule to the zone; or ▪ if no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <p>Table B3 Maximum front fence height</p> <table border="1"> <thead> <tr> <th>Street context</th> <th>Maximum front fence height – 25 per cent transparent</th> <th>Maximum front fence height – zero per cent transparent</th> </tr> </thead> <tbody> <tr> <td>Streets in a Transport Zone 2</td> <td>2 metres</td> <td>1.8 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> <td>1.2 metres</td> </tr> </tbody> </table>	Street context	Maximum front fence height – 25 per cent transparent	Maximum front fence height – zero per cent transparent	Streets in a Transport Zone 2	2 metres	1.8 metres	Other streets	1.5 metres	1.2 metres	<p>Well-designed front fences improve streetscape, passive surveillance and amenity outcomes.</p> <p>Stakeholders support lower, transparent fences with flexibility to mitigate traffic noise sources.</p> <p>The new standard requires fence heights proportional to transparency and offers dispensations for fences with at least 25 transparency and located along main roads.</p>
Street Context	Maximum front fence height																	
Streets in a Transport Zone 2	2 metres																	
Other streets	1.5 metres																	
Street context	Maximum front fence height – 25 per cent transparent	Maximum front fence height – zero per cent transparent																
Streets in a Transport Zone 2	2 metres	1.8 metres																
Other streets	1.5 metres	1.2 metres																
<p>Common property Clause 55.06-3 Standard B33</p>	<p>Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>	<p>Not applicable, Standard B33 – Common Property is proposed to be deleted.</p>	<p>This standard is proposed to be deleted. Requirements for common property are included in other standards including Standard B26 - Dwelling Entry and Standard B36 - Communal Private Open Space.</p>															



<p>Site services objective Clause 55.06-4 Standard B34</p>	<p>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Bin and recycling enclosures should be located for convenient access by residents.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>No more than 20 per cent of the width of the frontage is allocated to site facilities.</p> <p>Site facilities including air conditioning units, water meters and gas meters are screened from view from the street or located behind a fence. Screens provide no more than 25 per cent transparency.</p> <p>Mailboxes are provided in a location and format that meets Australia Post requirements.</p>	<p>Site services such as water and gas meters are often poorly coordinated, poorly integrated and often prevent good outcomes.</p> <p>A new standard is proposed for bin and recycling enclosures – see below.</p>												
<p>Waste and recycling objective Clause 55.06-5 Standard B34.1</p>	<p>New - ESD</p>	<p>Individual areas for bin storage for each dwelling or a shared area for bin storage for use by each dwelling is to provide for the following:</p> <ul style="list-style-type: none"> Food and garden organics. Mixed recycling. Glass recycling. Residual waste (general rubbish). <p>Areas for bin storage meet the minimum dimensions specified in Table B3.1.</p> <p>Table B3.1 Bin storage area dimensions</p> <table border="1" data-bbox="1258 1045 1941 1367"> <thead> <tr> <th>Type of area for bin storage</th> <th>Minimum area</th> <th>Minimum depth</th> <th>Minimum height</th> </tr> </thead> <tbody> <tr> <td>Individual and shared waste areas for up to 3 dwellings</td> <td>1.74 square metres per dwelling</td> <td>0.8 metre</td> <td>1.8 metres</td> </tr> <tr> <td>Shared for 4 or more dwellings</td> <td>1 square metre per dwelling</td> <td>0.8 metres</td> <td>1.8 metres</td> </tr> </tbody> </table> <p>Development that includes a shared area for bin storage:</p> <ul style="list-style-type: none"> Locates that area within 40 metres of a kerbside collection point. Provides bin washing facilities, including a tap and a drain. Provides a continuous path of travel from dwellings to the bin storage area that is free of steps and obstructions. Provides signage to direct residents to the shared area for bin storage and provide information about what material to place in which bin. <p>Internal storage space of at least 25 litres for a 1 bedroom apartment, 30 litres for a 2 bedroom apartment, or 35 litres for a 3 bedroom apartment, with a minimum depth of 250 millimetres with convenient access to kitchen areas, must be provided within each dwelling to enable the separation of food organics, mixed recycling, glass recycling and residual waste (general rubbish).</p>	Type of area for bin storage	Minimum area	Minimum depth	Minimum height	Individual and shared waste areas for up to 3 dwellings	1.74 square metres per dwelling	0.8 metre	1.8 metres	Shared for 4 or more dwellings	1 square metre per dwelling	0.8 metres	1.8 metres	<p>These standards support implementation of the new four-stream household waste and recycling system which is part of Victoria’s circular economy policy, <i>Recycling Victoria: a new economy</i>.</p> <p>The provisions in large part implement planning policy (Clause 15.01-2 Building design) to “Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste”. The need for these planning scheme amendments was also highlighted in the ESD Roadmap.</p> <p>Townhouse developments within the 5-8 dwelling on a lot range are likely to have a combination of communal or individual bin storage. The minimum 5 square metres provides a baseline area for communal storage. Bin space per dwelling can be reduced due to space efficiencies - dwellings are likely to share bins (particularly food/organics and glass services), therefore the bin space required per dwelling reduces from 1.8 sqm (4 bins) to 1 sqm.</p> <p>Unless there is individual street frontage, townhouse developments of more than 9 dwellings will start to have too many bins for safe kerbside collection (e.g. 9 dwellings would have 36 bins in total). Waste and recycling arrangements will need to be customised on a case by case based for developments of this scale.</p> <p>To support the new household four bin system, new dwelling design should provide sufficient space within kitchens or another convenient location of at least two days’ worth of garbage, recyclables, separated glass and food and organics, according to Sustainability Victoria’s Multi-Unit Development waste guide, a Planning Scheme Reference Document. The two days’ waste storage requirements consider elderly or mobility-impaired residents - for instance, an elderly person relying on domestic assistance to take their bins to communal areas once a week.</p>
Type of area for bin storage	Minimum area	Minimum depth	Minimum height												
Individual and shared waste areas for up to 3 dwellings	1.74 square metres per dwelling	0.8 metre	1.8 metres												
Shared for 4 or more dwellings	1 square metre per dwelling	0.8 metres	1.8 metres												

OFFICIAL



<p>Energy efficiency Clause 55.07-1 Standard B35</p>	<p>Buildings should be:</p> <ul style="list-style-type: none"> ▪ Oriented to make appropriate use of solar energy. ▪ Sited and designed to ensure that the energy efficiency of existing dwellings or small second dwellings on adjoining lots is not unreasonably reduced. ▪ Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings or small second dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is optimised.</p> <p>Dwellings located in a climate zone identified Table B4 in should not exceed the maximum NatHERS annual cooling load specified in the following table.</p>	<p>Dwellings located in a climate zone identified in Table B4 do not exceed the maximum NatHERS annual cooling load.</p> <p>Table B4 Cooling load</p> <table border="1" data-bbox="1258 495 1973 1031"> <thead> <tr> <th>NatHERS climate zone</th> <th>NatHERS maximum cooling load MJ/M2 per annum</th> </tr> </thead> <tbody> <tr> <td>Climate zone 21 Melbourne</td> <td>30</td> </tr> <tr> <td>Climate zone 22 East Sale</td> <td>15</td> </tr> <tr> <td>Climate zone 27 Mildura</td> <td>54</td> </tr> <tr> <td>Climate zone 60 Tullamarine</td> <td>22</td> </tr> <tr> <td>Climate zone 62 Moorabbin</td> <td>21</td> </tr> <tr> <td>Climate zone 63 Warrnambool</td> <td>12</td> </tr> <tr> <td>Climate zone 64 Cape Otway</td> <td>14</td> </tr> <tr> <td>Climate zone 66 Ballarat</td> <td>23</td> </tr> </tbody> </table> <p><i>Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).</i></p>	NatHERS climate zone	NatHERS maximum cooling load MJ/M2 per annum	Climate zone 21 Melbourne	30	Climate zone 22 East Sale	15	Climate zone 27 Mildura	54	Climate zone 60 Tullamarine	22	Climate zone 62 Moorabbin	21	Climate zone 63 Warrnambool	12	Climate zone 64 Cape Otway	14	Climate zone 66 Ballarat	23	<p>This clause is amended to remove previous clauses that are difficult to translate into a deemed to comply format for apartment developments. Measures to achieve the defined cooling load outcomes will support many of the previous provisions that have been removed. Passive solar design for winter is more difficult to achieve for apartments due to site constraints.</p> <p>These changes update the cooling load factors in the current standard to minimise inconsistency, but also ensure there is not a reduction in building energy performance as a result of this amendment. Where the cooling load figure in NCC2022 is lower than the current planning standard, the NCC figure is used (East Sale , Mildura, Warrnambool, Cape Otway); where the existing planning standard cooling load figure is lower than the NCC figure, the current planning standard is retained. DTP, DEECA and the Australian Building Codes Board are undertaking further work to resolve these inconsistencies.</p>
NatHERS climate zone	NatHERS maximum cooling load MJ/M2 per annum																				
Climate zone 21 Melbourne	30																				
Climate zone 22 East Sale	15																				
Climate zone 27 Mildura	54																				
Climate zone 60 Tullamarine	22																				
Climate zone 62 Moorabbin	21																				
Climate zone 63 Warrnambool	12																				
Climate zone 64 Cape Otway	14																				
Climate zone 66 Ballarat	23																				
<p>Communal open space Clause 55.07-2 Standard B36</p>	<p>A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.</p> <p>If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and consist of multiple separate areas of communal open space.</p> <p>Each area of communal open space should be:</p> <ul style="list-style-type: none"> ▪ Accessible to all residents. ▪ A useable size, shape and dimension. ▪ Capable of efficient management. ▪ Located to: <ul style="list-style-type: none"> – Provide passive surveillance opportunities, where appropriate. – Provide outlook for as many dwellings as practicable. – Avoid overlooking into habitable rooms and private open space of new dwellings. – Minimise noise impacts to new and existing dwellings and existing small second dwellings. <p>Any area of communal outdoor open space should be landscaped and include canopy cover and trees.</p>	<p>A development of 10 or more dwellings provides a minimum area of communal outdoor open space of 30 square metres with a minimum dimension of 3 metres.</p> <p>If a development contains 13 or more dwellings, the development provides an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and consist of multiple separate areas of communal open space.</p>	<p>Changes have been made to make it deemed to comply standard.</p>																		

OFFICIAL



<p>Solar access to communal outdoor open space Clause 55.07-3 Standard B37</p>	<p>The communal outdoor open space should be located on the north side of a building, if appropriate.</p> <p>At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.</p>	<p>At least 50 per cent or 125 square metres, whichever is the lesser, of the communal outdoor open space receives a minimum of two hours of sunlight between 9 am and 3 pm on 21 June.</p>	<p>The requirement for communal open space be located on the north side of a building has been deleted. This is because an open space located to the east of the building but with good solar access would be equally good but would not comply.</p>									
<p>Landscaping Clause 55.07-4 Standard B38</p>	<p>Development should retain existing trees and canopy cover.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>Development should:</p> <ul style="list-style-type: none"> ▪ Provide the canopy cover and deep soil areas specified in Table B5. Existing trees can be used to meet the canopy cover requirements of Table B5. ▪ Provide canopy cover through canopy trees that are: <ul style="list-style-type: none"> - Located in an area of deep soil specified in Table B6. Where deep soil cannot be provided trees should be provided in planters specified in Table B6. - Consistent with the canopy diameter and height at maturity specified in Table B7. - Located in communal outdoor open space or common areas or street frontages. ▪ Comprise smaller trees, shrubs and ground cover, including flowering native species. ▪ Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space. ▪ Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption. ▪ Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water. ▪ Protect any predominant landscape features of the area. ▪ Take into account the soil type and drainage patterns of the site. ▪ Provide a safe, attractive and functional environment for residents. ▪ Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting. <p>Table B5 Canopy cover and deep soil requirements</p> <table border="1" data-bbox="519 1591 1175 1709"> <thead> <tr> <th>Site area</th> <th>Canopy cover</th> <th>Deep soil</th> </tr> </thead> <tbody> <tr> <td>1000 square metres or less</td> <td>5% of site area Include at least 1 Type A tree</td> <td>5% of site area or 12 square metres whichever is the greater</td> </tr> </tbody> </table>	Site area	Canopy cover	Deep soil	1000 square metres or less	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater	<p>Development retains existing trees and canopy cover.</p> <p>Development provides for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>Development:</p> <ul style="list-style-type: none"> ▪ Provides the canopy cover and deep soil areas specified in Table B5. Existing trees can be used to meet the canopy cover requirements of Table B5. ▪ Provides canopy trees that are: <ul style="list-style-type: none"> - Located in an area of decompacted deep soil to the depth of one metre, mixed with 20 per cent organic matter and the minimum volume, dimension and depth specified in Table B6. Where deep soil cannot be provided, canopy trees are to be located in planters with the minimum volume, dimension and depth specified in Table B6. - At least consistent with the canopy diameter and height at maturity specified in Table B7. - Planted so that minimum setback distances from a building are provided as specified in Table B7.1. - Planted in an area that is not: on an easement, over buried services such as sewer pipes, or under overhead power cables. ▪ Ensures 50 per cent or more of the planted trees are flowering species, or where only one tree is required, it is to be a flowering species. ▪ Provides root barriers parallel to the walls of a new or existing building on the lot opposite each tree for the length of the minimum canopy diameter as specified in Table B7. ▪ Ensures uncovered outdoor areas use paving and ground surface materials that are porous, permeable or have a solar reflectance index greater than 29. ▪ Canopy trees, significant trees and deep soil landscaped areas (as specified in Table B5) are irrigated by an irrigation system with a timer and on/off mechanism. ▪ Water supply to the irrigation system is from either: <ul style="list-style-type: none"> - if available, reticulated recycled water; or - supplemented with rainwater from a tank. <p>Table B5 Canopy cover and deep soil requirements</p> <table border="1" data-bbox="1261 1766 1947 1810"> <thead> <tr> <th>Site area</th> <th>Canopy cover</th> <th>Deep soil</th> </tr> </thead> </table>	Site area	Canopy cover	Deep soil	<p>The existing landscaping provision for apartments four storeys and less are retained in large part, with amendments to quantify or codify the provision, but retain the intent.</p> <p>In addition the deep soil provision for individual trees has been reviewed based on further analysis undertaken for DTP by the University of Melbourne, Green Infrastructure Research Group (Burnley Campus). As a result the deep soil area requirements for individual trees as been reduces, but to account for reduced deep soil availability, it is specified the loaming site needs to be decompacted and 20% organic matter by volume added to support healthy tree growth over the longer term.</p> <p>For paved or hardstand areas a SRI of 29 has been specified. This is equivalent to a standard untinted concrete mix as higher SRI values (as adopted by the Green Building Council of Australia) could create too much surface glare.</p> <p>This new standard supports Plan Melbourne Action 91 on Cooling and Greening. It also implements the intent of planning policy (Clause 15.01-2 Building design) including to "Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas."</p>
Site area	Canopy cover	Deep soil										
1000 square metres or less	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater										
Site area	Canopy cover	Deep soil										

OFFICIAL



<table border="1"> <thead> <tr> <th>Site area</th> <th>Canopy cover</th> <th>Deep soil</th> </tr> </thead> <tbody> <tr> <td>1001 - 1500 square metres</td> <td>50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree</td> <td>7.5% of site area</td> </tr> <tr> <td>1501 - 2500 square metres</td> <td>150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree</td> <td>10% of site area</td> </tr> <tr> <td>2501 square metres or more</td> <td>350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree</td> <td>15% of site area</td> </tr> </tbody> </table>	Site area	Canopy cover	Deep soil	1001 - 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area	1501 - 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area	2501 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area	<table border="1"> <tbody> <tr> <td>1000 square metres or less</td> <td>5% of site area Include at least 1 Type A tree</td> <td>5% of site area or 12 square metres whichever is the greater</td> </tr> <tr> <td>1001 – 1500 square metres</td> <td>50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree</td> <td>7.5% of site area</td> </tr> <tr> <td>1501 – 2500 square metres</td> <td>150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree</td> <td>10% of site area</td> </tr> <tr> <td>2501 square metres or more</td> <td>350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree</td> <td>15% of site area</td> </tr> </tbody> </table>	1000 square metres or less	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater	1001 – 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area	1501 – 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area	2501 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area	
Site area	Canopy cover	Deep soil																								
1001 - 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area																								
1501 - 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area																								
2501 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area																								
1000 square metres or less	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater																								
1001 – 1500 square metres	50 square metres plus 20% of site area above 1,000 square metres Include at least 1 Type B tree	7.5% of site area																								
1501 – 2500 square metres	150 square metres plus 20% of site area above 1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area																								
2501 square metres or more	350 square metres plus 20% of site area above 2,500 square metres Include at least 2 Type B trees or 1 Type C tree	15% of site area																								
<p>Table B6 Soil requirements for trees</p> <table border="1"> <thead> <tr> <th>Tree type</th> <th>Tree in deep soil Area of deep soil</th> <th>Tree in planter Volume of planter soil</th> <th>Depth of planter soil</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>12 square metres (min. plan dimension 2.5 metres)</td> <td>12 cubic metres (min. plan dimension of 2.5 metres)</td> <td>0.8 metre</td> </tr> <tr> <td>B</td> <td>49 square metres (min. plan dimension 4.5 metres)</td> <td>28 cubic metres (min. plan dimension of 4.5 metres)</td> <td>1 metre</td> </tr> <tr> <td>C</td> <td>121 square metres (min. plan dimension 6.5 metres)</td> <td>64 cubic metres (min. plan dimension of 6.5 metres)</td> <td>1.5 metre</td> </tr> </tbody> </table>	Tree type	Tree in deep soil Area of deep soil	Tree in planter Volume of planter soil	Depth of planter soil	A	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre	B	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension of 4.5 metres)	1 metre	C	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension of 6.5 metres)	1.5 metre	<p>Table B6 Soil requirements for trees</p> <table border="1"> <thead> <tr> <th>Tree type</th> <th>Deep soil Minimum area and dimension of deep soil</th> <th>Planter soil Volume and minimum dimension of planter soil</th> <th>Depth of planter soil</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>8 square metres (min. plan dimension 2.5 metres)</td> <td>8 cubic metres (min. plan dimension of 2.5 metres)</td> <td>0.8 metre</td> </tr> </tbody> </table>	Tree type	Deep soil Minimum area and dimension of deep soil	Planter soil Volume and minimum dimension of planter soil	Depth of planter soil	A	8 square metres (min. plan dimension 2.5 metres)	8 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre	
Tree type	Tree in deep soil Area of deep soil	Tree in planter Volume of planter soil	Depth of planter soil																							
A	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre																							
B	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimension of 4.5 metres)	1 metre																							
C	121 square metres (min. plan dimension 6.5 metres)	64 cubic metres (min. plan dimension of 6.5 metres)	1.5 metre																							
Tree type	Deep soil Minimum area and dimension of deep soil	Planter soil Volume and minimum dimension of planter soil	Depth of planter soil																							
A	8 square metres (min. plan dimension 2.5 metres)	8 cubic metres (min. plan dimension of 2.5 metres)	0.8 metre																							
<p><i>Note: Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5% for every additional tree, up to a maximum reduction of 25%.</i></p>																										
<p>Table B7 Tree types</p> <table border="1"> <thead> <tr> <th>Tree types</th> <th>Minimum canopy diameter at maturity</th> <th>Minimum height at maturity</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>4 metres</td> <td>6 metres</td> </tr> <tr> <td>B</td> <td>8 metres</td> <td>8 metres</td> </tr> <tr> <td>C</td> <td>12 metres</td> <td>12 metres</td> </tr> </tbody> </table>	Tree types	Minimum canopy diameter at maturity	Minimum height at maturity	A	4 metres	6 metres	B	8 metres	8 metres	C	12 metres	12 metres														
Tree types	Minimum canopy diameter at maturity	Minimum height at maturity																								
A	4 metres	6 metres																								
B	8 metres	8 metres																								
C	12 metres	12 metres																								

OFFICIAL



		<table border="1"> <tr> <td>B</td> <td>30 square metres (min. plan dimension 4.5 metres)</td> <td>30 cubic metres (min. plan dimension of 4.5 metres)</td> <td>1 metre</td> </tr> <tr> <td>C</td> <td>68 square metres (min. plan dimension 6.5 metres)</td> <td>68 cubic metres (min. plan dimension of 6.5 metres)</td> <td>1.5 metre</td> </tr> </table> <p>Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5 per cent for every additional tree, up to a maximum reduction of 25 per cent.</p> <p>Table B7 - Tree types</p> <table border="1"> <thead> <tr> <th>Tree types</th> <th>Minimum canopy diameter at maturity</th> <th>Minimum height at maturity</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>4 metres</td> <td>6 metres</td> </tr> <tr> <td>B</td> <td>8 metres</td> <td>8 metres</td> </tr> <tr> <td>C</td> <td>12 metres</td> <td>12 metres</td> </tr> </tbody> </table> <p>Table B7.1 Minimum setback distance from the building</p> <table border="1"> <thead> <tr> <th>Tree type</th> <th>Minimum setback distance</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>2 metres</td> </tr> <tr> <td>B</td> <td>4 metres</td> </tr> <tr> <td>C</td> <td>6 metres</td> </tr> </tbody> </table> <p>The minimum setback distance is measured from the tree trunk to the closest outer wall.</p>	B	30 square metres (min. plan dimension 4.5 metres)	30 cubic metres (min. plan dimension of 4.5 metres)	1 metre	C	68 square metres (min. plan dimension 6.5 metres)	68 cubic metres (min. plan dimension of 6.5 metres)	1.5 metre	Tree types	Minimum canopy diameter at maturity	Minimum height at maturity	A	4 metres	6 metres	B	8 metres	8 metres	C	12 metres	12 metres	Tree type	Minimum setback distance	A	2 metres	B	4 metres	C	6 metres	
B	30 square metres (min. plan dimension 4.5 metres)	30 cubic metres (min. plan dimension of 4.5 metres)	1 metre																												
C	68 square metres (min. plan dimension 6.5 metres)	68 cubic metres (min. plan dimension of 6.5 metres)	1.5 metre																												
Tree types	Minimum canopy diameter at maturity	Minimum height at maturity																													
A	4 metres	6 metres																													
B	8 metres	8 metres																													
C	12 metres	12 metres																													
Tree type	Minimum setback distance																														
A	2 metres																														
B	4 metres																														
C	6 metres																														
<p>Integrated water and stormwater management</p>	<p>Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</p>	<p>Buildings are designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.</p>	<p>Minor changes to clarify non-potable dual pipe supply must be connected to end uses in the building.</p>																												

OFFICIAL



<p>Clause 55.07-5 Standard B39</p>	<p>Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</p> <p>The stormwater management system should be:</p> <ul style="list-style-type: none"> Designed to meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater - Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee, 1999). Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. 	<p>Where a non-potable dual pipe reticulated water supply is available from the water authority, buildings are connected to end uses including toilet, laundry and garden water supply.</p> <p>The stormwater management system is:</p> <ul style="list-style-type: none"> Designed to meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater - Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee, 1999). Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge. 	
<p>Access Clause 55.07-6 Standard B40</p>	<p>Vehicle crossovers should be minimised.</p> <p>Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building.</p> <p>Pedestrian and cyclist access should be clearly delineated from vehicle access.</p> <p>The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees.</p> <p>Development must provide access for service, emergency and delivery vehicles.</p>	<p>Not applicable. Standard B40 – Access is proposed to be removed.</p>	<p>This standard has been consolidated with standard B14- Access to simplify assessment.</p>
<p>Noise impacts Clause 55.07-7 Standard B41</p>	<p>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings or small second dwellings.</p> <p>The layout of new dwellings and buildings should minimise noise transmission within the site.</p> <p>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</p> <p>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</p> <p>Buildings within a noise influence area specified in Table B8 should be designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. <p>Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.</p> <p>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</p>	<p>Noise sources, such as mechanical plants are not located immediately opposite or adjacent to bedrooms of existing dwellings or small second dwellings, unless a solid barrier is in place in front or surrounding the source to provide a line-of-sight barrier to transmission of noise to relevant bedrooms.</p> <p>Dwellings within a noise influence area specified in Table B8 are designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. Not greater than 40dB(A) for living areas, assessed as an LAeq,16h from 6am to 10pm <p>A bedroom or living area of a dwelling is not required to meet the specified noise level if it is fully screened from noise sources by the building, another solid structure, or the natural topography of the land.</p> <p>If a proposed ground level private open space is located in a noise influence area specified in Table B8, a dwelling, residential building, or another solid structure that is at least 1.8 metres in height is located between the noise source and the private open space.</p> <p>Table B8 Noise influence area</p>	<p>The existing noise provision for apartments four storeys and less are retained in large part, with amendments to quantify or codify the provision, but retain the intent.</p> <p>The 20,000 Annual Average Daily Traffic Volume (AADT) matches the threshold applied in NSW and responds to feedback that the 40,000 AADT to DTP and the Parliamentary Inquiry into Apartment Standards that the 40,000AADT used in the apartment standards did not account for a range of busy roads.</p> <p>An additional clause has been added to address attenuation of noise to private open space.</p> <p>Clauses relating to attenuating noise from internal sources has been removed as this is now adequately covered by the National Construction Code.</p> <p>These provisions have been reviewed with input from ARUP consulting and EPA Victoria. They are supported by an update to Planning Practice Note 83 that includes standardised construction measures that can be used to demonstrate compliance without the need for use of a specialist noise consultant. Spatial layers have been prepared showing all relevant road and rail corridors.</p>

OFFICIAL



	<p>Table B8 Noise influence area</p> <table border="1"> <thead> <tr> <th>Noise source</th> <th>Noise influence area</th> </tr> </thead> <tbody> <tr> <td colspan="2">Zone interface</td> </tr> <tr> <td>Industry</td> <td>300 metres from the Industrial 1, 2 and 3 zone boundary</td> </tr> <tr> <td colspan="2">Roads</td> </tr> <tr> <td>Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume</td> <td>300 metres from the nearest trafficable lane</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Noise source</th> <th>Noise influence area</th> </tr> </thead> <tbody> <tr> <td colspan="2">Railways</td> </tr> <tr> <td>Railway servicing passengers in Victoria</td> <td>80 metres from the centre of the nearest track</td> </tr> <tr> <td>Railway servicing freight outside Metropolitan Melbourne</td> <td>80 metres from the centre of the nearest track</td> </tr> <tr> <td>Railway servicing freight in Metropolitan Melbourne</td> <td>135 metres from the centre of the nearest track</td> </tr> </tbody> </table> <p><i>Note: The noise influence area should be measured from the closest part of the building to the noise source.</i></p>	Noise source	Noise influence area	Zone interface		Industry	300 metres from the Industrial 1, 2 and 3 zone boundary	Roads		Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane	Noise source	Noise influence area	Railways		Railway servicing passengers in Victoria	80 metres from the centre of the nearest track	Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track	Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track	<table border="1"> <thead> <tr> <th>Noise Source</th> <th>Noise influence area</th> </tr> </thead> <tbody> <tr> <td colspan="2">Zone interface</td> </tr> <tr> <td>Industry</td> <td>300 metres from the Industrial 1 and 2 zone boundary</td> </tr> <tr> <td colspan="2">Roads</td> </tr> <tr> <td>Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume</td> <td>300 metres from the nearest trafficable lane</td> </tr> <tr> <td colspan="2">Roads included in the Principal Freight Network</td> </tr> <tr> <td colspan="2">Railways</td> </tr> <tr> <td>Railway servicing passengers in Victoria</td> <td>80 metres from the centre of the nearest track</td> </tr> <tr> <td>Railway serving freight outside Metropolitan Melbourne</td> <td>80 metres from the centre of the nearest track</td> </tr> <tr> <td>Railway servicing freight in Metropolitan Melbourne</td> <td>135 metres from the centre of the nearest track</td> </tr> </tbody> </table> <p>The noise influence area is measured from the noise source to the closest part of the development. Sections of roads and railway lines in tunnels are excluded.</p>	Noise Source	Noise influence area	Zone interface		Industry	300 metres from the Industrial 1 and 2 zone boundary	Roads		Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane	Roads included in the Principal Freight Network		Railways		Railway servicing passengers in Victoria	80 metres from the centre of the nearest track	Railway serving freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track	Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track	
Noise source	Noise influence area																																										
Zone interface																																											
Industry	300 metres from the Industrial 1, 2 and 3 zone boundary																																										
Roads																																											
Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane																																										
Noise source	Noise influence area																																										
Railways																																											
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track																																										
Railway servicing freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track																																										
Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track																																										
Noise Source	Noise influence area																																										
Zone interface																																											
Industry	300 metres from the Industrial 1 and 2 zone boundary																																										
Roads																																											
Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume	300 metres from the nearest trafficable lane																																										
Roads included in the Principal Freight Network																																											
Railways																																											
Railway servicing passengers in Victoria	80 metres from the centre of the nearest track																																										
Railway serving freight outside Metropolitan Melbourne	80 metres from the centre of the nearest track																																										
Railway servicing freight in Metropolitan Melbourne	135 metres from the centre of the nearest track																																										
<p>Accessibility Clause 55.07-8 Standard B42</p>	<p>At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. A main bedroom with access to an adaptable bathroom. At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B9. <p>Table B9 Bathroom design</p> <table border="1"> <thead> <tr> <th></th> <th>Design option A</th> <th>Design option B</th> </tr> </thead> <tbody> <tr> <td>Door opening</td> <td>A clear 850mm wide door opening.</td> <td>A clear 820mm wide door opening located opposite the shower.</td> </tr> </tbody> </table>		Design option A	Design option B	Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.	<p>Not applicable. Standard B42 is proposed to be removed.</p>	<p>The National Construction Code addresses the design requirements included in the existing Standard B42.</p>																																		
	Design option A	Design option B																																									
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.																																									

OFFICIAL



	Design option A	Design option B																												
	<p>Door design</p> <p>Either:</p> <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	<p>Door design</p> <p>Either:</p> <ul style="list-style-type: none"> A slide door, or A door that opens outwards, or A door that opens inwards and has readily removable hinges. 																												
	<p>Circulation area</p> <p>A clear circulation area that is:</p> <ul style="list-style-type: none"> A minimum area of 1.2 metres by 1.2 metres. Located in front of the shower and the toilet. Clear of the toilet, basin and the door swing. <p>The circulation area for the toilet and shower can overlap.</p>	<p>Circulation area</p> <p>A clear circulation area that is:</p> <ul style="list-style-type: none"> A minimum width of 1 metre. The full length of the bathroom and a minimum length of 2.7 metres. Clear of the toilet and basin. <p>The circulation area can include a shower area.</p>																												
	<p>Path to circulation area</p> <p>A clear path with a minimum width of 900mm from the door opening to the circulation area.</p>	<p>Path to circulation area</p> <p>Not applicable.</p>																												
	<p>Shower</p> <p>A hobless (step-free) shower.</p>	<p>Shower</p> <p>A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.</p>																												
	<p>Toilet</p> <p>A toilet located in the corner of the room.</p>	<p>Toilet</p> <p>A toilet located closest to the door opening and clear of the circulation area.</p>																												
<p>Private open space Clause 55.07-9 Standard B43</p>	<p>A dwelling should have private open space consisting of at least one of the following:</p> <ul style="list-style-type: none"> An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room. A balcony with at least the area and dimensions specified in Table B10 and convenient access from a living room. If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table B10 should be increased by at least 1.5 square metres. An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room. An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room. <p>Table B10 Balcony size</p> <table border="1"> <thead> <tr> <th>Orientation of dwelling</th> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>North (between north 20 degrees west to north 30 degrees east)</td> <td>All</td> <td>8 square metres</td> <td>1.7 metres</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Orientation of dwelling</th> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>South (between south 30 degrees west to south 20 degrees east)</td> <td>All</td> <td>8 square metres</td> <td>1.2 metres</td> </tr> <tr> <td rowspan="3">Any other orientation</td> <td>Studio or 1 bedroom dwelling</td> <td>8 square metres</td> <td>1.8 metres</td> </tr> <tr> <td>2 bedroom dwelling</td> <td>8 square metres</td> <td>2 metres</td> </tr> <tr> <td>3 or more bedroom dwelling</td> <td>12 square metres</td> <td>2.4 metres</td> </tr> </tbody> </table>		Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension	North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres	Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension	South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres	Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres	2 bedroom dwelling	8 square metres	2 metres	3 or more bedroom dwelling	12 square metres	2.4 metres	<p>Not applicable. Standard B43 is proposed to be removed.</p>	<p>Standard B28 - Private Open Space will apply to all development including apartment development.</p>
Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension																											
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres																											
Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension																											
South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres																											
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres																											
	2 bedroom dwelling	8 square metres	2 metres																											
	3 or more bedroom dwelling	12 square metres	2.4 metres																											

OFFICIAL



<p>Storage Clause 55.05-6 Standard B44</p>	<p>Each dwelling should have convenient access to usable and secure storage space.</p> <p>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table B11.</p>	<p>Not applicable. Standard B30 – Storage is proposed to be removed.</p>	<p>To simplify the planning scheme all storage requirements are proposed to be included in Standard B30 – Storage.</p>																
<p>Waste and recycling Clause 55.07-11 Standard B45</p>	<p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> ▪ Waste and recycling enclosures which are: <ul style="list-style-type: none"> – Adequate in size, durable, waterproof and blend in with the development. – Adequately ventilated. – Located and designed for convenient access by residents and made easily accessible to people with limited mobility. ▪ Adequate facilities for bin washing. These areas should be adequately ventilated. ▪ Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. ▪ Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. ▪ Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. ▪ Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. <p>Waste and recycling management facilities should be design and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> ▪ Be designed to meet the better practice design options specified in Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019). ▪ Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements. 	<p>A shared area for bin storage for use by each dwelling provides for:</p> <ul style="list-style-type: none"> ▪ Food and garden organics. ▪ Mixed recycling. ▪ Glass recycling. ▪ Residual waste (general rubbish). <p>Areas for bin storage meet the minimum dimensions specified in Table B11.1.</p> <p>Table B11.1 Bin storage area dimensions</p> <table border="1" data-bbox="1258 909 1941 1392"> <thead> <tr> <th>Number of dwellings</th> <th>Minimum shared storage area</th> <th>Minimum depth</th> <th>Minimum height</th> </tr> </thead> <tbody> <tr> <td>15 or less dwellings</td> <td>0.7 square metres per dwelling in a shared waste storage area</td> <td>0.8 metres</td> <td>2.7 metres</td> </tr> <tr> <td>16 to 55 dwellings</td> <td colspan="3">0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area as specified in an approved waste management plan.</td> </tr> <tr> <td>56 or more dwellings</td> <td colspan="3">0.5 square metres per dwelling, in a shared waste storage area as specified in an approved waste management plan.</td> </tr> </tbody> </table> <p>Enclosed areas for bin storage are ventilated by:</p> <ul style="list-style-type: none"> ▪ natural ventilation openings to external air, with dimensions of openings to be at least 5 per cent of the area for bin storage; or ▪ a mechanical exhaust ventilation system. <p>Bin washing facilities, including a tap and a drain, are provided.</p> <p>A tap or drain are provided to wash bins.</p> <p>A continuous path of travel, free of steps and obstructions, is provided from each dwelling to areas for bin storage.</p> <p>Signage is provided to direct residents to areas for bin storage and provide information about what material to place in which bin.</p>	Number of dwellings	Minimum shared storage area	Minimum depth	Minimum height	15 or less dwellings	0.7 square metres per dwelling in a shared waste storage area	0.8 metres	2.7 metres	16 to 55 dwellings	0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area as specified in an approved waste management plan.			56 or more dwellings	0.5 square metres per dwelling, in a shared waste storage area as specified in an approved waste management plan.			<p>The existing waste and recycling provisions at clause 55.07-11 are retained in large part, with amendments to quantify or codify the provision, but retain the intent.</p> <p>In addition, the waste materials storage allowances have been revised following review and site assessments by DEECA Waste.</p> <p>A baseline minimum 5 square metres of bin space is needed to ensure enough bin storage space and bin access is provided for small to medium scale developments.</p> <p>To simplify the standard, reference to design response requiring collection vehicles not needing to reverse into the site to collect waste bins (to reduce noise impacts on residents and neighbours) has been moved into an application requirement.</p>
Number of dwellings	Minimum shared storage area	Minimum depth	Minimum height																
15 or less dwellings	0.7 square metres per dwelling in a shared waste storage area	0.8 metres	2.7 metres																
16 to 55 dwellings	0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area as specified in an approved waste management plan.																		
56 or more dwellings	0.5 square metres per dwelling, in a shared waste storage area as specified in an approved waste management plan.																		

OFFICIAL



		Internal storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres with convenient access to kitchen areas, is provided within each dwelling to enable the separation of food organics, mixed recycling, glass recycling and residual waste (general rubbish).																																																	
<p>Functional layout Clause 55.07-12 Standard B46</p>	<p>Bedrooms should:</p> <ul style="list-style-type: none"> Meet the minimum internal room dimensions specified in Table B12. Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. <table border="1"> <thead> <tr> <th colspan="3">Table B12 Bedroom Dimensions</th> </tr> <tr> <th>Bedroom Type</th> <th>Minimum Width</th> <th>Minimum Depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <p>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B13.</p> <table border="1"> <thead> <tr> <th colspan="3">Table B13 Bedroom Dimensions</th> </tr> <tr> <th>Dwelling Type</th> <th>Minimum width</th> <th>Minimum Area</th> </tr> </thead> <tbody> <tr> <td>Studio & 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10sqm</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 sqm</td> </tr> </tbody> </table>	Table B12 Bedroom Dimensions			Bedroom Type	Minimum Width	Minimum Depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Table B13 Bedroom Dimensions			Dwelling Type	Minimum width	Minimum Area	Studio & 1 bedroom dwelling	3.3 metres	10sqm	2 or more bedroom dwelling	3.6 metres	12 sqm	<p>Bedrooms:</p> <ul style="list-style-type: none"> Meet the minimum internal room dimensions specified in Table B12. Provide an additional area of at least 0.8 square metres to accommodate a wardrobe. <table border="1"> <thead> <tr> <th colspan="3">Table B12 Bedroom dimensions</th> </tr> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <p>Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B13.</p> <table border="1"> <thead> <tr> <th colspan="3">Table B13 Living area dimensions</th> </tr> <tr> <th>Dwelling type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 square metres</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 square metres</td> </tr> </tbody> </table>	Table B12 Bedroom dimensions			Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Table B13 Living area dimensions			Dwelling type	Minimum width	Minimum depth	Studio or 1 bedroom dwelling	3.3 metres	10 square metres	2 or more bedroom dwelling	3.6 metres	12 square metres	<p>This standard will now apply to both clause 55 and 55.07 applications. This is in response to stakeholder feedback to ensure good internal amenity is provided to occupants.</p>
Table B12 Bedroom Dimensions																																																			
Bedroom Type	Minimum Width	Minimum Depth																																																	
Main bedroom	3 metres	3.4 metres																																																	
All other bedrooms	3 metres	3 metres																																																	
Table B13 Bedroom Dimensions																																																			
Dwelling Type	Minimum width	Minimum Area																																																	
Studio & 1 bedroom dwelling	3.3 metres	10sqm																																																	
2 or more bedroom dwelling	3.6 metres	12 sqm																																																	
Table B12 Bedroom dimensions																																																			
Bedroom type	Minimum width	Minimum depth																																																	
Main bedroom	3 metres	3.4 metres																																																	
All other bedrooms	3 metres	3 metres																																																	
Table B13 Living area dimensions																																																			
Dwelling type	Minimum width	Minimum depth																																																	
Studio or 1 bedroom dwelling	3.3 metres	10 square metres																																																	
2 or more bedroom dwelling	3.6 metres	12 square metres																																																	
<p>Windows Clause 55.07-14 Standard B48</p>	<p>Habitable rooms should have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area should be:</p> <ul style="list-style-type: none"> A minimum width of 1.2 metres. A maximum depth of 1.5 times the width, measured from the external surface of the window. 	<p>Not applicable. Standard B48 is proposed to be removed.</p>	<p>Incorporating the requirements into Standard B27 – Daylight to new windows simplifies the planning scheme.</p>																																																
<p>Natural ventilation</p>	<p>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p>	<p>Not applicable. Standard 49 is proposed to be removed.</p>	<p>Incorporating requirements into to Standard 30.4 – Natural ventilation.</p>																																																

OFFICIAL



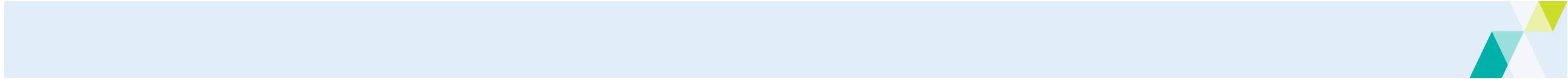
<p>Clause 55.07-15 Standard B49</p>	<p>At least 40 per cent of dwellings should provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> ▪ A maximum breeze path through the dwelling of 18 metres. ▪ A minimum breeze path through the dwelling of 5 metres. ▪ Ventilation openings with approximately the same area. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>		
<p>Building entry and circulation Clause 55.07-16 Standard B50</p>	<p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> ▪ Be visible and easily identifiable. ▪ Provide shelter, a sense of personal address and a transitional space around the entry. <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> ▪ Clearly distinguish entrances to residential and non-residential areas. ▪ Provide windows to building entrances and lift areas. ▪ Provide visible, safe and attractive stairs from the entry level to encourage use by residents. ▪ Provide common areas and corridors that: <ul style="list-style-type: none"> - Include at least one source of natural light and natural ventilation. - Avoid obstruction from building services. - Maintain clear sight lines. 	<p>Not applicable. Standard B50 is to be removed.</p>	<p>To simplify the assessment the requirements in the standard have been included within Standard B26 – Dwelling Entry.</p>
<p>Integration with the street Clause 55.07-17 Standard B51</p>	<p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>	<p>Not applicable. Standard B51 is proposed to be removed.</p>	<p>To simplify the assessment the requirements in the standard have been included within Standard B26 – Dwelling Entry.</p>
<p>Site services Clause 55.07-18 Standard B52</p>	<p>Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically.</p> <p>Meters and utility services should be designed as an integrated component of the building or landscape.</p> <p>Mailboxes and other site facilities should be adequate in size, durable, weather-protected, located for convenient access and integrated into the overall design of the development.</p>	<p>Not applicable. Standards B52 is proposed to be removed.</p>	<p>To simplify the assessment the requirements in the standard have been included within Standard B34 – Site Services.</p>
<p>External walls and materials 55.07-19 Standard B53</p>	<p>External walls should be finished with materials that:</p> <ul style="list-style-type: none"> ▪ Do not easily deteriorate or stain. ▪ Weather well over time. ▪ Are resilient to the wear and tear from their intended use. 	<p>Not applicable. Standard B53 is proposed to be removed. replaced with Standard Design Detail.</p>	<p>Incorporating the requirements into Standard B31 – Design detail simplifies the planning scheme.</p>

OFFICIAL



	External wall design should facilitate safe and convenient access for maintenance.										
<p>Building separation</p> <p>Clause 55.07-20</p> <p>Standard B54</p> <p>(new standard)</p>	Not applicable	<p>Within a site, buildings are separated by at least the following distances:</p> <ul style="list-style-type: none"> by at least 6 metres up to 11 metres height, plus an additional 1.5 metre setback to each building for heights above 11 metres, <p>except where a building taller than 9 metres height, is located to the north of another building, in which case the buildings are separated by at least the following distances:</p> <ul style="list-style-type: none"> 9 metres up to 11 metres of height, plus an additional 3 metres setback for heights above 11 metres to a north building, and an additional 1.5 metre setback for heights above 11 metres to any other building. <p>Sunblinds, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, heating or cooling equipment and other services may encroach not more than 0.5 metres into the side and rear setbacks.</p> <p>Stairways, ramps, pergolas, shade sails, and carports may encroach into the side and rear setbacks.</p>	<p>The building separation within a site requirement seeks to provide opportunities for light, air and outlook whilst ensuring that there is appropriate visual separation between buildings. Based on the B17.2 side and rear setback standards, it was considered appropriate to apply a variable setback dimension that increases with the height of the building</p>								
<p>Air pollution</p> <p>Clause 55.07-21</p> <p>Standard B55</p>	NEW - ESD	<p>A dwelling or residential building within an air pollution influence area specified in Table B14 provides:</p> <ul style="list-style-type: none"> fixed air cleaning equipment to service all habitable rooms, incorporating high efficient particulate air (HEPA) filters or equivalent; or ducted mechanical ventilation for the supply of outdoor air in compliance with <i>Australian Standard AS 1668.2 The use of ventilation and air condition in buildings</i> and locate any building air intakes and openable windows of habitable rooms on the side of the dwelling or residential building facing away from the air pollution source. <p>If within an air pollution influence area specified in Table B14, a dwelling, residential building or another solid structure that is at least 1.8 metres in height, is to be located between the air pollution source and any ground level private open space of a dwelling or residential building.</p> <p>Table B14 Air pollution influence area</p> <table border="1"> <thead> <tr> <th>Air pollution source</th> <th>Air pollution influence area</th> </tr> </thead> <tbody> <tr> <td>Roads</td> <td></td> </tr> <tr> <td>Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume</td> <td>50 metres from the nearest trafficable lane</td> </tr> <tr> <td>Roads included in the Principal Freight Network</td> <td></td> </tr> </tbody> </table>	Air pollution source	Air pollution influence area	Roads		Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume	50 metres from the nearest trafficable lane	Roads included in the Principal Freight Network		<p>The primary focus of the clause is to ensure new residential developments located near transport corridors are designed to minimise resident exposure to air pollutants from transport.</p> <p>This new clause responds to the commitment in the ESD Roadmap to 'Implement siting and design standards to reduce impacts of air and noise pollution from transport corridors on building occupants'.</p> <p>The new standard also responds to planning policy 13.06-1 Air quality management to "Minimise air pollutant exposure to occupants of sensitive land uses near the transport system through suitable siting, layout and design responses" and related statements in the <i>Victorian Air Quality Strategy</i>.</p> <p>These provisions have been prepared with input from ERM consulting and EPA Victoria. Permit applicants will be supported by guidance materials.</p> <p>The approach has also been informed by major reviews by the WHO and EU on air pollution and children's health, the US Health Effects Institute review of Long-Term Exposure to Traffic-Related Air Pollution and a range of Australian studies.</p>
Air pollution source	Air pollution influence area										
Roads											
Freeways, tollways and other roads carrying 20,000 Annual Average Daily Traffic Volume	50 metres from the nearest trafficable lane										
Roads included in the Principal Freight Network											

OFFICIAL



		<table border="1"> <thead> <tr> <th colspan="2" data-bbox="1258 386 1952 415">Railways</th> </tr> </thead> <tbody> <tr> <td data-bbox="1258 415 1605 548">Railway servicing passengers or freight using diesel locomotives</td> <td data-bbox="1605 415 1952 548">50 metres from the centre of the nearest track</td> </tr> <tr> <td data-bbox="1258 548 1605 646">Rail stabling yards for diesel locomotives</td> <td data-bbox="1605 548 1952 646">300 metres from the centre of the nearest track</td> </tr> </tbody> </table> <p data-bbox="1258 659 1952 751">The air pollution influence area is measured from the air pollution source to the closest part of the dwelling. Sections of roads and railway line in tunnels are excluded.</p>	Railways		Railway servicing passengers or freight using diesel locomotives	50 metres from the centre of the nearest track	Rail stabling yards for diesel locomotives	300 metres from the centre of the nearest track	
Railways									
Railway servicing passengers or freight using diesel locomotives	50 metres from the centre of the nearest track								
Rail stabling yards for diesel locomotives	300 metres from the centre of the nearest track								

OFFICIAL

10.3 Flooding and Stormwater Management Community Reference Panel - Amended Terms of Reference

File Number: IN24/607
Responsible Director: Director City Planning
Attachments: 1 Flooding and Stormwater Community Reference Panel Terms of Reference - August 2024 [↓](#)

PURPOSE OF REPORT

The purpose of this report is to seek endorsement of the attached amended Terms of Reference (ToR) for the Flooding and Stormwater Management Community Reference Panel and endorsement of a new Expression of Interest process, to refresh and expand the membership of the Panel.

EXECUTIVE SUMMARY

The current Terms of Reference for the Flooding and Stormwater Management Community Reference Panel (CRP) was endorsed on 26 April 2022. It sets out a four-year term for the Panel, with a review at the end of the second year. This two-year review is due in November 2024. The CRP Terms of Reference has been updated to reflect several changes made to functioning of the Panel since its commencement (see Attachment 1).

It is recommended that a new EOI process be conducted to replace members who have resigned and to expand the CRP to improve community representation.

It is further recommended that Council endorse the attached amended Terms of Reference and proposed EOI process to improve community representation on the CRP in preparation for the next two year term.

RECOMMENDATION

That Council:

- A. Endorse the amended Terms of Reference for the Flooding and Stormwater Management Community Reference Panel, included as Attachment 1;**
- B. Endorse that a new Expression of Interest process be conducted to invite applications from community members to refresh and expand the membership of the Flooding and Stormwater Management Community Reference Panel following the 2024 Council election; and**
- C. Authorise any new community members recommended to join the CRP to be appointed under the delegation of the CEO.**

1. BACKGROUND

- 1.1 The Manningham Flood Mapping Project involves flood mapping for the City of Manningham by Council and Melbourne Water in partnership, and the development of the Manningham Integrated Water Management Strategy.

- 1.2 The formation of a Flooding and Stormwater Management Community Reference Panel (CRP) was identified as the primary vehicle for community engagement at an early stage in the project. This was determined in response to a review of the previous community engagement associated with Planning Scheme Amendment C109.
- 1.3 At its 26 April 2022 meeting, Council resolved to endorse the public exhibition of an Expression of Interest for the CRP, endorse the Terms of Reference and appoint two Councillors as representatives.
- 1.4 Eleven Panel members were appointed to the CRP under CEO delegation following an extensive and rigorous recruitment process. The first meeting was conducted on 9 November 2022.
- 1.5 Within the initial six months of the Panel meeting, three female community members, including two younger members, had resigned from the Panel. A replacement female member from the initial pool of applicants was approached and was appointed to the Panel, bringing the total number of Panel community members back to nine.
- 1.6 At its meeting of 27 June 2023, Council endorsed the appointment of Councillor Lange as the Chair of the CRP.
- 1.7 The current Terms of Reference for the CRP allow for a four-year term for the Panel with the CRP community volunteers appointed for an initial two-year term with an option to extend their appointment for a further two years by agreement. The initial two-year term concludes in November 2024.
- 1.8 Since the formation of the CRP, Council has endorsed a standard template for Terms of Reference for Advisory Committees which contain express requirements for diversity of community member representatives.

2. DISCUSSION / ISSUE

- 2.1 As the original Terms of Reference were endorsed by Council, any changes to this document must be endorsed by Council.
- 2.2 The various proposed amendments to the ToR include:
 - A change from 2 to 3 Councillors on the Panel, reflecting this existing change to practice;
 - Appointment of a Councillor as chair;
 - An increase in the number of community representatives from 9 and up to 12, to provide for greater Panel member diversity; and
 - Alignment with the new Council Terms of Reference standard template.
- 2.3 In accordance with the current Terms of Reference, it is proposed that existing Panel members be given the option of continuing as Panel members at their discretion.

- 2.4 It is further proposed that a new EOI process be commenced to invite applications from potential new Panel members at the start of November 2024, in order to enhance the Panel membership for the first meeting to be held in early 2025.
- 2.5 The call for Expressions of Interest will be made through Manningham Matters, e-News, Your Say Manningham, social media and the local media. Applications will generally be made electronically through Your Say Manningham. Hard copy Expressions of Interest will also be considered. Existing Advisory Committee members will also be invited to express interest in joining the Panel.
- 2.6 Consistent with the previous approach, community members are to be appointed under CEO delegation.

3. COUNCIL PLAN / STRATEGY

- 3.1 The Manningham Flooding and Stormwater Management project is consistent with the following Council Plan goals and actions
 - 3.1.1 GOAL: 1.1 - A healthy, resilient and safe community
Support effective preparation, response and recovery for emergency events.
 - 3.1.2 GOAL: 2.4 - Well maintained and utilised community infrastructure
Demonstrate leadership in environmentally responsive building materials and locations to promote resilience to flood, bushfire and climate.
 - 3.1.3 GOAL: 3.2 - Reduce our environmental impact and adapt to climate change
Act on climate change through advocacy, leadership and education.

4. IMPACTS AND IMPLICATIONS

- 4.1 Finance / Resource Implications
- 4.2 The facilitation of the Community Reference Panel is met within the existing budget allocation for the project.

5. IMPLEMENTATION

5.1 Communication and Engagement

Is engagement required?	Yes
Stakeholder Groups	1. EMT 2. Councillors / Council 3. Community Reference Panel 4. Various Service Units including City Infrastructure and Statutory Planning

	5. Melbourne Water 6. Broader community
Where does it sit on the IAP2 spectrum	Inform Consult
Approach	Communication material associated with the EOI process (website information, social medial posts etc) Community submissions / interviews / appointment / induction

5.2 Timelines

It is proposed to call for Expressions of Interest for new Panel members early in November 2024. It is anticipated that the process will be completed and new Panel members will be appointed for the first Community Reference Panel meeting in 2025, appointed under CEO delegation.

6. DECLARATIONS OF CONFLICT OF INTEREST

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

Flooding and Stormwater Management Community Reference Panel - Terms of Reference

<p>What is the Manningham Flood and Water Management Community Reference Panel?</p>	<p>The Flooding and Stormwater Management Community Reference Panel (CRP) will help guide the development of Manningham’s Flood Mapping Project (joint Manningham Council and Melbourne Water project), Integrated Water Management Strategy and other related documents as required.</p> <p>The CRP provides a community perspective in relation to assessing flooding and stormwater management risks and challenges, and options to address them.</p>
<p>1. Purpose</p>	<p>The CRP provides a formal way for Council to seek input and guidance from the community. This guidance is used to support quality decision making and help Council to achieve its goals and objectives under the Council Plan. The CRP will act in an advisory capacity only and has no delegated authority to make decisions on behalf of Council.</p> <p>The CRP provides a community voice to guide the development of the Flood Mapping Project and the preparation of an Integrated Water Management Strategy and shape project related communications.</p>
<p>2. Role and Objectives</p>	<p>The role of the CRP is to provide a direct link between Council and people who have expertise, knowledge, skills and/or lived experience in flooding and stormwater management.</p> <p>Advisory Committee members will:</p> <ul style="list-style-type: none"> • Provide a representative sample of expert or experienced, independent and authentic voices of people with an ability to receive information and advise on flooding and stormwater management related matters, including current and emerging trends in the community or relevant sector. • Become informed of the project context, challenges faced by our community and the environment, in relation to stormwater management, flood risk and climate change moving forward. • Contribute constructively to support the delivery of key Council strategies, policies and plans, including Manningham’s Council Plan 2021-2025, Health and Wellbeing Strategy 2021-2025 and the Integrated Water Management Strategy. • Provide strategic advice and direction on the development and review of key Council strategies, policies, plans and related initiatives. • Provide feedback on issues pertaining to the flood mapping process, the draft flood extents, stormwater and flood risk management, integrated water management opportunities and partner with Council in the development and assessment of options to address the associated challenges. • Provide advice in respect of submissions received following public exhibition of the draft flood mapping results and the development of the draft Integrated Water Management Strategy and other matters referred to the CRP.



¹ Manningham Council Advisory Committees – Terms of Reference Template
 Approved by Council: _____ Review Date: _____

<p>3. Delegated authority and decision making</p>	<ul style="list-style-type: none"> • The CRP will provide advice to Council and officers to assist their decision making. • In accordance with Section 124 of the <i>Local Government Act 2020</i>, it is an offence for a councillor to direct or seek to direct a member of Council staff in the performance of specific types of tasks and specifies a maximum penalty level.
<p>4. Chairperson</p>	<ul style="list-style-type: none"> • Meetings will be chaired by a Manningham Councillor, nominated by Council on an annual basis. If the Chairperson is absent, they are able to nominate another person to chair. • Meetings will be chaired in a way that promotes respectful discussion of the issues, to arrive at an agreed view that fairly reflects the sense and will of the meeting. • The Councillor Chairperson is responsible for reporting to Council any matters of interest that arise as part of meeting procedures.
<p>5. Membership</p>	<ul style="list-style-type: none"> • At least one councillor appointed annually who acts as Chairperson. • Up to two other Councillors as appointed annually • An independent Facilitator (as required) • A range of volunteer Committee members (up to 12), appointed by the CEO under delegation through an expression of interest, selection and endorsement process <ul style="list-style-type: none"> ○ Community members with relevant skills and experience. • Up to four (4) officers comprising: <ul style="list-style-type: none"> ○ Up to three Council Officers, at either Director, Manager or Coordinator level; and ○ Project Lead / Secretariat.
<p>6. Co-opted Membership</p>	<ul style="list-style-type: none"> • Representatives from peak bodies, consultants, Council officers and council may be invited to attend CRP meetings to provide specific advice on an as-need basis, and do not contribute to the CRP quorum.
<p>7. Quorum</p>	<ul style="list-style-type: none"> • One councillor or delegated representative; • 50% of the community members plus one; and • Two Council officers.
<p>8. Membership Criteria</p>	<p>Applications will be assessed against the specific criteria as follows:</p> <ul style="list-style-type: none"> • Skills, experience and/or knowledge in flooding, water and the natural environment, public communications, integrated water management, climate adaptation and resilience, planning schemes and associated processes, risk management, water engineering, hydraulics and/or hydrology, emergency management of other relevant fields. • Represent diversity including age, gender, sexuality, ability, cultural background, intersectionality and geographic location. • Provide direct links to and active participation in their local community and/or relevant organisations by living, working or studying in Manningham. • Possess knowledge and understanding of the needs and issues addressed by the CRP. • Demonstrate commitment to actively and constructively contributing to the CRP with or without support (e.g. interpreting service). • Willingness and ability to engage in open and respectful discussions that add value to the CRP. • Availability to attend 80% of the meetings scheduled throughout the year. • Willingness to sign a Code of Conduct for Committee members and abide by the terms of appointment (see Section 10 below).



<p>9. Membership Appointment</p>	<ul style="list-style-type: none"> • Expressions of interest for the full CRP membership will be sought in the local media, social media, on Council’s website or by invitation to relevant local or peak agencies, universities and educational institutions, community organisations or individuals: <ul style="list-style-type: none"> ○ Nominations shall be submitted via the Council form (available on Council’s website) within the advertised nomination period; ○ Inclusive techniques will be used to ensure access for the broadest reach possible; ○ Applicants will be supported to access, complete and submit the form in the way that best suits them; ○ Shortlisted applicants will be interviewed prior to appointment; ○ Applications will be assessed by Officers and recommendations will be presented to Council’s CEO for formal approval; and ○ CRP membership appointments will be made under delegation by the CEO, based on an appropriate membership mix, responsive to the criteria above. • Casual vacancies that occur due to a representative resigning or membership lapsing may be filled by co-opting suitable candidates identified from the most recent selection process for the remainder of the previous incumbent’s term: <ul style="list-style-type: none"> ○ Officers, in consultation with the chairperson, will make a recommendation to the CEO to appoint a suitable candidate to join the CRP for the remainder of the previous incumbent’s term; ○ Where there are no suitable candidates identified, a formal expression of interest and CEO appointment is required (as outlined earlier in Section 9); and ○ Where a vacancy occurs within six (6) months of the current membership term expiring, and providing that a quorum is maintained, there is no requirement to fill the vacancy for the remainder of the term.
<p>10. Membership Responsibilities</p>	<ul style="list-style-type: none"> • Councillors are bound by the Councillor Code of Conduct. • Council officers are bound by the Employee Code of Conduct. • Panel members are bound by a CRP member Code of Conduct, which includes the following: <ul style="list-style-type: none"> ○ Act with integrity; ○ Act with impartiality and exercise responsibility in the interests of the local community; ○ Not seek to confer an advantage or disadvantage on any person, including one’s self; ○ Disclose any actual or perceived conflict of interest; ○ Undertake Council values, WE ARE Manningham: <ul style="list-style-type: none"> • Working Together; • Excellence; • Accountable; • Respectful; and • Empowered. ○ Take reasonable care of one’s own health and safety and that of others;



<p>10. Membership Responsibilities (Continued)</p>	<ul style="list-style-type: none"> ○ Commit to regular attendance at meetings, a minimum of 80%; Members should provide an apology, preferably in writing to the Chair and relevant Officer as soon as they are aware that they cannot attend a meeting; ○ Commit to active contribution to the work of the CRP; ○ CRP members must defer any media enquiries to the Chairperson in the first instance and should not to respond as a representative of the Committee; ○ CRP members are also bound by Council’s Social Media Policy and must not respond to any media enquiries, but refer same to the Chairperson or Secretariat; and ○ Online behaviour should be consistent with the behaviours outlined above. CRP members must not engage in any conduct online that would not be acceptable in their workplace or that is unlawful. For example, do not make derogatory remarks, bully, intimidate, harass other users, use insults or post content that is hateful, slanderous, threatening, or discriminating. <ul style="list-style-type: none"> ● A breach of the Code of Conduct may result in CRP membership terminating.
<p>11. Appointment Terms</p>	<ul style="list-style-type: none"> ● Councillor representatives are appointed annually by Council. ● Volunteer community representatives are appointed for the appointed for two (2) years, with an option to extend their appointment for a further two (2) years, by agreement. ● A member of the Panel may resign at any time. Notice of resignation or change of service provider/organisation representation can be made at any time in writing to the Chairperson and the Secretariat; ● If a Panel member fails to attend three (3) consecutive meetings without giving prior notice, membership is deemed to have lapsed.
<p>12. Committee Administration</p>	<ul style="list-style-type: none"> ● The Secretariat will be responsible for preparation of meeting agendas, minutes, reports and other administrative functions: <ul style="list-style-type: none"> ○ Each agenda must commence with an Acknowledgement of Country; and ○ An agenda, prepared in consultation with the chairperson, will be circulated to Committee members a minimum of seven (7) days prior to the meeting. ● Secretariats will be experienced in minuting CRP minutes and the public distribution of minutes; and/or provided with appropriate training. ● Committee members should familiarise themselves with the agenda material prior to the meeting and come to meetings prepared and informed. ● Draft minutes of the Panel meeting will be circulated to Panel members within two weeks of the meeting.



4 | Manningham Council Advisory Committees – Terms of Reference Template
 Approved by Council: Review Date:

<p>13. Meeting Procedures</p>	<ul style="list-style-type: none"> • Quarterly meetings will be pre-scheduled, at a time and place determined by the Chairperson in consultation with the Panel. • Additional meetings will be subject to approval by both the Chairperson and the relevant senior Council Officer. • With the exception of co-opted members, meetings are closed to the general public. • Any councillor may attend any Panel meetings to observe. • Panel members provide advice, as far as practicable, on a consensus basis. • Panel members are supported by Council to participate in meetings remotely if unable to physically attend. • Panel members must not disclose information that they know, or should reasonably have known is confidential information. • Panel members have an obligation to not disclose any materials or information that is not publicly available unless approved by the Chairperson or a representative of Council. • Any actual or perceived conflicts of interests should be declared by councillors, Panel members, or officers prior to the agenda item discussion, with the relevant Committee member leaving the room, with the declaration and absence recorded in the meeting minutes.
<p>14. Review</p>	<ul style="list-style-type: none"> • The Panel's terms of reference, membership, and productivity will be reviewed at least once every four years to ensure currency and effectiveness. • Volunteer community representatives are appointed for the appointed for two (2) years, with an option to extend their appointment for a further two (2) years, by agreement. A membership review will be undertaken every two years accordingly. • The terms of reference may be revoked at any time by Council. • The CRP will sunset four years from the date of adoption.

DRAFT



Definition of Key Terms	Community Reference Panel	The main function of a Community Reference Panel is enabling stakeholder engagement that provides input and guidance to support quality decision making and in turn, the achievements of Council's goals and objectives under the Council Plan. Community Reference Panels facilitate access to independent advice from external stakeholders and collaboration with the community on a range of matters. Community Reference Panels generally have a lifespan beyond one year and are aligned with a Council plan or strategy.
	Chairperson	The person appointed to facilitate a Panel meeting, in this case, a councillor.
	Co-opted membership	Appointment to membership of an Panel by invitation of the existing members.
	Council	The councillor group participating in decision making at a formally constituted Council meeting.
	Councillor	Elected representatives of Manningham City Council.
	Intersectionality	The combination of various characteristics such as age, gender, cultural background, sexuality and ability that contribute to a person's lived experience, and in some cases may lead to discrimination or disadvantage.
	Officer or Council Officer	An employee of Manningham City Council.
	Peak body	A non-government organisation that consists of individuals or smaller organisations that are united by a shared purpose.
	Quorum	The minimum number of Panel members required for a Panel meeting to proceed.
	Secretariat	The officer appointed to administer the CRP .This could be a senior Council Officer, either Director, or Manager.
	Strategic	Relating to the goals and objectives contained within documents such as the Council Plan, and how to achieve them.



11 CONNECTED COMMUNITIES

There are no Connected Communities report.

12 CITY SERVICES

12.1 Stormwater Management Prioritisation - Draft Policy

File Number: IN24/602
Responsible Director: Executive Lead City Services
Attachments: 1 Draft Stormwater Management Policy [↓](#)

PURPOSE OF REPORT

The purpose of this item is to endorse the Stormwater Management Policy.

EXECUTIVE SUMMARY

Stormwater management refers to the control and mitigation of stormwater runoff to prevent situations that can lead to flooding, erosion and water pollution.

When rain falls on impermeable surfaces such as roads, car parks and roof tops it can't soak into the ground naturally, instead it travels over these surfaces and will flow to the lowest surrounding location and eventually into the natural waterways.

Climate change, increasing population growth, development and decreasing land availability are key factors requiring the need for an effective and holistic approach to stormwater management.

The development of a Stormwater Management Policy will support the broader infrastructure and environmental objectives of Council's Strategies. It will form a key part of the Integrated Water Management (IWM) Strategy (currently in development).

This policy outlines our intent for future stormwater management. It provides clarity on our role and responsibilities relating to stormwater, it also sets objectives and criteria to guide the risk based prioritisation of future stormwater and flood mitigation projects for inclusion in future budgets and the long-term capital works program.

1. RECOMMENDATION

That Council adopts the Stormwater Management Policy (Attachment 1).

2. BACKGROUND

2.1 In 2023, we identified the need to develop a Stormwater Management Policy which would enable us to:

- 2.1.1 Assist with prioritisation and planning of future Capital Works;
- 2.1.2 Use more recent flood modelling and mapping, to enable strategic, data driven decision-making processes;
- 2.1.3 Incorporate climate change modelling; and
- 2.1.4 Consider water within the landscape and built environment as a vital resource.

- 2.2 Currently our 10-year drainage capital works program priority list has been developed based on local knowledge and reactive responses to community needs. It identifies new drainage works where there was no drainage infrastructure available, and the projects included were prioritised based on an older version of flood modelling.
- 2.3 Various other local government authorities have created Stormwater Management Strategies, Plans and Policies, to provide guidance of their engineering practices relating to the management of their local stormwater infrastructure.

Integrated Water Management (IWM) Strategy

A holistic and collaborative approach to the way we plan for and manage all elements of the water cycle. *(in development)*

Stormwater Management Policy

Provides direction on why and how Council manages stormwater.

3. DISCUSSION / ISSUE

3.1 Stormwater Management

- 3.1.1 Climate change, increase in population growth, increase of development and decreasing land availability are key driving factors in the need for effective stormwater management.

3.2 Flood Mapping Project

- 3.2.1 In 2022 we appointed a Community Reference Panel (CRP) to help shape flooding and stormwater management in Manningham. The Panel was selected through an Expression of Interest process and have been working with us to better understand and address increasing challenges to water management, including: Manningham Flood Mapping Project; and Integrated Water Management Strategy and other relevant documents.
- 3.2.2 We are in the process of updating our flood modelling of all catchment areas. The results of this will allow us to more accurately define and target areas which are likely to be subject to overland flows in major storm events. This will also include a process of site/ground truthing of the updated model outcomes.

3.3 Our Approach to Stormwater Management

- 3.3.1 Currently the stormwater infrastructure needs of the community are prioritised using a risk based approach, based on local knowledge of known flooding areas, previous flood mapping data and in response to community requests and feedback.

- 3.3.2 Our current 10-year drainage capital works program has been developed from the existing modelling and known flooding areas.
 - 3.3.3 The Policy in conjunction with updated flood modelling data will assist us with an improved strategic and data driven approach to managing and prioritise future stormwater projects.
 - 3.3.4 The Policy will help shape and inform our IWM Strategy.
- 3.4 The Stormwater Management Policy:

Purpose of the Policy

- 3.4.1 Provide direction for future stormwater management projects in Manningham.
- 3.4.2 Provide objectives to assist stormwater planning to deliver future projects and infrastructure in a data driven and strategic manner.
- 3.4.3 Identify current regulatory obligations relating to stormwater management.
- 3.4.4 Determine a risk based rationale to prioritise future stormwater management capital works projects.

Key Objectives of Policy

- 3.4.5 Ensure efficient and cost-effective approach to stormwater management.
- 3.4.6 Ensure stormwater management approach appropriately protects properties and people.
- 3.4.7 Ensure stormwater management minimises environmental harm and supports healthy and valued waterways and environments.

4. COUNCIL PLAN / STRATEGY

- 4.1 Well Governed Council
 - 4.1.1 Goal 1: A financially sustainable Council that manages resources effectively and efficiently.
 - 4.1.2 Goal 2: A Council that values our customers and community in all that we do.
- 4.2 Healthy Community
 - 4.2.1 Goal 1: Healthy, Safe and Resilient Community.

4.3 Resilient Environment

- 4.3.1 Goal 1: Protect and enhance our environment and biodiversity.
- 4.3.2 Goal 2: Reduce our environmental impact and adapt to climate change.

5. IMPACTS AND IMPLICATIONS

5.1 Finance / Resource Implications

- 5.1.1 The development of the Stormwater Management Policy will assist in informing the development of our future capital and operational program.

5.2 Social, Customer and Community and Environmental Implications

- 5.2.1 The intent of the Stormwater Management Policy is to guide management future assets across Manningham, to mitigate flood risk and to support a Healthy, Safe and Resilient Community.

5.3 Legal/Risk Implications

- 5.3.1 The Stormwater Management Policy will acknowledge a range of stormwater management interventions and options that will aim to reduce flood risks and flooding where possible.

6. IMPLEMENTATION

6.1 Communication and Engagement

Is engagement required?	Yes
Stakeholder Groups	<p>1. Internal Stakeholders (City Planning, City Infrastructure, City Projects)</p> <p>2. External stakeholders (Council, Flooding and Stormwater Management Community Reference Panel, Community, Emergency Services).</p> <p>Each future stormwater project will include specific and targeted engagement with the residents and or community in relation to flood mitigation projects. These will be included as part of the future the Capital Program.</p>
Where does it sit on the IAP2 spectrum?	The engagement level will be 'Inform', to provide key stakeholders and the wider community with project updates and information.
Approach	<p>Communications material: Website/Councillor Bulletin/FAQs/Flooding and Stormwater Management Your Say Manningham page.</p> <ul style="list-style-type: none"> • 1 resident responded to the team following the

	<p>FAQ's on the website.</p> <ul style="list-style-type: none"> • Flooding and Stormwater Management Community Reference Panel (CRP) – key information/project updates. • CRP members were supplied with a copy of the Draft Policy and invited to provide feedback. 2 submissions were received in writing and further feedback was provided at the CRP meeting 15/8/2024. This feedback has been incorporated into the Draft Policy.
--	--

6.2 Timelines

- 6.2.1 Consultants engaged to develop the Stormwater Management Strategy – August 2023.
- 6.2.2 Benchmarking of Stormwater Management Strategy and Policies – October / November 2023.
- 6.2.3 Stormwater Management Strategy Update was presented at SBS – 29 November 2023.
- 6.2.4 Draft Stormwater Management Policy Update to be presented at SBS 7 May 2024.
- 6.2.5 Engagement and Communication – Mid June - Mid August 2024.
- 6.2.6 Council adoption of the Policy – September 2024.

7. DECLARATIONS OF CONFLICT OF INTEREST

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

Policy Register

Stormwater Management Policy

Draft - not approved

Policy Classification	-
Policy Number	- D24/58440
Policy Status	- Draft in Progress
Responsible Service Unit	- City Infrastructure
Authorised by	- Director City Services
Date Adopted	- TBA
Next Review Date	- TBA

This policy is part of a suite of policies adopted by Council or the Executive Management Team (EMT).

New or replacement policies can be created and developed within Service Units but can only be added to Council's Policy Register by Governance Services following the approval of the policy by Council or the EMT.

Commercial In Confidence ©



**Policy Register
Stormwater Management Policy**



Contents

POLICY STATEMENT 3

SCOPE OF POLICY 2

PURPOSE 3

OBJECTIVES..... 4

ROLES AND RESPONSIBILITY 4

PRIORITISATION 5

DEFINITIONS..... 6

RELATED POLICES, PLANS AND SUPPORTING DOCUMENTS 7

RELATED LEGISLATION 7

DOCUMENT HISTORY 7

ADMINISTRATIVE UPDATES..... 8

Draft - not approved

Policy Register Stormwater Management Policy



POLICY STATEMENT

Water, rainfall, and the subsequent result of areas flooding are inherent aspects of our natural environment, and part of our municipality's diverse landscape.

Whilst we endeavor to enhance and manage stormwater and flooding during rainfall events, not all storms or high impact events and their effects can be controlled. In addition, not every flooding issue can have a similar design response and or solution.

In line with our Climate Emergency Action Plan, Manningham is committed to improving livability and this will require a blending of traditional practice with innovative approaches, respecting our land, water, and community safety.

Our aim is to minimise impacts and hazards during extreme events. Through collaboration and education, we aim to empower individuals to embrace responsible stormwater management.

We acknowledge our significant stormwater assets base and the community's expectation of their appropriate management of those assets.

As we navigate historic challenges such as minimal drainage infrastructure, condition of existing urban and semi-rural infrastructure and the impacts of intense weather events, we are committed to adopting a strategic, risk-based approach that prioritises interventions.

We will leverage flood modelling data and strategic planning to identify and address flood risks, inform future improvements, and guide development in ways that enhance both community safety and environmental sustainability.

Our ongoing investment in stormwater assets reflects our responsibility to meet community expectations for effective management and maintenance.

By planning strategically, working with the community and collaborating with water authorities, we commit to building a resilient future in Manningham.

Policy Register Stormwater Management Policy



SCOPE OF POLICY

This policy has been prepared to outline our intent for future stormwater management. It shall be applied to all activities related to future Council stormwater assets and the overall stormwater network in the municipality.

This policy does not apply to the assets or activity on land within other agencies (i.e. Melbourne Water, Department of Transport and Planning, Parks Victoria).

PURPOSE

Manningham Council manages and maintains a diverse network of urban and semi-rural stormwater assets and drainage infrastructure.

The purpose of this policy is to:

- Provide objectives and criteria in order to consider and prioritise flood risk locations and future stormwater capital works projects;
- Ensure a transparent and site responsive approach to Councils stormwater management practices;
- Outline Council's roles and obligations relating to stormwater management; and
- Provide direction to enable coordinated actions to manage escalating stormwater infrastructure demand, driven by:
 - increased development in the municipality;
 - climate change impacts; and
 - opportunities to complete the 20% AEP (previously known as the 1 in five year Average Rainfall Intensity event) drainage network, where possible.

OBJECTIVES

The key objectives of this policy are to:

- improve the level of flood protection for people and habitable, public building and commercial facility floors, where possible.
- ensure stormwater management minimises environmental harm and supports healthy and valued waterways and surrounding natural environments.
- ensure transparent, strategic and cost-effective management of future stormwater projects.
- ensure we continue to build our understanding and testing of flood risk through flood modelling and remodelling when new data or technologies are available.
- enhance communications with residents, landowners and developers who live and work within the municipality to clearly articulate issues, solutions, and responsibilities related to stormwater management and flooding.

Policy Register Stormwater Management Policy



ROLES AND RESPONSIBILITIES

Stormwater drains and associated infrastructure can be owned by property owners, Melbourne Water, Manningham Council, Department of Transport & Planning (DTP) and various infrastructure managers. The owner of each drain is responsible for its ongoing management and maintenance.

Council is responsible for the management and maintenance of our stormwater system. This includes the kerb and channels (gutters), open channels, underground drains, pits located in public roads and our drains in drainage easements.

Some of Council's drains disperse directly into local waterways and wetlands, and some join into Melbourne Water's larger stormwater drainage system, which also then carries the water to creeks, rivers and eventually Port Phillip Bay..

- **Works within Easements**

An easement is a right held by someone to use land belonging to someone else for a specific purpose. Common examples of easements are drainage, sewerage and carriageway easements. On occasion Council may require access to an Easement for drainage works and will seek permission to enter the property to undertake the required inspection, maintenance, repair or replacement.

- **Property Owners**

Property owners are responsible for the drains and pipes that collect stormwater on their property, including the pipes that run under the footpath and nature strip. These pipes and pits are part of a private stormwater system.

If a private property has a blockage or issue with a private drain that they are responsible for, the property owner should seek the advice from a registered plumber.

Some new private buildings may have installed on-site detention (OSD) systems to slowly release stormwater during storm events. These systems are owned by and the responsibility of the property owner(s).

There is various legislation that councils must also adhere to relating to stormwater and drainage including:

- **Environmental Protection Act 2017**

Policy Register Stormwater Management Policy



The Council upholds its general environmental duty under the Environmental Protection Act 2017 by actively working to reduce the risk of activities that may harm the environment.

- **Local Drainage Authority under the Water Act 1989**

As the local drainage authority under the Water Act 1989, the Council is entrusted with the task of managing drainage systems within its jurisdiction. This includes the planning, construction, and maintenance of drainage infrastructure to prevent flooding, manage stormwater runoff, and maintain water quality standards.

Stormwater nuisances from adjoining land is regulated under the Water Act 1989. Council is not designated under this legislation to enforce nuisance flooding compliance between two private properties and cannot request an adjoining owner to comply with this Act.

The landowners, developers, and body corporates are the responsible parties up to the Legal Point of Discharge, excluding cases where the asset falls within a drainage easement. A lot with no drainage is the responsibility of these parties. This is in accordance with Sections 15 to 21 and section 157(1) of the Water Act 1989.

- **Local Government Act 2020**

The Council operates under the powers bestowed upon it by the Local Government Act 2020. These powers enable the Council to provide comprehensive drainage systems that cater to the diverse needs of the community. This encompasses everything from the initial planning stages to the ongoing maintenance of drainage facilities.

- **Compliance with Building Regulations 2018**

The Council fulfils its responsibilities under the Building Regulations 2018 by nominating appropriate stormwater discharge points for buildings and developments. By adhering to these regulations, the Council ensures that stormwater runoff from various structures is channeled responsibly, mitigating the risk of flooding and environmental harm.

- **Adherence to Manningham Planning Scheme Requirements**

Acting as a responsible authority under the Planning and Environment Act, the Council follows the requirements outlined within the Manningham Planning Scheme. These requirements mandate the achievement of specific stormwater quality targets for different types of developments. By enforcing these standards, the Council promotes sustainable development practices and safeguards the local environment.

Policy Register Stormwater Management Policy



PRIORITISATION CRITERIA

When assessing future stormwater projects, the following criteria will be considered to determine priority projects:

- Properties/ areas currently without drainage infrastructure.
- Flood frequency or flood hazard - based on flood modelling and mapping data available at the time.
- Financially sustainable outcomes.
- Proximity or impacts to sensitive land uses and or will not be detrimental to surrounding environmental factors.
- Integrate stormwater systems to enhance the use of community spaces.
- Upgrades to existing drainage assets and infrastructure for replacement or renewal asset age and material (and or in lieu of condition), where known.

When future stormwater projects are identified and after an initial scoping phase, the projects will undertake a communication and engagement phase with local residents and the community. These projects can then be included as part of a future budget proposal for Council endorsement.

DEFINITIONS

Integrated Water Management (IWM) is a holistic and collaborative approach to the way we plan for and manage all elements of the water cycle.

Water Sensitive Urban Design (WSUD) is an approach that uses better urban planning and design to reuse stormwater, stopping it from reaching our waterways by mimicking the natural water cycle as closely as possible.

Annual Exceedance Probability (AEP) means the probability that a given rainfall total accumulated over a given duration will be exceeded in any one year.

Sensitive Land Uses are defined as residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use, children's playground or secondary school.

Policy Register Stormwater Management Policy



RELATED POLICIES, PLANS AND SUPPORTING DOCUMENTS

- Manningham Planning Scheme
- Manningham City Council Plan 2021-2025
- Flood Management Strategy for Port Phillip and Westernport 2021-2031
- Manningham Stormwater Management Plan Building Design Factsheet
- Manningham On-Site Stormwater Detention Guidelines
- Manningham Flood Study of Ruffey Creek, Bulleen and Brushy Catchments 2020
- Manningham Green Wedge Infrastructure – Site Responsive Design Guide 2013
- Manningham Drainage Asset Management Plan *Under Development*
- Manningham Integrated Water Management Strategy *Under Development*
- Victorian Floodplain Management Strategy
- Yarra Catchment Integrated Water Management Plan
- EPA Publication 1739.1: Urban stormwater management guidance
- Infrastructure Design Manual 2022
- Urban Stormwater Best Practice Environmental Management Guidelines
- Australian Rainfall Runoff

RELATED LEGISLATION

- Local Government Act 2020
- Environment Protection Act 2017
- Aboriginal Heritage Act 2006
- Environment Protection and Biodiversity Conservation Act 1999
- Flora and Fauna Guarantee Act 1988
- Water Act 1989
- AS/NZS 3500.3:2021 Plumbing and drainage, Part 3: Stormwater drainage

**Policy Register
Stormwater Management Policy**



DOCUMENT HISTORY

Policy Title:	Stormwater Management Policy
Responsible Officer:	
Responsible Officer Position:	
Next Review Date:	Within 6 months of adoption of the flood mapping, Integrated Water Management Strategy and the Stormwater Management Strategy but no later than 30 June 2027. Further policy review to be undertaken at the completion of the MUSIA project, if required.
To be included on website?	

Last Updated	Meeting Type - Council or EMT	Meeting Date	Item Number

ADMINISTRATIVE UPDATES

From time to time, circumstances may change leading to the need for minor administrative changes to the Policy. Where an update does not materially alter this policy, such a change may be made by the Policy owner. Examples of minor administrative changes include changes to names of Manningham City Council departments or a minor amendment to legislation that does not have material impact. Where any change or update may materially change the intent of this policy, it must be approved by the Director City Services.

12.2 Civil Works Panel Contract Panel MP001231

File Number: IN24/594
Responsible Director: Executive Lead City Services
Attachments: 1 Evaluation Criteria Civil Works Panel (confidential)

PURPOSE OF REPORT

To recommend a panel of suppliers for civil works.

EXECUTIVE SUMMARY

In 2019, Council established an Integrated Civil Works Panel for the delivery of civil projects valued up to \$500k (including GST), per project. This panel was initially established for a term of three years, with the option for two one-year extensions.

It has been instrumental in the successful execution of various complex capital projects such as construction of roads, drainage, traffic islands, kerb and channels and footpaths.

Our Capital works program has grown significantly, and with the current panel contract expired in August 2024, it is essential to establish a new civil works panel contract. This is crucial to maintain the efficient and effective delivery of civil projects and to address the evolving demands of the capital works program.

The officers initiated a tender process in April 2024. The new contract will feature an initial contract of 3-years, with the option for 3 additional 1-year extensions.

Officers received twenty-one submissions and, following a thorough evaluation, selected ten tenderers to recommend for inclusion on the civil works panel.

Officers have estimated that the annual spending will be approximately \$5 million per annum.

1. RECOMMENDATION

That Council:

A. Resolves to award the Civil Works Panel Contract Panel MP001231 as a schedule of rates and lump sum contract for the delivery of civil projects such as construction of roads, drainage system, carparks, traffic islands, kerb and channel, footpaths, and associated works to the following recommended panel of contractors:

- 1. Fercon Pty Ltd**
- 2. Kalow Holdings Pty Ltd**
- 3. Prestige Paving Pty Ltd**
- 4. Evergreen Civil Pty Ltd**
- 5. Parkinson Group Aus Pty Ltd**
- 6. The Trustee for Blue Peak Constructions Family Trust**
- 7. Metro Asphalt**
- 8. Accomplished Plumbing Services PL**
- 9. Kaizen Civil PTY LTD**
- 10. Etheredge Mintern;**

- B. Notes the total contract sum estimated to be up to \$5 million per annum (including GST). The new civil works panel contract will be an initial contract of 3 years, with the option for 3 additional 1-year extensions. If the additional 3-year extension options are exercised, the total estimated spend over the full term of the contract will be \$30 million (including GST), inclusive of an annual CPI increase affective on the contract date annually;**
- C. Notes expenditure of \$5 million is currently allocated in the 2024/25 budget, and expenditure in future years will be forecast in accordance with the approved contract and approved budget allocations;**
- D. Authorises the Chief Executive Officer or their delegate to formalise the contract with the recommended contractors; and**
- E. Authorises the Chief Executive Officer or their delegate to negotiate contract terms, operational changes, service changes and adjustments as well as execute further extension options.**

2. BACKGROUND

- 2.1 Manningham Council is responsible for the management and renewal of civil assets across the municipality. These assets are replaced, upgraded and renewed to enable their continued function within our footpath and road networks.
- 2.2 Civil works are undertaken to ensure that the Manningham community receives the best value for money when undertaking works across Manningham. This includes the programming and grouping together of works where possible.
- 2.3 We are seeking endorsement to establish a civil works panel contract panel for the construction of civil projects in line with the capital works program. The civil projects include road reconstruction, road rehabilitation, drainage systems, traffic treatments, footpaths, kerb and channel, shared paths and associated works.
- 2.4 The previous panel was established in 2019 for projects valued up to \$500k (including GST) and has expired on August 6, 2024.
- 2.5 Our capital works program is expected to grow in both size and complexity of projects over the next 10 years, as per the long-term financial plan.
- 2.6 Given the recent rise in construction material costs and ongoing labour shortages in the industry, it is essential to revise the project value limit. To adapt to these changes and ensure effective budget management, the recommendation is to increase the project value limit from \$500k to \$1 million inclusive of GST. This update aims to better reflect current economic conditions and support the successful completion of projects within the new financial constraints. The procurement process has been conducted as a public tender in accordance with the Manningham Procurement Policy.
- 2.7 The new civil works panel will provide all necessary construction services to complete projects, ensuring they meet high standards of quality, safety, accessibility, and sustainability.

3. DISCUSSION

3.1 Benefits for the Community:

Setting up a panel contract for a fixed term guarantees uninterrupted, high-quality services for the community. Consistent and dependable service delivery builds trust and satisfaction, promoting a more stable and supportive local environment. Experienced contractors, who are already familiar with the community, understand local concerns and expectations, allowing them to address issues more effectively and ensure that projects align with community needs.

3.2 Environmental Benefits:

By working with contractors already familiar with the Council's environmental standards and sustainability goals, ongoing projects are more likely to adhere to these practices, reducing environmental impact. Experienced contractors are better equipped to implement eco-friendly methods and minimise waste. They are also more likely to have established practices for reducing carbon footprints, managing resources efficiently, and complying with environmental regulations. This ensures that the Council's commitment to sustainability is upheld and potentially enhanced through consistent and proven methods.

3.3 Benefits for Council Business Continuity:

Continuity with established contractors supports uninterrupted business operations, reducing the risk of delays and disruptions in ongoing projects. This ensures that Council services remain reliable and efficient, avoiding potential operational setbacks. Contractors with a history of working with the Council are familiar with internal processes, key personnel, and project requirements, allowing for smoother coordination and faster response times to any issues that arise. This established rapport also facilitates better communication and more efficient problem-solving.

3.4 Cost Benefits:

The Council can avoid the expenses associated with repetitive tendering and onboarding new contractors. Additionally, contractors with a history of working on Council projects can provide more accurate cost estimates and efficient resource management.

3.5 Mitigating Contractual Risk:

Retaining known contractors mitigates the risks associated with new contractual relationships. Familiarity with the Council's expectations and contractual requirements reduces the likelihood of misunderstandings or non-compliance. This reduces the potential for contractual disputes and enhances overall project stability. Established contractors are also more likely to have proven track records of reliability and adherence to safety standards, reducing the risk of project delays or accidents. This stability ensures that all contractual obligations are met, safeguarding the Council against potential liabilities and financial losses.

3.6 Procurement Process

3.6.1 In April 2024, a public tender was launched for a new contract spanning an initial period of 3 years, with the possibility of 3 additional 1-year extensions. By the tender closing date, 21 submissions were received. Two (2) of these submissions were deemed non-compliant as the tenderers did not provide the rates for each section of schedule of rates.

3.6.2 After a comprehensive tender evaluation process, 10 tenderers were recommended by the evaluation panel to be included in the civil works panel. A governance process was in place throughout the tender assessment phase with a non-scoring panel advisor member present at all deliberation meetings.

3.6.3 The evaluation panel noted that the schedule of rates pricing received as part of the tender submissions, had cost increases from previous years of approximately 20%. An increase in service costs was anticipated and we understand this is due to factors including reduced competition in the market post pandemic, increased raw material costs, increase in transport costs and other trade and material costs.

3.6.4 The panel considered the overall value, capacity to deliver, and quantity of works, to ensure we have sufficient reliable contractors to enable completion of works in a timely and financially responsible manner.

3.6.5 After a comprehensive tender evaluation process, the evaluation panel is recommending that the contract for the Civil Works Panel Contract Panel MP001231 be awarded to 10 contractors listed below.

1. Fercon Pty Ltd
2. Kalow Holdings Pty Ltd
3. Prestige Paving Pty Ltd
4. Evergreen Civil Pty Ltd
5. Parkinson Group Aus Pty Ltd
6. The Trustee for Blue Peak Constructions Family Trust
7. Metro Asphalt
8. Accomplished Plumbing Services PL
9. Kaizen Civil PTY LTD
10. Etheredge Mintern

3.6.6 The panel of recommended contractors includes different sized contractors for the future market and sustainability challenges. The panel of contractors will be utilised for road reconstruction, road rehabilitation, drainage systems, traffic treatments, footpaths, kerb and channel, shared paths and associated works.

3.6.7 The unsuccessful tenders will be informed of the outcome of the process.

4. COUNCIL PLAN / STRATEGY

4.1 The strategy identified in this report aligns with the Council Plan theme, Well Governed Council. The outcome from the successful implementation of the strategy will leave to the creation of Liveable Places and Spaces.

5. IMPACTS AND IMPLICATIONS

5.1 Finance / Resource Implications

5.1.1 The annual spending is estimated to be up to \$5 million per annum. The overall spending in the initial 3-years contract will be \$15 million, including GST. The estimated expenditure is based on the 10-year capital works program. The projects include road reconstruction, road rehabilitation, drainage systems, traffic treatments, footpaths, kerb and channel, shared paths and associated works.

5.1.2 If the 3 additional 1-year extensions are executed, then the total contract sum will be \$30 million, including GST.

5.1.3 Expenditure of \$5 million is currently allocated in the 2024/25 budget, and expenditure in future years will be forecast in accordance with the approved contract and approved budget allocations.

5.1.4 Council endorsement for the award of contract is required because the total cumulative spending over the full term of the contract exceeds the delegation level approved for the Chief Executive Officer (CEO).

6. IMPLEMENTATION

6.1 Communication and Engagement

Is engagement required?	Yes – We will inform our community of projects within the program of works.
Stakeholder Groups	Council Community Internal and External stakeholders
Where does it sit on the IAP2 spectrum?	Inform
Approach	Council Bulletin, Communication material (letter drops, website info, signs, social medial posts etc.)

6.2 Timelines

6.2.1 The contract is to be signed and awarded in September 2024. Given the timeline delays between the end date of the current contract and the commencement of the new contract, we will utilize this interim period to focus on the planning and design of the civil projects. By the time the new contract begins, the projects will be fully prepared and ready for construction, ensuring a seamless transition and minimal disruption to the project schedule.

7. DECLARATIONS OF CONFLICT OF INTEREST

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

12.3 Building Works Panel Contract Panel MP001235

File Number: IN24/598
Responsible Director: Executive Lead City Services
Attachments: 1 Evaluation Criteria Building Works Panel (confidential)

PURPOSE OF REPORT

To recommend a panel of suppliers for Building Works Panel.

EXECUTIVE SUMMARY

In 2019, Council established a Building Works Panel comprising qualified contractors capable of delivering building projects up to \$500k (including GST) per project. This panel was established for a 3-year initial term with 2x1-year extension options. It has played a pivotal role in effectively executing a wide range of complex capital projects, such as new construction, refurbishments, and upgrades to existing facilities.

With the scale and complexity of our capital works program significantly increasing, and the current panel contract being due to expire in October 2024, it is crucial to transition to a new Building Works Panel contract to ensure the efficient and effective delivery of building projects while addressing the evolving needs of the capital works program. Officers initiated a tender process in March 2024 to replace the expiring contract with a 3-year initial term and a 3x1-year extension option.

Officers have estimated that the annual spending will be approximately \$2 million per annum. The overall spending in the initial 3-year term has the potential to be in the order of \$6 million, including GST. If the 3x1 year extension options are executed, then the total contract sum could be in the order of \$12 million, including GST.

At the close of the public tender in April, Council received a total of fifteen (15) submissions. During evaluations, it was determined that two (2) submissions did not meet the requirements, and an additional two (2) submissions were withdrawn. The tender assessment phase has been completed and this report provides a recommendation to Council on the preferred recommended panel of five (5) Building Works suppliers.

1. RECOMMENDATION

That Council:

A. Resolves to award the Building Works Panel Contract Panel MP001235 as a schedule of rates contract for the delivery of building projects such as new construction, refurbishment, and upgrades of existing facilities to the following recommended panel of contractors:

- 1. CA Property Group Pty Ltd**
- 2. Eastern Property Services Pty Ltd**
- 3. Keon Constructions Pty Ltd**
- 4. Formula Interiors Pty Ltd**
- 5. Sherwood Construction Residential Pty Ltd;**

- B. Notes the panel contract to be awarded for the initial period of 3 years (with the option to extend for an additional 3 x 1 year extensions). The contract sum is estimated to be in the order of \$2 million per annum (incl. GST). If the additional 3 x 1 year extension option is agreed to, the total estimated spend over the full term of the contract would be in the order of \$12 million (incl. GST), inclusive of annual CPI increases;**
- C. Authorises the Chief Executive Officer (or such person they nominate) to formalise the contract with the recommended contractors; and**
- D. Authorises the Chief Executive Officer (or such person they nominate) to negotiate contract terms, operational changes, service changes and adjustments as well as execute this contract including extensions and annual CPI increases.**

2. BACKGROUND

- 2.1 Manningham Council is responsible for managing and renewing building assets across the municipality. These assets are replaced, upgraded, and renewed to ensure their continued functionality within our community. Our commitment to maintaining these facilities ensures they remain safe, functional, and accessible for all community members.
- 2.2 Building projects are undertaken with a commitment to providing the Manningham community with the best value for money. This includes the programming and grouping of projects where possible to maximise efficiency and minimise disruption. By focusing on the renewal and upgrade of our building assets, Manningham Council ensures that the infrastructure continues to meet the evolving needs of the community, supports local activities, and contributes to the overall quality of life within the municipality.
- 2.3 We are seeking endorsement to establish a Building Works Panel Contract Panel to manage building projects in accordance with the capital works program. This panel will be tasked with delivering construction projects valued up to \$1 million (including GST).
- 2.4 Established in 2019, the previous panel was intended for projects up to \$500k (including GST) and is set to expire in October 2024.
- 2.5 Given the recent rise in construction material costs and ongoing labour shortages in the industry, it is necessary to revise the project value limit. To address these changes and ensure effective budget management, the recommendation is to increase the project value limit from \$500k to \$1 million inclusive of GST. This update aims to better reflect current economic conditions and support the successful completion of projects within the new financial constraints. The procurement activity has been conducted as a public tender in accordance with the Manningham Procurement Policy.

- 2.6 As outlined in the long-term financial plan, our capital works program is expected to grow in scale and complexity over the next decade. Several projects slated for the new panel have been in the planning and design stages and are now ready for delivery. The Building Works Panel will provide all necessary construction services to complete these projects, ensuring they meet high standards of quality, safety, accessibility, and sustainability.

3. DISCUSSION / ISSUE

3.1 Benefits for the Community

Setting up a panel contract for a fixed term guarantees uninterrupted, high-quality services for the community. Consistent and dependable service delivery builds trust and satisfaction, promoting a more stable and supportive local environment. Experienced contractors who are already familiar with the community understand local concerns and expectations, allowing them to address issues more effectively and ensure that projects align with community needs.

3.2 Environmental Benefits

By working with contractors already familiar with the Council's environmental standards and sustainability goals, ongoing projects are more likely to adhere to these practices, reducing environmental impact. Experienced contractors are better equipped to implement eco-friendly methods and minimise waste. They are also more likely to have established practices for reducing carbon footprints, managing resources efficiently, and complying with environmental regulations. This ensures that the Council's commitment to sustainability is upheld and potentially enhanced through consistent and proven methods.

3.3 Benefits for Council Business Continuity

Continuity with established contractors supports uninterrupted business operations, reducing the risk of delays and disruptions in ongoing projects. This ensures that Council services remain reliable and efficient, avoiding potential operational setbacks. Contractors with a history of working with the Council are familiar with internal processes, key personnel, and project requirements, allowing for smoother coordination and faster response times to any issues that arise. This establishes rapport and facilitates better communication and more efficient problem-solving.

3.4 Cost Benefits

The Council can avoid the expenses associated with repetitive tendering and onboarding new contractors. Additionally, contractors with a history of working on Council projects can provide more accurate cost estimates and efficient resource management. They are also likely to offer better rates due to established relationships and a desire to maintain long-term partnerships. This cost efficiency can free up budget resources for other community projects or improvements.

3.5 Mitigating Contractual Risk

Retaining known contractors mitigates the risks associated with new contractual relationships. Familiarity with the Council's expectations and contractual requirements reduces the likelihood of misunderstandings or non-compliance. This reduces the potential for contractual disputes and enhances overall project stability. Established contractors are also more likely to have proven track records of reliability and adherence to safety standards, reducing the risk of project delays or accidents. This stability ensures that all contractual obligations are met, safeguarding the Council against potential liabilities and financial losses.

3.6 Procurement Process

3.6.1 In March 2024, a public tender was initiated to replace the expiring contract with a 3-year initial term and a 3x1-year extension option.

3.6.2 A probity process was in place throughout the procurement process with an independent probity advisor appointed.

3.6.3 Officers received fifteen (15) submissions by the tender closing date. During evaluations, it was determined that two (2) submissions did not meet the requirements, and a further two (2) submissions were withdrawn by the bidders.

3.6.4 The technical evaluation of suppliers involved the following:

- 1) A detailed assessment of both qualitative responses and the schedule of rates - A key focus was on evaluating each supplier's capabilities across several critical areas. This included assessing the range of services they offer, their technical skills, and the expertise of their personnel. Each supplier's ability to deliver these services was carefully examined to ensure that they could meet the specific demands of the building works projects.
- 2) In addition to capabilities, each supplier's relevant previous experience was a major factor in the evaluation. Up to five recent projects were reviewed in detail, with a focus on understanding the scope of work involved, the supplier's ability to manage costs effectively, and their track record for delivering projects within agreed timeframes. Feedback from referees was also an important part of this process, providing independent validation of the quality of the supplier's past performance.
- 3) Pricing was another key component of the evaluation. Each supplier's schedule of rates was examined closely, with particular attention paid to unit rates for services and personnel. This helped ensure that the pricing was competitive and aligned with the Council's budgetary requirements without compromising on the quality of service.

- 4) Ultimately, based on their technical evaluation scores, the top five suppliers who submitted conforming tenders are recommended for the building works panel. This approach ensures that the selected suppliers are not only capable of delivering high-quality work but have also demonstrated their ability to manage costs effectively and consistently deliver on time.

3.6.5 After a comprehensive evaluation, the evaluation panel is recommending that the contract for the Building Works Panel Contract Panel (works up to \$1 million including GST) be awarded to the following five (5) contractors:

- a) CA Property Group Pty Ltd
- b) Eastern Property Services Pty Ltd
- c) Keon Constructions Pty Ltd
- d) Formula Interiors Pty Ltd
- e) Sherwood Construction Residential Pty Ltd

3.6.6 The unsuccessful tenders will be informed of the outcome of the process.

4. COUNCIL PLAN / STRATEGY

4.1 The Building Works Panel supports the following action areas of the Manningham Council Plan 2021-2025:

4.1.1 Goal 2.1 Inviting places and spaces.

Enhance building and asset conditions to ensure well-maintained facilities, public spaces, and infrastructure.

4.1.2 Goal 3.2 Reduce our environmental impact and adapt to climate change.

Enhance energy efficiency by optimising the use of sustainable, low-impact materials while integrating climate-resilient design principles into the building projects.

4.1.3 Goal 4.1 Grow our local business, tourism and economy.

Incorporate universal design principles that accommodate all users, regardless of their physical abilities, into new projects. Increase the number of accessible parking close to activity centres. Ensure compliance with up-to-date standards and aim to exceed the minimum requirements set by building codes, creating environments that are truly accessible for everyone.

5. IMPACTS AND IMPLICATIONS

5.1 Finance / Resource Implications

5.1.1 Council endorsement is required as the total cumulative spend over the full term of the contract will exceed the financial delegation level for the Chief Executive Officer (CEO).

- 5.1.2 The estimated spend of the contract is \$2 million per annum. Over the full 3-year term of the contracts, the anticipated spend is estimated to be in the order of \$6 million, including GST.
- 5.1.3 If the contract extension (additional 3 years) option is executed, then the total schedule of rates component of the contract sum is estimated to be in the order of \$12 million, including GST and annual CPI adjustments.
- 5.1.4 Expenditure of \$2 million is currently allocated within 2024/25 budgets associated with building projects. Contract expenditure in future years will be in accordance with future approved budget allocations.

6. IMPLEMENTATION

6.1 Communication and Engagement

Is engagement required?	Yes – per project, to be undertaken as part of the project
Stakeholder Groups	Council Community Internal and External stakeholders
Where does it sit on the IAP2 spectrum?	Inform
Approach	Council Bulletin, Communication material (letter drops, website info, signs, social media posts, etc.)

6.2 Timelines

The contract is to be signed and awarded in September 2024.

7. DECLARATIONS OF CONFLICT OF INTEREST

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

13 EXPERIENCE AND CAPABILITY

13.1 Manningham Quarterly Report, Quarter 4 (April-June), 2023/24

File Number: IN24/597
Responsible Director: Director Experience and Capability
Attachments: 1 Manningham Quarterly Report, Quarter 4 (Apr-Jun), 2023/24 [↓](#)

PURPOSE OF REPORT

The report is to provide Council with a performance overview for the quarter to meet legislative requirements, and in areas of particular interest in the delivery of the Council Plan 2021-2025.

EXECUTIVE SUMMARY

The Manningham Quarterly Report (Report) details performance in key areas including finance, capital works, progress of 2021-2025 Council Plan, environment, governance, expenses, customer, community engagement, and CEO Performance Indicators for the quarter covering 1 April – 30 June 2024.

As the final report for the 2023/24 year, outcomes can be found across the Report, particularly through the progression of our major initiatives, which were developed in response to our 2021 Community Panel recommendations.

1. RECOMMENDATION

That Council note the Manningham Quarterly Report for Quarter 4 (April – June) 2023/24.

2. BACKGROUND

- 2.1 The Manningham Quarterly Report (Report) meets the reporting requirements of the Local Government Act 2020, and Council policies for finance, capital works, governance, and progress of the 2021- 2025 Council Plan.
- 2.2 An external audit of the financial information for 2023/24 is underway (nearing completion). This is the reason for the delay in presenting this year-end report.

3. DISCUSSION / ISSUE

Full details are in each section of the Manningham Quarterly Report (attached). The summary as of 30 June 2024 is:

3.1 Section 1: Capital Works

- 3.1.1 The total capital infrastructure expenditure for 2023/24 was \$44.95 million (m) or 91% of the forecast budget of \$49.69m. A further \$5.08m was spent on property acquisitions.

3.1.2 183 infrastructure projects were designed, constructed, or otherwise had expenditure allocated to them over the course of the financial year. 157 of these projects were finalised or in the case of multi-year projects reached their planned construction milestones. This equates to a completion rate of 87%.

3.2 **Section 2: Financial Status**

3.2.1 Council's year to date (YTD) Operating Surplus was \$3.19m or 27.80% unfavourable compared to the Full Year Adopted Budget.

3.3 **Section 3: 2021-2025 Council Plan**

3.3.1 All Major Initiatives are on track. It is great to see that all the milestones for the financial year have been met, and that the Community Panel 2021 recommendations have resulted in real outcomes across the Council Plan themes and goals.

3.4 **Sections 4: Councillor Expenses and 5: Chief Executive Expenses**

3.4.1 All Councillors are within allowance.

3.5 **Section 6: Climate Response and Environment**

3.5.1 Focus Area of the Climate Emergency Response Plan is **responding to climate change through adaptation and reduction measures** with a summary of Council's emission profile, climate action over the years, and key achievements and challenges.

3.6 **Section 7: Community Engagement**

3.6.1 Community engagement activities for the quarter included the Road Safety Strategy, Help Shape the Future of Manningham, Activity Centre Design and Warrandyte Reserve. Feedback will be presented to Council separately.

3.7 **Section 8: Customer Experience**

3.7.1 Resolution of requests within the Service Level Agreement (SLA) remains high at 94%, exceeding the Key Performance Indicator (KPI). Acknowledgement of requests have improved slightly to 49%, but below the KPI level of 85%. This continues to remain a focus area for improvement and there is an overall upwards trend.

3.8 **Section 9: Well Governed**

3.8.1 *Statutory Planning*: we have continued to process planning applications in a timely manner achieving 90.21% of all applications decided within statutory timeframes, 100% of VicSmart applications within 10 business days and 86.33% of standard stream applications with 60 statutory days.

3.8.2 *Council Decision Making*: 36 out of 37 (or 97%) of decisions were made open to the public, with 100% Councillor attendance at Council Meetings for the quarter.

3.9 **Section 10: Chief Executive Key Performance Indicators (CEO KPIs)**

- 3.9.1 The Chief Executive and Councillors develop an annual set of KPIs for the Chief Executive’s particular focus in areas to improve outcomes for our community, municipality and, in organisational excellence.
- 3.9.2 The suite of indicators is for 1 September 2023 – 30 September 2024. There are 31 CEO KPIs on improving outcomes through the delivery of Council Plan, key infrastructure and environmental projects, financial sustainability, service quality and asset management, customer experience, community engagement, governance and organisational development. Progress will be included in this Report each quarter, with correction action for those in monitor or off track added.
- 3.9.3 29 indicators are complete 2 indicators are being monitored, with corrective actions below:
 - **customer requests in time: 85% of customer requests acknowledged in 2 business days.** Although we are meeting the 85% target for resolving customer requests in time, we are below target in acknowledging customer requests in time. Following the customer service team conducting training across the business to address this, we have seen improvement.
 - **Transparency: Provide a briefing on new opportunities for transparency in Council.** A working group has been established to consider areas of opportunity for transparency in Council. This project is in its early stages. As part of this work we are now publishing Council Watch Freedom of Information responses on our website.

4. **COUNCIL PLAN / STRATEGY**

4.1 The Manningham Quarterly Report includes all themes of the Council Plan, Council’s mission and the Community Vision 2040.

5. **IMPLEMENTATION**

5.1 Communication and Engagement

Is engagement required?	No
Stakeholder Groups	Council and the community
Where does it sit on the IAP2 spectrum?	Inform
Approach	The Manningham Quarterly Report are published on Council’s website.

6. **DECLARATIONS OF CONFLICT OF INTEREST**

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

Quarter 4

1 April - 30 June 2024

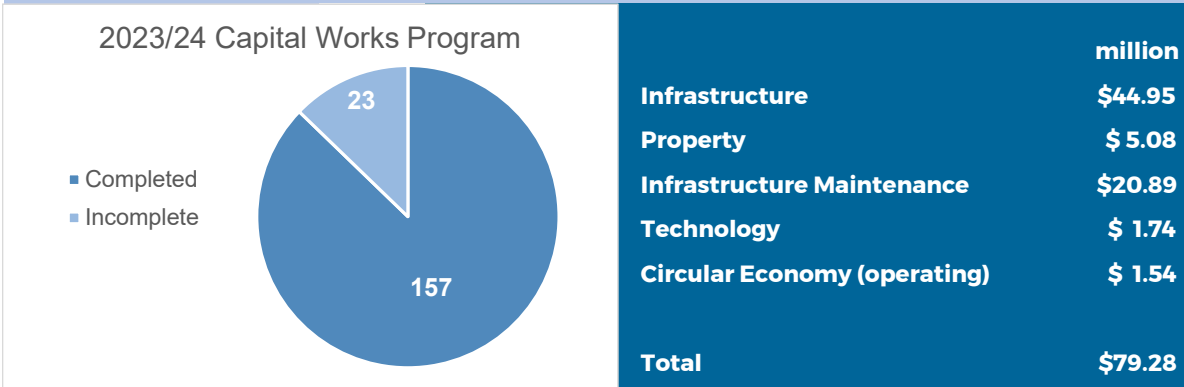
Manningham Quarterly Report

Key information on our performance and governance



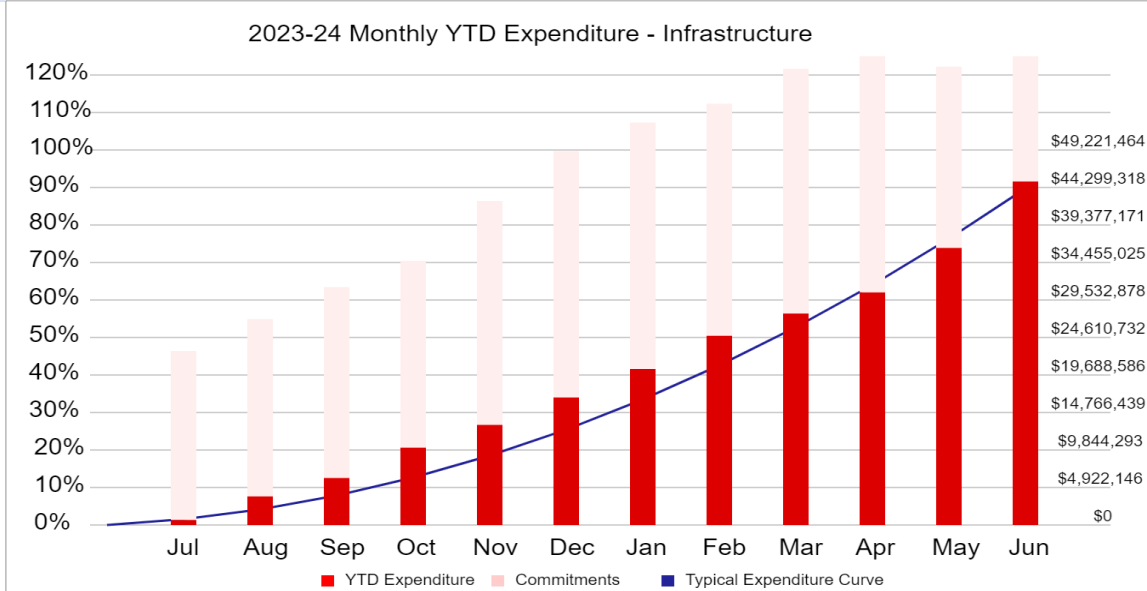
1. Capital Works

Project Overview



Program Complete	Projects Complete	Value of Capital Works	Capital Income & Grants
91%	87%	\$50.03m	\$3.7

Year to Date Expenditure



Capital Spotlight

- The total capital infrastructure expenditure for 2023/24 was \$44.95 million (m) or 91% of the forecast budget of \$49.69m. A further \$5.08m was spent on property acquisitions.
- 183 infrastructure projects were designed, constructed, or otherwise had expenditure allocated to them over the course of the financial year, and 157 of these projects were finalised or in the case of multi-year projects reached their planned construction milestones. This equates to a completion rate of 87%.
- Significant expenditure over the year has realised benefits to:
 - Local road sealing (\$3.7m)
 - Jumping Creek Road (\$1.3m)
 - Yarra Trail (\$1.5m)
 - Hepburn Reserve (\$2.1m)
 - Tunstall Square Kindergarten and Maternal Child Health (\$1.3m)
 - MC² Community Centre cladding and electrical works (\$3.3m)
 - Melbourne Hill Road drainage (\$1.5m)
 - Ruffey Creek Linear Park (\$1.2m).

1. Capital Works

Project Highlights



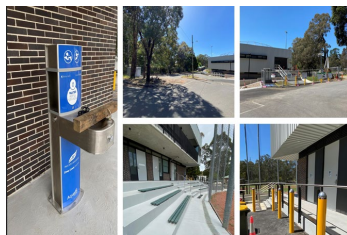
Boulevard Hill Exercise Station



Public Art, wongim wilam
Artist: Simone Thomson



Public Art, Warrandyte Community Centre, Artist: Angharad Neal



Deep Creek Reserve Pavilion
new foundation, posts, retaining wall, path, synthetic grass and shed



Donvale Cricket Nets



Tunstall Square Kindergarten
building nearing completion with landscaping to follow



Finns Reserve Scout Hall
refurbishment in progress



Park Orchards Tennis Club Courts
synthetic resurfacing, new fencing, and net posts/nets



Finns Reserve Scout Hall



Everard Drive, Warrandyte
(in progress)

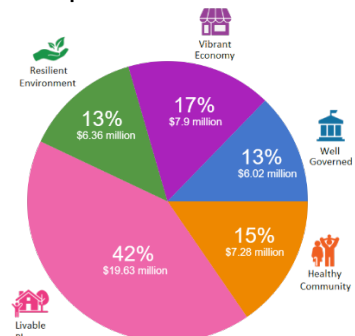


Jumping Creek Road
Reached detailed design stage, with recreational trail works in progress



Templestowe Memorial Reserve

2023/24 capital expenditure by Council Plan theme



2. Financial Status

Year to Date (YTD) Income Statement

	Annual Adopted Budget	Full Year Actuals	Variance	Variance	Forecast
	\$'000	\$'000	\$'000	%	\$'000
1. Income					
Rates - General	104,854	104,933	79	0.1%	104,899
Rates - Waste	17,496	17,607	111	0.6%	17,613
Statutory Charges, Fees & Fines	3,588	3,197	(391)	(10.9%)	3,213
User Charges	9,397	9,081	(316)	(3.4%)	8,707
Interest Received	3,200	3,950	750	23.4%	3,950
Grants & Subsidies	9,273	6,904	(2,369)	(25.5%)	10,103
Capital Grants & Contributions	3,953	2,250	(1,703)	(43.1%)	3,682
Other Income	6,433	12,733	6,300	97.9%	5,804
Net gain/(loss) on disposal of Property, Infrastructure, Plant and Equipment	186	372	186	100.0%	1,287
Total 1. Income	158,380	161,027	2,647	1.7%	159,258
2. Expenditure					
Employee Costs	59,108	58,814	294	0.5%	58,239
Materials & Contracts	34,809	37,249	(2,440)	(7.0%)	37,107
Interest	42	58	(16)	(38.1%)	58
Utilities	2,492	2,559	(67)	(2.7%)	2,285
Other	19,309	21,388	(2,079)	(10.8%)	20,887
Depreciation	31,168	32,695	(1,527)	(4.9%)	32,557
Total 2. Expenditure	146,928	152,763	(5,835)	(4.0%)	151,133
Operating Surplus / (Deficit)	11,452	8,264	(3,188)	(27.8%)	8,125

Executive Summary

At the end of June 2024, Council's year to date (YTD) Operating Surplus was \$3.19 million (m) or 27.80% unfavourable compared to the Full Year Adopted Budget.

The key unfavourable variances include:

- \$2.44m unfavourable Materials & Contracts - City Services \$2.97m: Sustainable Futures \$2.27m due to Waste & Resource Recovery, Climate Emergency & Environment, Parks & Natural Environment, City Assets \$336k due to facility Management, City infrastructure \$278k due to Traffic & Development. This is partly offset through favourable Experience & Capability (Business Enablement) and Corporate Finance.
- \$2.37m unfavourable Operating Grants. Mainly due to the 2024/25 grants commission allocation being budgeted to be received in early June 2024 (in line with timing of previous year) but is now to be received in July 2024 (\$3.07m). This is partly offset through greater than anticipated aged services funding during the final year of service. Sustainable Futures have also received unbudgeted funding towards Corridors of Green, climate /environmental projects and timing of grass cutting.
- \$2.08m unfavourable Other expenses - Software licences were \$689k greater than budget (a total of \$5.5m expenditure for the year), Maintenance Non Capital \$654k unfavourable, Consultants \$343k unfavourable, legal expenses (\$122k unfavourable) and insurance claims \$96k being greater than anticipated - partly offset through favourable grants contributions \$111k and staff training \$92k.
- \$1.70m unfavourable Capital Grants from Federal and State non-recurrent relating to various projects. Mainly due to the 2024/25 grants commission allocation being budgeted to be received in early June 2024 (in line with timing of previous year) but is now to be received in July 2024 (\$1.0m).
- \$1.53m unfavourable Depreciation - mainly due to an increase in the value of infrastructure assets valuation at the end of last financial year (2022/23) and new assets being added as part of the 2023/24 capital works program, leading to higher annual depreciation expenses.
- \$316k unfavourable User Charges - Connected Communities \$804k unfavourable due to Community Participation \$501k (Hall Hire income and Catering income), Economic Development \$139k, Children & Family Services \$160k (Child care fees lower than anticipated) . This is partly offset through unbudgeted Container Deposit Scheme shared agreement payments and utility usage oncharges to relevant users.
- \$391k unfavourable Statutory Charges Fees & Fines due to lower than anticipated Parking Infringement income (\$199k less than budgeted) and Infringement Court income \$67k lower than budgeted. Fire infringement income was also unfavourable (\$102k), Permits/Consultancy \$70k unfavourable partly offset by favourable local law and animal infringements income.

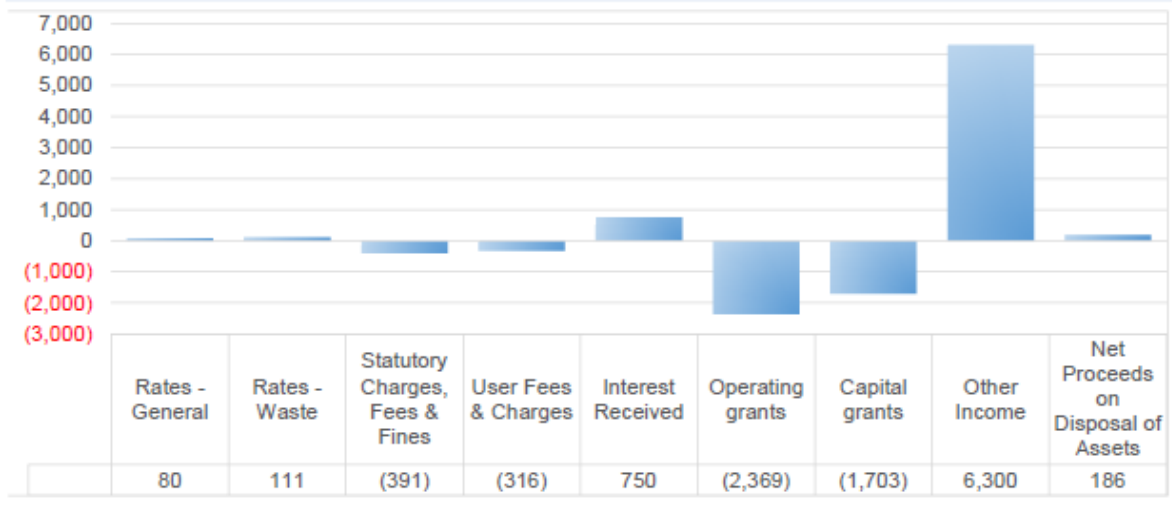
These are partly offset by:

- \$6.30m favourable Other Income predominantly due to Contributed Assets being \$6.11 million greater than budget, also favourable landscape bonds forfeiture and return on leisure equipment sales.
- \$750k favourable Interest received due to a continuation of higher than average interest rates.
- \$294k favourable Employee Costs due to a large number of vacancies across the organisation, partly offset through restructure costs.
- \$186k net gain on disposal of assets - made up of favourable disposal of assets from disposal of land (Fitzsimons Lane upgrade compulsory land acquisition by the State Government) and depot machinery sales (\$1.32m), partly offset through the write off of infrastructure assets demolished / replaced \$1.13m.
- \$111k favourable Waste Service charge income - mainly supplementary charges income exceeding the original budget.
- \$80k favourable Rates General income - Interest received on rates higher than budgeted partly offset by unfavourable supplementary rates income.

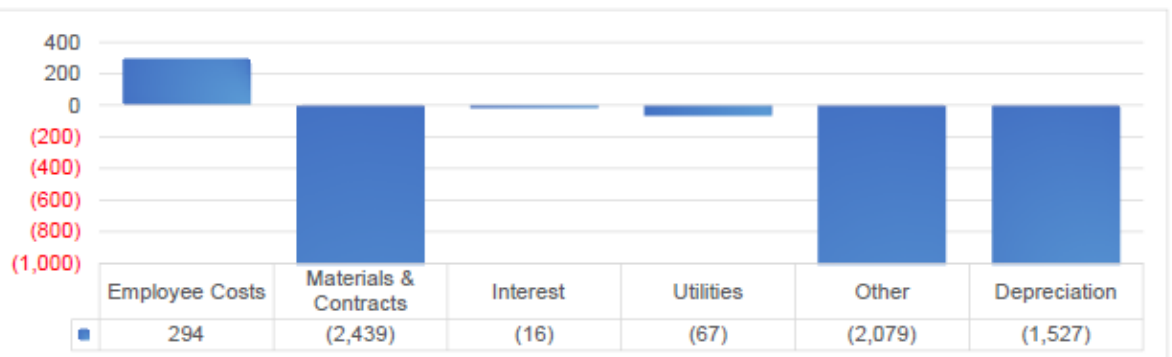
2. Financial Status

Year to Date Income and Expenditure Variances by Category

Income Variances ('000)



Expense Variances ('000)



2. Financial Status

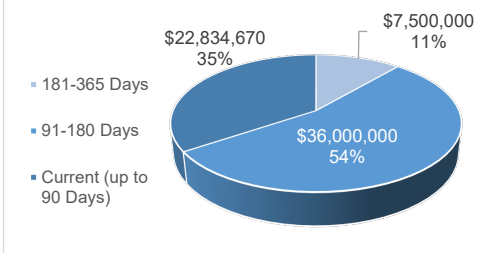
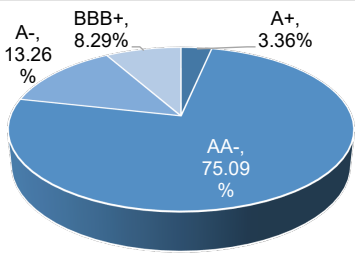
Cash and Investments

Council's cash and cash investments balance as at 30 June 2024 is \$66.33 million

Summary of Council Investments

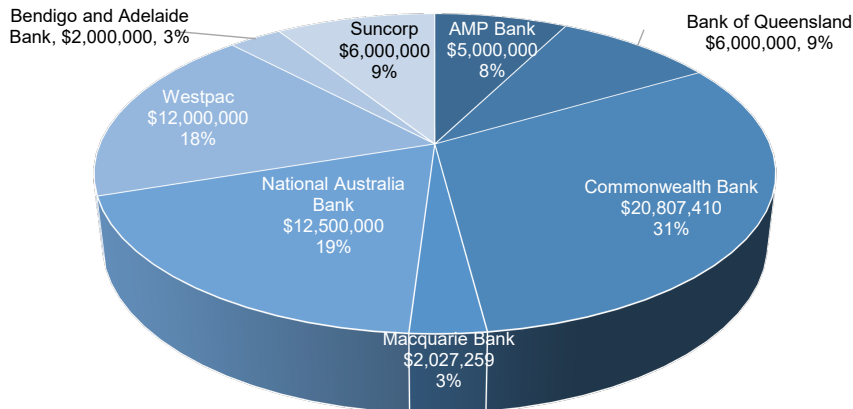
Average Weighted interest rate	4.83%
Average monthly interest \$	\$329,175
Maximum interest rate earned	5.41%

Investment by Risk (S & P Long Term Credit Rating) Investment Term

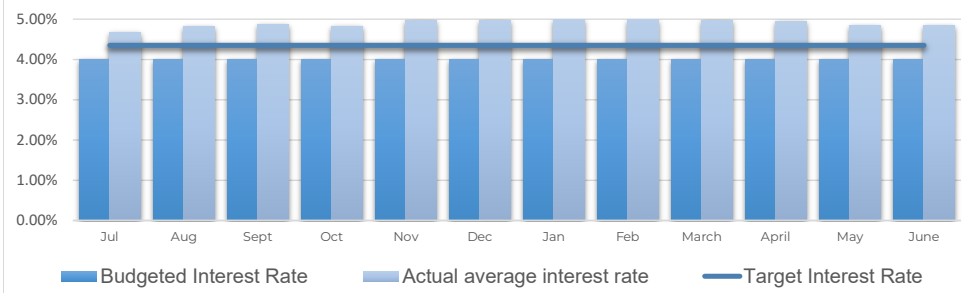


What is the Standard & Poor (S&P) Risk Rating?
 The S & P is a universal credit rating. There are 17 ratings, using letters A-D. This is achieved by doubling or tripling letters—the more the better. Ratings can include a plus sign (which is better than just letters) or a minus sign (which is worse than just letters). The best is "AAA." This rating means it is highly likely that the borrower will repay its debt. The worst is "D," which means the issuer has already defaulted.

Investment Summary (by Institution)

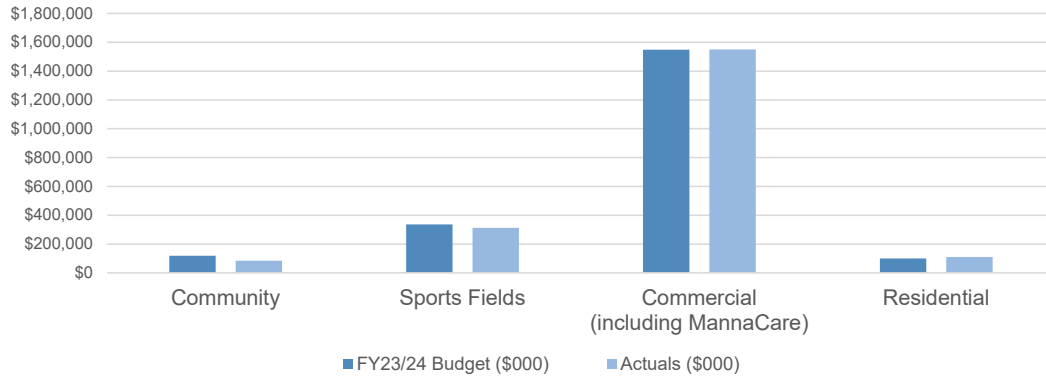


Investment Benchmark Indicator

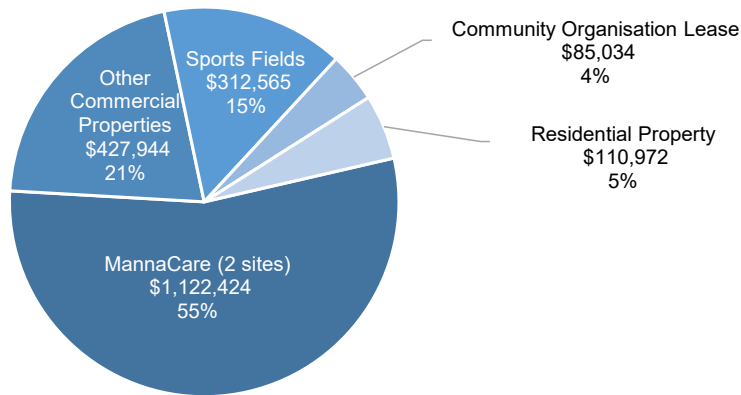


2. Financial Status

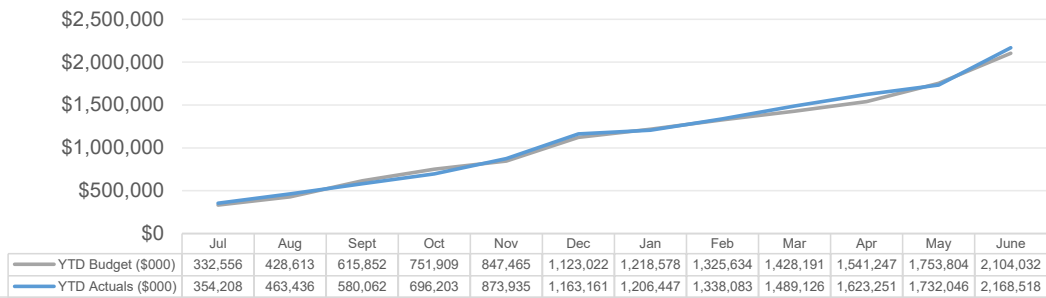
Rental Income by Property Type (Full Year Budget vs Actual)



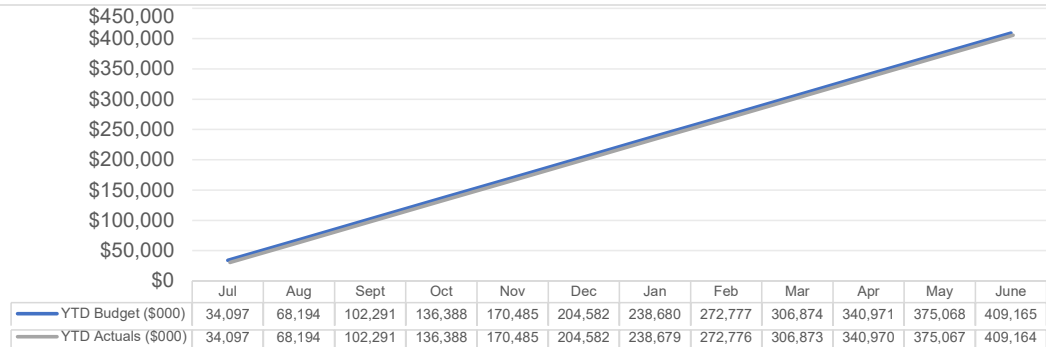
Rental Income Full Year



Rental Income Full Year



Leisure Services Contract Income Full Year



2. Financial Status

Balance Sheet

	June 2024 (\$'000)	June 2023 (\$'000)	Movement (\$)
Assets			
Current Assets			
Trade and Other Receivables	20,595	17,862	2,733
Other Assets	8,076	4,097	3,979
Cash and Cash Equivalents	22,834	21,501	1,333
Other Financial Assets	43,500	68,500	(25,000)
	95,005	111,960	(16,955)
Non-Current Assets			
Investments in associates	3,217	3,156	61
Trade and Other Receivables	350	398	(48)
Right-of-use-assets	1,969	2,158	(189)
Intangible Assets	2,798	4,734	(1,936)
Property, infrastructure, plant, equipment and other fixed assets	2,725,726	2,638,064	87,662
	2,734,060	2,648,510	85,550
Total Assets	2,829,065	2,760,470	68,595
Liabilities			
Current Liabilities			
Trade and Other Payables	18,527	20,550	2,023
Trust Funds and Deposits	12,767	13,389	622
Contract and other liabilities	5,393	5,424	31
Provisions	14,961	14,894	(67)
Lease Liabilities	357	339	(18)
	52,005	54,596	2,591
Non-Current Liabilities			
Provisions	1,358	1,542	184
Lease liabilities	1,784	1,960	176
	3,142	3,502	360
Total Liabilities	55,147	58,098	2,951
Net Assets	2,773,918	2,702,372	71,546
Equity			
Accumulated Surplus	843,220	830,338	12,882
Reserves	1,930,698	1,872,034	58,664
Total Equity	2,773,918	2,702,372	71,546

Reason for Variation

Current Assets (trade and other receivables) decreased compared to 30 June 2023, mainly due to use of Council's financial assets to fund extensive capital works program for the year.

Current assets include cash and cash equivalents (cash held in bank accounts and term deposits or other highly liquid investments with terms of three months or less), other financial assets (term deposits with terms between three and twelve months) and monies owed to Council by ratepayers and others.

Non Current Assets increased compared to 30 June 2023 as a result of assets created from the 2023/24 capital works program, transfer of assets from developers and the Victorian Government and the revaluation of Council's assets.

Non-current assets include property, infrastructure, plant & equipment and intangible assets represents 99.9 per cent of Council's non-current assets.

Current Liabilities decreased compared to 30 June 2023 primarily due to the timing of payments to be made to creditors (trade and other payables) and decrease in trust funds and deposits mainly landscape bonds partly offset by an increase in asset protection bonds, contract retention and fire services levy.

Non Current Liabilities are slightly less than the 30 June 2023 figure.

Equity increased compared to 30 June 2023, essentially related to the surplus for the year and revaluation of Council's assets (land, buildings and infrastructure assets).

Equity includes Accumulated Surplus and Reserves. Reserves include Asset Revaluation reserves and other cash reserves which Council wishes to separately identify as being set aside to meet a specific purpose in the future and to which there is no existing liability. This component includes Reserves such as the Open Space Reserve and the Doncaster Hill Development Contributions Plan Reserve. These amounts are transferred to or from the accumulated surplus of Council and are separately disclosed.

2. Financial Status

Cash Reserves

The Open Space (resort and recreation) Reserve was established to control contributions received from developers that will, upon completion of developments be utilised to acquire and create open space, and develop recreation and other facilities for residents in the respective development areas.

The Doncaster Hill activity centre DCP Reserve was established to control contributions levied on developers under the Doncaster Hill Development Contributions Plan Overlay (DCPO) and funds will be used to develop social and community infrastructure in accordance with the conditions contained in the DCPO.

\$'000	Opening Balance at 1 July 2023	Actual Income at 30 June 2024	Actual Expenditure 2023/24	Reserve Balance
Open Space Reserve	\$14,898	\$5,052	\$8,788	\$11,162
Doncaster Hill DCP Reserve	\$977		\$465	\$512

Expenditure includes acquisition of 34 Clay Drive, Doncaster and 50 Franklin Road, Doncaster East. These properties were funded from the Open Space Reserve and have been acquired to provide future open space in Manningham.

2023/24 Open Space Reserve Contributions Summary

Property	Amount	Property	Amount
Bulleen 3105		Doncaster East 3109	
7-9 York Street	\$182,500	26 Roderick Street	\$268,000
1 Stanley Street	\$77,500	96 Beverley Street	\$246,000
130 Manningham Road	\$73,600	20 Elizabeth Street	\$164,000
14 Yarraleen Place	\$70,000	23 Churchill Street	\$160,000
28 Dumossa Avenue	\$67,500	30 Boronia Grove	\$155,000
Templestowe 3106		950 Doncaster Road	\$148,000
136 Parker Street,	\$110,000	218 Blackburn Road	\$132,000
113 King Street	\$75,000	7 Morinda Crescent	\$132,000
5 Mayo Close	\$65,000	3 Lord Street	\$126,000
Templestowe Lower 3107		18 Dryden Street	\$122,000
15 Hazel Drive	\$135,000	20 Talford Street	\$120,000
36 Rooney Street	\$130,000	16 Amdura Road	\$116,000
14 Balmoral Avenue	\$112,000	5 Ross Street	\$104,000
234 Manningham Road	\$84,000	40 Cassowary Street	\$93,750
19 Kanooka Avenue	\$67,500	3 Dryden Street	\$83,750
22 Sunhill Road	\$66,000	27 Baratta Street	\$72,500
Doncaster 3108		69 Bowen Road Street	\$57,500
1 Curlew Court	\$244,000	7 Marlene Close	\$20,000
22 Bayley Grove	\$140,000	Donvale 3111	
6 Gilmore Road	\$122,000	354 Springvale Road	\$90,000
38 Frederick Street	\$120,000	8 Allara Court	\$72,500
36 Council Street,	\$112,000	Warrandyte 3113	
37 Thiele Street	\$104,000	7 Second Street	\$105,000
3 Thomas Court,	\$75,000	Total Year to Date	
23 Buckingham Crescent	\$72,500	\$5,051,700	
23 Anthony Avenue	\$70,000		
11 Paul Street	\$58,000		
6 Mervyn Street	\$30,600		

3. Council Plan 2021-2025

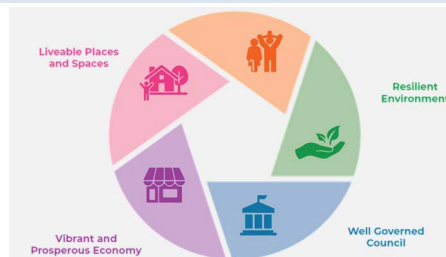
Our Community Vision 2040

Manningham is a peaceful, inclusive and safe community.
 We celebrate life with its diverse culture, wildlife, and natural environment. We are resilient and value sustainable and healthy living, a sense of belonging, and respect for one another.

A full report can be found in our Annual Report.

Our Council Plan 2021-2025 has five themes:

- Healthy Community
- Liveable Places and Spaces
- Resilient Environment
- Vibrant and Prosperous Economy
- Well Governed Council



We have developed goals for each theme in consultation with our local community, partners, Councillors and staff. We are progressing the goals through actions and Major Initiatives each year.

Major Initiatives are significant pieces of work, usually completed over the four years of the Council Plan. There are 16 major initiatives to progress our 2021-25 Council Plan goals. You can find the full details of previous quarters and our full year's progress in our Manningham Annual Report at www.manningham.vic.gov.au.

Tracking our progress: On Track ● Completed milestone ● Off Track ●

Action we have taken to progress the goals of our Council Plan

Progress

Healthy Community

Goals:

- A healthy, safe and resilient community
- An inclusive and connected community

1. **We will undertake evidence-based planning for equitable, inclusive and accessible services and infrastructure improvements for prominent issues including:** ●
 - Continue Gender Impact Assessments (GIA) on Council policies, services and programs

Action

- We are completing Gender Impact Assessments (GIA) as needed in line with our commitment to gender equality, and to fulfill requirements of the Victorian Gender Equality Act 2020.
- Further training was organised on how to conduct a GIA and we are looking at ways to improve reporting.
- Three GIAs were completed Aquarena Aquatic and Leisure Centre, review of Governance Rules and Election Period Policy and Aquarena Outdoor Space Masterplan Redevelopment.

- ii. **improve the range of accessible supports and services available to young people within Manningham, exploring a youth hub, advocating for improved mental health resources and working collaboratively with youth agencies** ●

Action






- A new youth hub will be opening in August. MY Hub at Manningham Community Centre (MC²) will be a fun and safe space for young people aged 10 to 25 to get support, resources, and referrals from our Youth Services (EACH) team.
- We continue to advocate for local youth mental health services. We are working with the successful provider for Box Hill Headspace on collaborative opportunities to support young people in Manningham.
- We undertook a service review to better understand the current and future needs of youth services in Manningham. Recommendations from the review are now being implemented.

- iii. **Continue collaborative forums to engage with businesses, community leaders, community groups and residents from culturally diverse backgrounds** ●

Action

- We continued to work with individual groups to support their needs and build community capacity.
- We also held special meetings with the Multicultural Advisory Committee to listen to members' experiences and identify pathways to work in unity.


3. Council Plan 2021-2025

Action we have taken to progress the goals of our Council Plan	Progress
<p>iv. Investigate extended use of community facilities, including libraries, through a new Community Infrastructure Plan.</p> <p>Action</p> <ul style="list-style-type: none"> Our implementation of actions to extend the use of community facilities focussed on the new Youth Hub, early years infrastructure and Warrandyte community facilities. We continued planning and design work for the proposed internal layout changes to the Doncaster Library and Bulleen Library, and exploring opportunities at the Pines Shopping Centre. These have been included in Council's proposed 10-year capital works program. 	
<p>2. We will work to progress and deliver community outcomes in consultation with our advisory committees and local service providers, community groups, organisations and networks.</p> <p>Action</p> <ul style="list-style-type: none"> We consulted our Advisory Committees for advice on our Residential Strategy and Activity Centre Design and significant dates including International Women's Day, 16 Days of Activism, Pride and IDAHOBIT, Reconciliation Week and Law Week. We held a Manningham Homelessness Round Table involving local services to come together to discuss their experiences and build capacity and connections on this emerging issue. 	
<p>3. We will support and educate to connect inclusive and healthy communities (inclusive of our First Nations and culturally diverse communities) through:</p> <p>i. Environmental and waste program</p> <p>Action</p> <ul style="list-style-type: none"> We were part of a special event in Reconciliation Week that celebrated Traditional Owner knowledge with a Wurundjeri Elder attending. Our interview with Elder Thane Gannaway, is now on our website. It was great to see that 14 schools attended the term 2 environmental program. 	
<p>ii. Implementing the Reconciliation Action Plan (RAP) to enhance recognition of First Nation Peoples</p> <p>Action</p> <ul style="list-style-type: none"> The Manningham RAP implementation is progressing well with recent highlights being the <i>I Fall to Pieces</i> art exhibition and the Manningham Bush Park program. An annual report is being prepared. 	
<p>iii. Resources and information that link our community to understanding of and responses to family violence</p> <p>Action</p> <ul style="list-style-type: none"> We provided additional support to families in our community in need, providing resources and information to support our local families. This included referring children through our maternal and child health service to specialist service and counselling providers. 	

3. Council Plan 2021-2025

Action we have taken to progress the goals of our Council Plan


Progress

	Liveable Places and Spaces	Goals: <ul style="list-style-type: none"> ■ Inviting places and spaces ■ Enhanced parks, open space, and streetscapes ■ Well connected, safe and accessible travel ■ Well utilised and maintained community infrastructure.
	4. We will implement our principles to guide responsible planning for new developments and enhance protection of the environment through implementation of high-priority recommendations of the Manningham Planning Scheme Review 2022.	
Action	<ul style="list-style-type: none"> ■ We ran a 6 week series of community engagement sessions on the Manningham Residential Discussion Paper (incorporating a draft Neighbourhood Character Study). The community reinforced the value of good design and the need to emphasise high quality development that enhances neighbourhood character whilst preserving Manningham's leafy, green and open character. ■ We are preparing the draft Manningham Residential Strategy that will be seeking to meet housing needs while balancing the protection of the valued character of neighbourhoods. 	
	5. We will provide ways for people to connect by:	
Action	i. funding to support community inclusion and connection to respond to priority community needs. <ul style="list-style-type: none"> ■ Manningham's Annual Grants Program recommendations were endorsed at the June Council meeting. \$199,063 was allocated across 18 applicants. ■ The assessment panel for the Manningham Community Fund Program (Lord Mayor's Charitable Foundation) recommended three grant applications, totalling \$20,723. These recommendations were approved by Council and subsequently by the Lord Mayor's Charitable Foundation Board. ■ The Small Grants Program budget was fully granted for the 2023/24 program. ■ Payments for the Community Partnership Grant Program 2022-25 continued as per the four-year funding and service agreements, with the entire budget also expended. 	
Action	ii. Transport options through the 2021 Transport Action Plan and by contributing to planning of the Suburban Rail Loop, Doncaster Busway, Bus Rapid Transit, bus network and service review and enhancing the walking and cycling network <p>We continued to progress our 2021 Transport Action Plan to improve transport options. This included:</p> <ul style="list-style-type: none"> ➢ Future-focussed planning for the State's Suburban Rail Loop, as well as proactive advocacy work on bus network and service improvements, and the walking and cycling network. ➢ Liaison with NELP on the Eastern Express Busway and working internally on the case for a further busway extension via Bus Rapid Transit. 	
Action	Community safety in and around schools through traffic and parking management programs <ul style="list-style-type: none"> ■ The Victorian Government has released a road safety program: school safety improvement package. Funding of up to \$12.47 million has been allocated to improve pedestrian access and safety. We have identified the top 5 school crossings, considering exposure, safety and possible road / parking upgrades. We are overseeing the development of traffic engineering evidence for these sites and possible road safety and school crossing improvements to be used for the funding program and Council future funding. 	
	6. We will continue to improve our local roads, parks and recreation facilities (as scheduled) to a high standard:	
Action	i. Drains including Melbourne Hill Road Drainage Upgrade <ul style="list-style-type: none"> ■ We have completed significant parts of key drainage projects including Everard Drive (which is nearing completion after being delayed due to Telstra works) and Melbourne Hill Road. 	
Action	ii. Road Improvement Program (as scheduled) including Jumping Creek Road, Templestowe Route and Tram/Merlin Traffic signals <ul style="list-style-type: none"> ■ We have completed works programmed in the Road Improvement Program for the year, with multi-year projects milestones achieved. 	

3. Council Plan 2021-2025

Action we have taken to progress the goals of our Council Plan


Progress



Liveable Places and Spaces

Goals:

- Inviting places and spaces
- Enhanced parks, open space, and streetscapes
- Well connected, safe and accessible travel
- Well utilised and maintained community infrastructure.



iii. Parks and Recreation Facilities upgrade including Ted Ajani playspace, Joroma Reserve playspace, Astelot Reserve playspace

Action

- Ted Ajani, Joromo Reserve and Astelot Reserve playspace upgrades are complete and have been re-opened to the community.

7. We will continue to advocate to the North East Link Project (NELP) for improved outcomes for the Manningham community, particularly around urban design.

Action

- We continued to proactively seek improved outcomes for the Manningham community through review of design plans, and by providing input to NELP on planning, design, construction, and communication matters associated with the project.
- We have made formal submissions to three exhibited Urban Design and Landscape Plans (UDLP).
- We started to prepare a submission to the upcoming Doncaster Park & Ride UDLP.

8. We will investigate and review current facility use and opportunities to develop or repurpose existing facilities and use of Council land for multi-use purposes and to meet changing community needs through:

Action

i. Finalising the Community Infrastructure Plan and implementing the 20-year Action Plan

- Our Community Infrastructure Plan and 20-year action plan was adopted and is now being implemented.

ii. Strengthen utilisation and performance of stadiums in conjunction with stadium managers

Action

137,684 visits were made across our nine stadiums this quarter. Activities to build use of our facilities included:

- Events at Mullum Mullum Stadium including the United Migrant Muslim Association’s Eid Mubarak, to celebrate the end of Ramadan for 2024 (with 3000 attendees and prayer across five courts).
- *School Sport Victoria* school sports tournaments, and a free ‘Activate Inclusion Sports Day’ for children with a sensory, physical or intellectual disability.
- Consultation with with Badminton Victoria and Basketball Victoria as we plan to improve lighting at Donvale Indoor Sports Centre (DISC).
- Start of the concept design process for the Manningham Templestowe Leisure Centre Masterplan.
- Purchase of new volleyball nets at Mullum Mullum Stadium to support volleyball participation.

iii. Improve community access to sport and recreation facilities and spaces for broad community use and benefit

Action

- We increased access for different sports and recreation through upgrades such as Deep Creek Pavilion. This upgrade included new modern facilities and grounds, making them more inclusive, sustainable and accessible. The upgrade increases access for baseball players, local schools, and community. It was jointly funded through a partnership between Council, the Victorian Government and Doncaster Baseball Club.

iv. Delivery of the Parks Improvement Program - Ruffey Lake Park Landscape Masterplan, new Open space on Hepburn Road, Victoria Street place space and wonguim wilam upgrade

Action

Work progressed on the Ruffey Lake Park Landscape Masterplan implementation including:

- Preparation of final content for the new interpretive signage, new trees and designs for a number of path upgrades. Design works are well underway for 2 new bridges and a boardwalk on the lake.
- The official opening of Hepburn Reserve (referred to as New Open space) on Hepburn Road is scheduled.
- The upgrade of the Victoria Street playspace is scheduled to open to the public in August 2024.
- Wonguim Wilam is complete with the installation of the final artwork.

3. Council Plan 2021-2025

Action we have taken to progress the goals of our Council Plan

Progress



Resilient Environment

Goals:

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

9. We will deliver environmental activities to:

i. strengthen principles to protect the environment, biodiversity and wildlife

- | | |
|---------------|---|
| Action | <ul style="list-style-type: none"> ■ We continued to improve our own environmental practices towards our ambitious zero emissions targets through the delivery of the Climate Emergency Action Plan. More details on page 18 of this Report. ■ The review of the Sites of Biological Significance Report (2004) continues with a review of the completed mapping information to create a list of priorities. This project will inform a review of the Manningham Planning Scheme and overlays to protect the Green Wedge. |
|---------------|---|

ii. advocate to government and business on environmental issues

- | | |
|---------------|--|
| Action | <ul style="list-style-type: none"> ■ We collated feedback for the Victorian Government to address environmental concerns following their announcement that the Manningham area will be required to develop 39,000 new dwellings by 2040. ■ We continued to advocate for pest deer control measures to be implemented by Victorian government through the Eastern Region Pest Animal Network (ERPAN). |
|---------------|--|

iii. improve management practices of bushland maintenance, pest animal and environmental weed control and monitoring, evaluating and improvement mechanisms

- | | |
|---------------|--|
| Action | <ul style="list-style-type: none"> ■ Our National Tree Planting Day was held successfully at Ruffey Lake Park and Mullum Mullum Reserve. We worked with Community Group 'Friends Of Park Orchards' to organise a National Tree Planting Event at 100 Acers Reserve. ■ We mapped local rabbit warrens to build a proactive program for the management of pest rabbits. ■ We are monitoring our conservation reserve for improved outcomes in biodiversity values under our parks bushland management contract. |
|---------------|--|

v. explore biodiversity improvement or environmental community engagement programs for local public areas in collaboration with the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation, Melbourne Water and Parks Victoria

- | | |
|---------------|---|
| Action | <ul style="list-style-type: none"> ■ We consulted with the Wurundjeri about our actions in the Burndap Birrarung Burndap Umarkoo/Yarra Strategic Plan. We are partnering with Melbourne Water to enhance outcomes along the Birrarung. ■ We continued collaboration with the community, Melbourne Water, and the Wurundjeri to develop a strategy for Mullum Mullum Creek, with a focus on enhancing biodiversity and overall creek health and future management through collaboration. ■ We held community walks in association with Wurundjeri in Manningham Reserves as part of the Manningham Spring Outdoors Program awareness. |
|---------------|---|

vi. stewardship in building sustainable waste management practices with the community

- | | |
|---------------|---|
| Action | <ul style="list-style-type: none"> ■ We demonstrated stewardship in waste management with continued: <ul style="list-style-type: none"> ➢ Benchmarking and exploring opportunities to implement a separate glass service in the next two years, to align with Victorian government policy. ➢ Work with the community to reduce contamination to further decrease waste to landfill. ➢ Activities and support to support the community to maximise the benefits following the recent introduction of Food Organics, Green Organics (FOGO) and the Container Deposit Scheme (CDS). |
|---------------|---|

3. Council Plan 2021-2025

Action we have taken to progress the goals of our Council Plan

Progress



Vibrant and Prosperous Economy

Goals:

- Grow our local business, tourism and economy

10. We will support local business and the City through:

i. increased procurement with organisations that produce economic, environmental, and social outcomes for Manningham

Action

- We are actively considering sustainable procurement in several major tendering projects, which now form part of the evaluation criteria. Efforts are being focused on selecting suppliers that demonstrate positive economic, environmental and social impacts. This has resulted in Manningham receiving a Social Procurement Award from the Procurement Australia.

ii. capacity building and support through business development activities

Action

- We have provided capacity building and support to the business community through training courses, mentoring services and meetings with trader groups and individual businesses.

iii. explore local opportunities to support local businesses to collaborate via a Hub / co-working space

Action

- We have completed our goals for 2023/24 including evaluation of need for a collaborative co-working space, selecting a site and choosing an architect to design the space.
- We will now engage with the Manningham Business Network and other stakeholders on key aspects of our new site including detailed design and construction.

iv. activities to encourage and support tourism and employment opportunities.

Action

- We are now exploring new approaches to investment attraction, which aim to have added benefits to employment and local tourism.
- Our Youth Graduates participated in the Melbourne's Employability Expo at LaTrobe University to promote employment opportunities in Manningham. The Expo was well attended and presented an excellent opportunity to reach students.

3. Council Plan 2021-2025

Action we have taken to progress the goals of our Council Plan

Progress



Well Governed Council

Goals:

- A financially sustainable Council that manages resources effectively and efficiently
- A Council that values our customers and community in all that we do change

11. Explore different ways to improve community satisfaction with our communications on local community issues, services and activities ●

Action ■ We are furthering our commitment to community engagement and improving understanding and satisfaction with the Council's activities. A 6-month Community Panel involving 40 residents will learn about our services and challenges and provide recommendations for our new Council Plan.

12. Explore ways to enhance performance reporting across social, environment and economic outcomes against community need. ●

Action ■ We are exploring ways to further enhance our performance reporting with our service information and the new Council Plan.

13. Improve our customers experience to better understand and meet their specific needs. ●

Action ■ See page 20

14. We will ensure our long-term financial sustainability by preparing our Budget and 10-year Financial Plan incorporating key strategies to Council by 30 June 2024. ●

Action ■ The 2024/25 Long Term Financial Plan and draft 2024/25 budget were adopted by 30 June 2024.
 ■ Community engagement was undertaken on YourSay Manningham from November 2023 to January 2024. A record number of responses from our community were received and a successful budget pitch opportunity for our community was held in March 2024.

15. We will maximise public value through the systematic planning and review of Council's services and effective, early and broad engagement on projects. ●

Action ■ We completed the 2023/24 Program of identified service reviews. Actions Plans for each are being monitored. Services for the 2024/25 Service Review Program have been identified following analysis of the completed annual service plans of each of our 40 major services.

16. We will take a proactive and motivated approach to be an open and transparent Council. ●

Action ■ We amended Council reporting procedures to maximise the amount of confidential information that can ultimately be released to the public by using confidential attachments.
 ■ We are now proactively publishing Freedom of Information requests to our website.

4. Councillor Expenses

An allocation of \$10,473 for each Councillor and \$11,896 for the Mayor is budgeted each financial year to reimburse Councillors for expenses incurred while carrying out their official roles.

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

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

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

Councillor	Travel	Car Mileage	Child-care	Information Communication Technology	Conference & Training	General Office Expense	Formal Attendance	Member -ship	Other	Total Qtr	Year to Date
Cr A Chen	\$596	\$712	\$0	\$0	\$859	\$0	\$73	\$0	\$0	\$2,240	\$4,020
Cr A Conlon	\$0	\$821	\$0	\$530	\$0	\$0	\$0	\$0	\$0	\$1,351	\$3,053
Cr D Diamante	\$523	\$0	\$0	\$0	\$1,018	\$0	\$0	\$0	\$0	\$1,541	\$2,824
Cr G Gough	\$2,058	\$501	\$0	\$613	\$925	\$0	\$0	\$0	\$0	\$4,097	\$7,399
Cr M Kleinert	\$373	\$214	\$0	\$272	\$560	\$0	\$27	\$100	\$54	\$1,599	\$4,777
Cr C Lange (Mayor)	\$386	\$0	\$0	\$0	\$1,018	\$295	\$430	\$100	\$0	\$2,228	\$11,142
Cr T Lightbody	\$0	\$0	\$0	\$0	\$0	\$22	\$0	\$100	\$0	\$122	\$819
Cr L Mayne (Deputy Mayor)	\$0	\$0	\$0	\$259	\$0	\$0	\$0	\$100	\$0	\$359	\$5,319
Cr S Mayne	\$0	\$682	\$0	\$785	\$0	\$0	\$0	\$0	\$0	\$1,467	\$1,595

Notes for the Quarter

- Depending on the payment method, Councillor expenses for the quarter may include GST. We will include any minor necessary GST adjustments, in the following quarter.

5. Chief Executive Expenses

The Chief Executive Officer (CEO) incurs expenses while carrying out the role. Expense categories related specifically to the CEO role are travel, conferences and seminars and miscellaneous. Gifts declared are also included in this report although not an expense to Council. The CEO is required to be transparent in the use of Council resources as per the Employee Code of Conduct.

	Travel	Food and Beverage	Conferences and Seminars	Gifts Declared	Misc.	Total Qtr	Total Year
--	--------	-------------------	--------------------------	----------------	-------	-----------	------------

Andrew Day	\$539	\$0	\$1128	\$0	\$0	\$1667	\$8237
------------	-------	-----	--------	-----	-----	--------	--------

Notes

Expense categories

Travel

Costs associated with assisting the CEO in meeting transport costs incurred whilst attending meetings, functions and conferences. This includes taxi services, uber services, car parking fees, airfares, accommodation costs etc.

Food and Beverage

Costs associated with food or beverages that directly relate to the CEO role within a professional context.

Conferences and seminars

Costs associated with registration fees from attendance by the CEO at conferences, functions and seminars. Meetings such as these are normally held by local government related organisations, professional bodies and institutions, educational institutions and private sector providers on areas and events which impact on the role of the CEO and the City in general. This category also includes memberships and subscriptions to bodies and organisations whose activities are relevant to role of the CEO.

Gifts Declared

Any gifts that exceed the token gift threshold (\$50) that the CEO is required to declare as per the Token Gift Policy.

Miscellaneous (Misc.)

Any other costs associated with the CEO role not covered by the categories above.

6. Climate Response and Environment

Council has endorsed climate targets of net zero emissions by 2028 for Council operations, and net zero emissions by 2035 for the Manningham Community. We are committed in achieving these emission targets, and are well on our way to achieve the Council operations net. With a strong shared commitment in meeting our target for the Manningham community, we are working in partnership to increase community climate action.

Each quarter will include emissions trackers and a focus on one of the action areas in our Climate Emergency Response Plan:

1. Managing Our Waste and Resource Recovery
2. Reducing our carbon emissions and increasing our renewable energy capacity
3. **Responding to Climate Change through adaptation and reduction measures (focus for this quarter)**
4. Enhancing Nature for a thriving natural environment

Climate Emergency Response Plan progress (adopted in December 2022)

Progress on the 53 actions



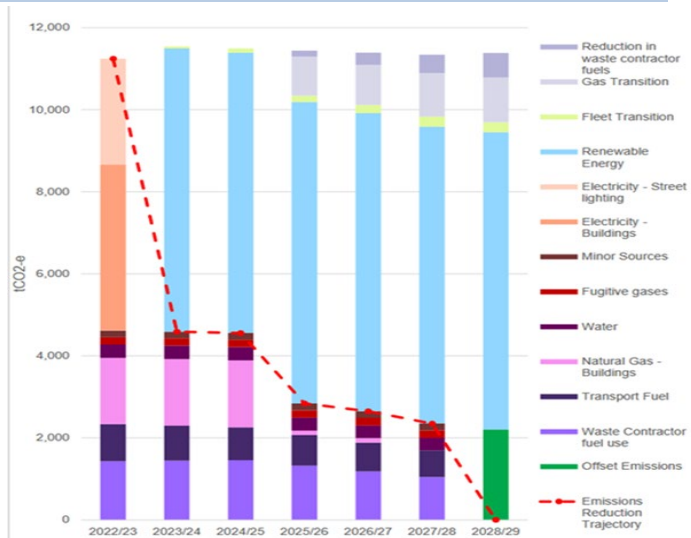
Highlights: responding to climate change through adaptation

- The *Solar Savers program* has expanded to include subsidies for solar systems, batteries, energy efficient heating and cooling and heat pumps to replace gas hot water systems.
- *Home Harvest* to educate through a monthly home gardening series on growing your own fresh produce.
- Doncaster Hill community garden volunteers meet each fortnight to learn, play, and appreciate growing local food, with produce is donated to local food banks and charities.

Council's pathway to net zero emissions by 2028

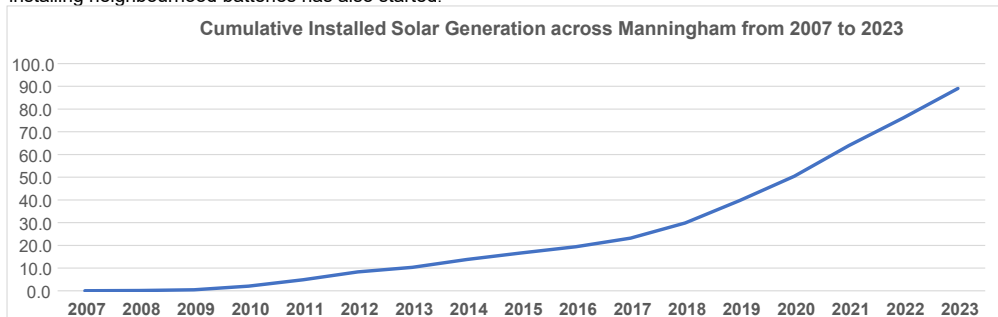
We have a clearer understanding of how to achieve net zero emissions by 2028 due to modelling (graph 1) that included all emission scopes and calculated how many offsets will be required. Our pathway to net zero emissions includes the following actions:

- All electricity procured through Green Power or VECO PPA from 2023/24.
- 60% of passenger vehicle fleet (including hybrids) transitioned to EVs by 2028.
- Aquarena electrification commences in 2025/26 (completed in 2026/27), other sites with gas electrified in 2027/28.
- Waste contract requiring 10% reduction in contractor fuel emissions each year, starting in 2025/26.
- Limitations in available technologies and budget mean that in 2028, Council will still have some residual emissions from fleet and equipment fuel, waste, water, waste contractor fuel use and refrigerants.
- It has been estimated that 2,200 offsets at approximately \$45 per tonne will be saved.



Renewable Energy Capacity in the Community

One of the key actions for achieving zero emissions across Manningham by 2035 is to maximise solar panels on rooftops paired with batteries for time shifting solar electricity generated during the day to the evenings and early mornings. We directly support the installation of solar panels and batteries through subsidies available through the *Solar Savers program*. From 2007 approximately 90 MW of roof top solar has been installed across Manningham. Planning for installing neighbourhood batteries has also started.



Opportunities

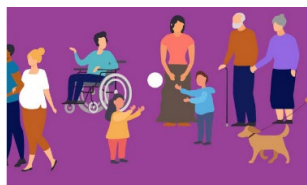
- Progressive electrification of council vehicle fleet
- Degasification of all council buildings
- Expand council's emissions reporting to include all council owned sites & more impacts
- Rollout of public electric vehicle charging
- More community engagement on climate emergency action

Challenges

- Funding for major degasification projects.
- Grid constraints hindering electrification & renewable energy installs.
- Diversification of transport options to reduce reliance on private vehicles.

7. Community Engagement

Engagement Projects (selection from the quarter)



Help Shape the Future

Your opportunity to help us shape the direction of Council's services



Road Safety Strategy

We're renewing our Road Safety Strategy to make our roads safer and reduce accidents.



Activity Centre Design

We are looking to identify improvements that will support the increasing demand for community services.



Warrandyte Reserve

Share your views on Warrandyte Reserve facilities on the northern oval.

What you told us

Community priorities from the Activity Centre Design Concept survey

We have been advised from the Victorian Government that 39,0000 new dwellings will be needed in Manningham by 2040. In our recent consultation we asked you how we can best accommodate growth and development while maintaining the liveability of our activity centres and surrounding neighbourhoods. We invited feedback at pop-up stalls at local markets and shopping centres, community focus groups and at a few Advisory Committee meetings and through a Activity Centre Design Concepts survey.

There were 230 responses to the survey. Participants responded that it is important to:

- maintain sunlight to footpaths and public spaces (90% strongly agreed or somewhat agreed)
- provide high quality public spaces as part of larger developments (90% strongly agreed or somewhat agreed)
- minimise overshadowing and overlooking of residential properties (90% strongly agreed or somewhat agreed)
- ensure new buildings function efficiently and reduce energy use (80% strongly agreed or somewhat agreed)
- minimise the visual impact of car parking (80% 90% strongly agreed or somewhat agreed)
- consider impact on neighbourhood character with new mixed-use developments (75% identified as important)
- provide awnings over footpaths for weather protection (70% agreed or somewhat agreed)
- identify height as an important consideration for new mixed-use development (70% identified as important)

Progress on recent engagement

Manningham Road Safety Strategy 2025-2034

- The Road Safety Strategy 2025-2030 will aim to reduce road accidents over the next ten years. Our recent survey asked about your lived experiences of our roads. We received 217 responses and are now reviewing the feedback alongside local safety data, issues and crash trends to set out priorities and actions in a draft Strategy.

Proposed naming of laneway in Bulleen (between Robert and Helene Streets in Bulleen).

- During the recent public consultation the name 'Kiln Lane' was proposed in recognition of the area's brickmaking past.
- After receiving valuable feedback during the consultation, it was concluded that Kiln Lane was too difficult to spell and understand, particularly over the phone. We are now consulting the community on a new proposed name 'Brickmakers Lane'.

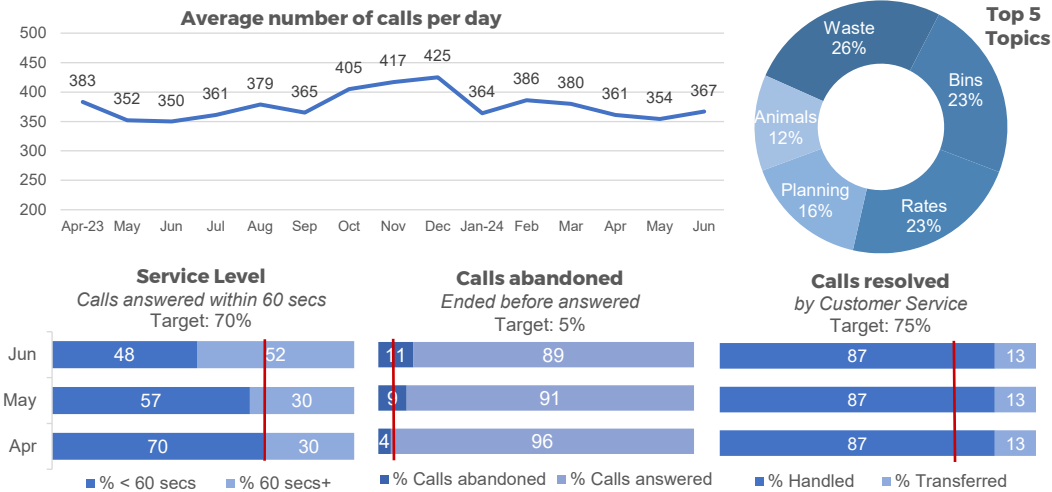
Your Say Manningham

Performance 1 April – 30 June 2024

Visits	Contributions
16,553 (up from 9,737 last quarter)	785 (up from 205)
New registrations	Engagement rate
70 (up from 40)	6.9% (up from 3.2%)

8. Customer

Telephony - Contact Centre Performance

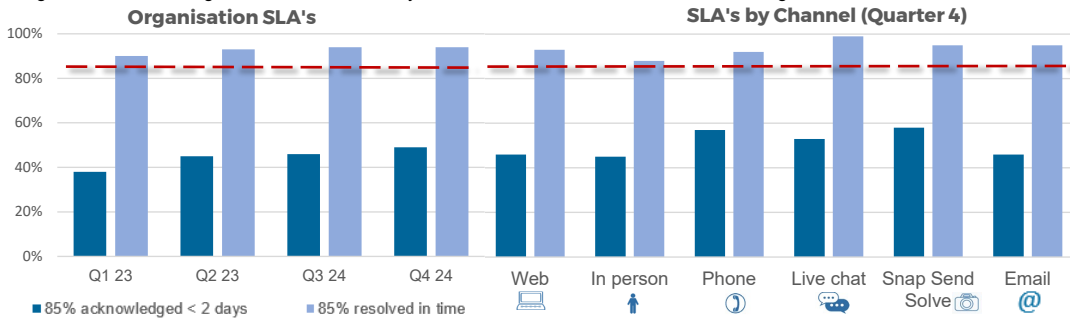


Telephony analysis

- Average daily call volumes are following seasonal trends, with average call volumes consistent with the same period last year.
- Service levels are below target for the period and abandoned calls higher than target. This is reflective of reduced staff levels with team members, secondments to other roles and higher than normal rates of unplanned leave. New recruits are now on board and service levels improving.
- Waste related calls for standard bin service and hard rubbish remain the most common enquiry types, along with rates and planning enquiries.

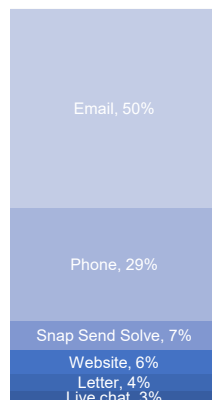
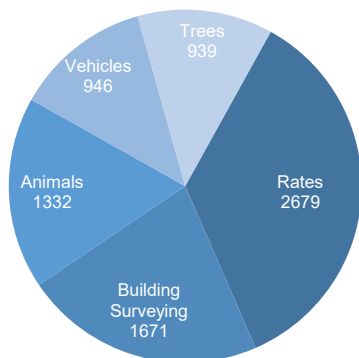
Customer Requests (CRM Organisation Performance)

Target: 85% acknowledged within 2 business days, 85% resolved in line with Service Level Agreements



Customer Requests (CRM) by Topic and Channel

18,042 New cases



Analysis

- Resolution of requests within SLA is high at 94%, exceeding the KPI.
- Acknowledgement of requests remains below the KPI level at 49%. This is a focus area for improvement and there is an overall upwards trend.
- Rates related requests increased with 4th instalments due and final reminder notices sent in this period.
- Overall case volumes consistent with same period last year.
- Email and phone the primary contact methods for requests.

9. Governance

We monitor our service performance to make sure we maximise our public value and to make improvements where needed. A portion of our performance indicators are in the local government performance reporting framework. The areas below are of particular interest, the full suite is published in our Annual Report.

Statutory Planning

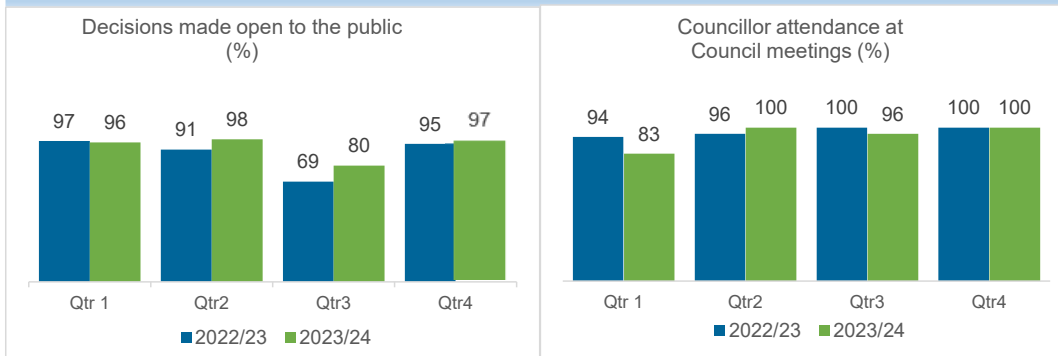
Statutory planning services include the assessment of planning permit applications for new development proposals and changes to land use activities under the Planning and Environment Act 1987.



We have continued to process planning applications in a timely manner. We achieved 90.21% of all applications decided within statutory timeframes, 100% of VicSmart applications within 10 business days and 86.33% of standard stream applications with 60 statutory days.

Council decision making

Manningham Council is committed to being open and transparent Council



36 out of 37 resolutions or decisions were made open to the public. The decision made closed to the public included a contractual matter. The Local Government Act 2020 defines confidential matters, which include contractual and property matters and information that would prejudice the Council's position in commercial negotiations if prematurely released.

10. CEO Performance Indicators

CEO Key Performance Indicators (KPIs) are agreed by Councillors and our CEO Andrew Day, for his focus in particular areas that benefit the community, City or in good governance and organisation excellence. The KPIs below are for 1 September 2023 – 30 September 2024, with some having specific due dates, as noted. *The corrective action we are taking if progress is being monitored or is off track is in italics.*

Key	on track (green) 0	monitor (yellow) 2	off track (red) 0	Complete (purple) 29
-----	-----------------------	-----------------------	----------------------	-------------------------

Council, Infrastructure and Environment: progressing key plans, projects and programs

Council Plan 100% actions delivered or corrective action reported.	Climate Emergency Response Plan 100% actions delivered or corrective action reported.	Aquarena aquatic facility Final outdoor design and resolution on the procurement strategy achieved.	The Pines (Doncaster) Masterplan progressed by September 2024.	Local Business Hub Select site by March. Implementation plan presented by June.
--	---	---	--	---

Financially Sustainable: initiatives towards Council's mission to be financially sustainable

Strategic Property Portfolio Project options presented.	MC² (Community Square) utilisation Report to Council by June.	Asset revenue Explore opportunities and present a report to Council by August .	VAGO Financial indicators Maintain low risk levels.
---	--	---	---

Service Quality and Asset Management: assets and services that meet the needs of the community.

Service reviews Deliver annual program to identify gaps and improve outcomes.	Service performance Maintain or improve our Indicator results from 2022/23.	Leisure & recreation contract Manage and report on agreed outcomes.	Deliver Capital Works 60% of budget met by March and 90% met by June.
---	---	---	---

Customer Experience: make it easy, celebrate, choice, serve consistently, respond in a timely way.

Customer channels Report on customer contact channels by June.	Snap Send Solve Report on integration by March.	Requests in time 85% of customer requests acknowledged in 2 business days.	Requests resolved 85% of customer requests resolved in agreed times.	Reporting Add customer metrics to the Quarterly Report.	Improvement Initiatives Report to Council by June.
--	---	--	--	---	--

Community Engagement: reviewing our existing and trialing new ways to better communicate and engage.

New ways to engage Trial new techniques on at least two projects by June.	New ways to communicate Trial at least new two communication initiatives by June.	Manningham Matters Review magazine and present outcomes by June.	Social media Increase reach of across channels, with consideration of new.	Ways to communicate Improve information sharing with the community on North-East Link Project.
---	---	--	--	--

Well Governed and Organisational Development: growing a team that delivers great outcomes.

Transparency Provide a briefing on new opportunities for transparency in Council.	Statutory planning Provide quarterly reports to Council.	Gender Equality Action Plan Report progress of the Plan, indicators and initiatives in the culture report.	Leadership development Report in the culture report.	Work health and Safety Implement initiatives aimed at improving on work, health and safety indicators. Report in the culture report.
---	--	--	--	--

Advocacy: continuing to advocate for improved outcomes for Manningham.

North- East Link Report on outcomes and achievements to progress Council's advocacy priorities from meetings with NELP Executive Director, local MPs and Ministerial portfolio representatives.	Aged Care Prepare advocacy statement on aged care funding and service quality by September.	Bus Network reform Provide half yearly outcome reports to Council on the Victorian Government's pilot project.
---	---	--

14 CHIEF EXECUTIVE OFFICER

14.1 2023/24 Financial Report and Performance Statement: Approval in Principle

File Number:	IN24/480
Responsible Director:	Chief Executive Officer
Attachments:	1 2023/24 Financial Report ↓
	2 2023/24 Performance Statement ↓
	3 2023/24 Governance and Management checklist ↓

PURPOSE OF REPORT

The Financial Report and Performance Statement for the year ended 30 June 2024 are presented for consideration and approval in principle.

EXECUTIVE SUMMARY

The Financial Report and Performance Statement have been prepared in accordance with the Australian Accounting Standards and Interpretations, the Local Government Act 2020 and the Local Government (Planning and Reporting) Regulations 2020.

The Financial Report and Performance Statement were reviewed by Council's Audit and Risk Committee on Friday 6 September 2024. The Audit and Risk Committee is satisfied that an appropriate external audit process has been undertaken and that the Committee's review did not identify any issues that would prevent Council from approving the Financial Report and Performance Statement "in principle" for submission to the Auditor-General.

A detailed audit of the Financial Report and Performance Statement was undertaken by the Auditor-General during August 2024. The "Draft Closing Report – Manningham City Council for the year ended 30 June 2024" prepared by the Auditor-General and his agent HLB Mann Judd concluded that the 2023/24 Financial Report (Attachment 1) and 2023/24 Performance Statement (Attachment 2) "present fairly".

The Financial Report, Performance Statement and Governance and Management checklist will be reproduced in full in Council's 2023/24 Annual Report.

1. RECOMMENDATION

That Council:

- A. Notes that the Audit and Risk Committee is satisfied that an appropriate external audit process has been undertaken on the 2023/24 Financial Report and 2023/24 Performance Statement.**
- B. Authorises Councillor Carli Lange and Councillor Laura Mayne to certify the 2023/24 Financial Report and 2023/24 Performance Statement in their final form. In the event that either Councillor Carli Lange or Councillor Laura Mayne is not available, then any other Manningham Councillor is authorised to certify the Financial Report and Performance Statement.**

- C. **Endorses in principle the 2023/24 Financial Report and 2023/24 Performance Statement.**

- D. **Notes the 2023/24 Governance and Management Checklist and authorises Councillor Carli Lange to certify the 2023/24 Governance and Management Checklist. In the event that Councillor Carli Lange is not available, then any other Manningham Councillor is authorised to certify the checklist.**

2. BACKGROUND

- 2.1 The Auditor-General's agent (HLB Mann Judd) has completed a review of the attached Financial Report and Performance Statement and all supporting information. It is anticipated that a clear (or unmodified) audit opinion will be issued for the Financial Report and Performance Statement. However, the Financial Report and Performance Statement remain provisional until final signing by the Auditor-General.

- 2.2 The Financial Report, Performance Statement and the Auditor-General's draft closing report of the 2023/24 Audit was presented to the Audit and Risk Committee (the Committee) on 6 September 2024, and the Committee resolved:
 - a) *That it is satisfied that an appropriate external audit process has taken place on the proposed financial report and performance statement and is not aware of any issues that would prevent the Council from approving the financial report and performance statement; and*

 - b) *To recommend that Council approve the 2023/24 Financial Report and 2023/24 Performance Statement in principle for lodging with the Auditor General.*

- 2.3 The "Approved in Principle" Financial Report and Performance Statement are required to be presented to the Auditor-General following the Council Meeting. The Auditor-General is then expected to issue the final signed audit closing report prior to 30 September 2024.

- 2.4 The Financial Statements and Performance Statement will then be incorporated into Council's Annual Report. The Annual Report will then be formally presented to Council.

- 2.5 The Financial Report provides comprehensive reporting of the revenue and expenditure of Council for the 2023/24 financial year and the financial position of Council as at 30 June 2024. The notes accompanying the Financial Statements provide information relevant to Council's accountability obligations and additional information to assist users of the report to form an opinion on the financial performance of Council.

- 2.6 The Performance Statement details a range of service and financial performance indicators.

3. DISCUSSION / ISSUE

- 3.1 The Financial Report of Council is a general purpose financial report that consists of the financial statements which include a comprehensive income statement, balance sheet, statement of changes in equity, cash flow statement, statement of

capital works and notes accompanying these financial statements. This general purpose financial report complies with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB), the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

Financial Summary

3.2 Overall Council is in a sound financial position with a low financial sustainability risk. This demonstrates our commitment to maintaining long-term financial sustainability while providing cost-effective services and delivering infrastructure projects to meet the needs of our community.

3.3 Key finance facts:

- An \$8.3 million operating surplus, an increase of \$668k on the previous year.
- \$5.5 million adjusted underlying deficit, compared to a \$4.8 million adjusted underlying deficit in the previous year. The adjusted underlying result excludes one off specific purpose income items. The deficit was mainly driven by the one off expenditure items (restructure costs and capital program costs that were non-capital in nature and deemed to be operational expenditure).
- Also contributing to this deficit was a recent announcement by the Federal Government to process and pay the 2024/25 Financial Assistance Grants (\$3.1 million operating and \$1 million capital) in July 2024 (original budget assumed 100% of 2024/25 allocation to be received in advance in June 2024 in line with prior year practice).
- Council continues to be debt-free.
- \$50.0 million capital works delivered to maintain and renew over \$2.7 billion of community assets and to create new and upgraded infrastructure for a growing community.
- \$2.8 billion in net assets, an increase of \$71.5 million on the previous year.

Operating position

- An operating surplus of \$8.3 million was achieved in 2023/24, \$3.2 million lower than the adopted budget surplus of \$11.5 million.
- The adjusted underlying result, which removes income that is tied to specific purposes, was a \$5.5 million adjusted underlying deficit for the year. The adjusted underlying result excludes open space contributions, developer contributions, non-monetary asset contributions, non-recurrent capital grant income and other capital contributions income – which are all to be used for specific purposes.
- General rates: Council achieved the 'Fair Go Rates' legislation rate cap of a 3.50% increase in average rates for the 2023/24 year.
- Contributions non-monetary were \$6.1 million greater than budget – this is the value of land under roads, land, building, drainage pipes and pits and other infrastructure assets transferred to Manningham by developers and other tiers of government.
- Other income was \$1.0 million favourable mainly due to term deposit interest rates improving significantly in the current economic environment leading to a favourable variance of \$0.75 million.

3.4 Offsetting the key favourable variances were:

- Operating Grants were \$2.4 million lower than budget. A recent announcement by the Federal Government to process and pay the 2024/25 Financial Assistance Grants in July 2024 (original budget assumed 100% of 2024/25 allocation to be received in advance in June 2024 in line with prior year practice) resulted in an unfavourable variance of \$3.1 million. This is partly offset by unbudgeted funding received towards Corridors of Green, Climate and Environmental Projects (\$0.28 million) and Commonwealth Home Support Programme (CHSP) grant recognised (\$0.40 million) on submission of grant acquittal following Council's decision to transition out of Aged Care Services on 31 October 2023.
- Grants – capital were \$1.7 million unfavourable. A recent announcement by the Federal Government to process and pay 2024/25 Financial Assistance Grants in July 2024 (original budget assumed 100% of 2024/25 allocation to be received in advance in June 2024 in line with prior year practice) resulted in an unfavourable variance of \$1.02 million. In addition, timing of recognition of grant for Fitzsimons Lane and Main Road Corridor (Templestowe Route & Local Roads and Community Infrastructure Program Phase 4 (originally budgeted to receive 100% in 2023/24)) resulted in an unfavourable variance of \$0.79 million. This is partly offset by higher than budgeted Roads to Recovery grant by \$0.11 million.
- Statutory fees and fines income being \$0.39 million less than budget due to decreased enforcement activity as a result of staff shortages.
- User fees and charges income was \$0.31 million less than budget due to lower than anticipated demand for function centre & community venue facilities (\$0.52 million), child care services income utilisation lower than anticipated (\$0.16 million), delay in implementing Co-working Hub resulted in not receiving budgeted income (\$0.14 million); partly offset by higher than anticipated utilities reimbursements (\$0.14 million) and unbudgeted income (\$0.32 million) received as a result of recently introduced Victorian Government Container Deposit Scheme.
- Materials, services and contracts were \$2.3 million greater than budget. This is mainly attributable to:
 - higher than budgeted Waste and Resource Recovery contract costs which were mainly due to an increase in the fuel levy and the impact of a high CPI on transport and collection costs (\$1.08 million). In addition, unbudgeted expenditures associated with Food Organic Garden Organic (FOGO) kitchen caddies and compostable liners resulted in an unfavourable variance of \$0.25 million;
 - costs associated with sustainability initiatives (\$0.76 million) and LED lighting and smart lighting retrofit (\$0.40 million) projects resulted in an unfavourable variance (originally budgeted as Capital Works Program - transfer from capital as these were operational expenditure in nature);

- unbudgeted tree risk mitigation works (\$0.14 million), additional sportsground maintenance expenditures (\$0.32 million) and climate emergency and environmental initiatives (\$0.25 million); partly offset by favourable variance due to delays in Technology related projects.
 - Other expenses were \$2.3 million greater than budget. This was primarily due to:
 - Software licences and software subscriptions exceeded the full year budget by \$0.69 million;
 - \$0.65 million of operational expenditure that was originally budgeted in the Capital Works Program but has been classified as non-capital in nature and transferred to Other expenses as part of the year end process;
 - Consultants and legal expenses were unfavourable by \$0.46 million for various one-off projects and legal matters; and
 - Other expenses include a wide range of costs incurred in delivering Council services and include utilities, insurance, postage, telephone and general office expenses exceeded full year budget by \$0.35 million.
 - Depreciation was \$2.2 million higher than budget due to an increase in infrastructure assets valuations at the end of last financial year (2022/23) and new assets being added as part of the 2023/24 capital works program.
- 3.5 Council's assets had a Net asset revaluation increment (increase) of \$63.3 million which was mainly driven by:
- A valuation increment of \$35.4 million overall to land and building assets:

Land assets were valued as at 30 June 2024. Land assets had a \$20.9 million increment and the valuation involved the analysis of a number of recent sales, consideration of the various characteristics displayed by the land, the constraints of requirements stipulated within the *Local Government Act 2020*, and the time involved in preparing land for sale.

Building assets were valued as at 30 June 2024. Buildings had a \$14.5 million increment. The values of building components have had increases caused by the increases in construction costs in general.
 - An increment of \$27.9 million to infrastructure assets as a result of increasing prices of materials.

Council's infrastructure assets have been valued as at 30 June 2024.

Net worth

- 3.6 Our financial strength can be assessed by net assets (what we own less what we owe). As at 30 June 2024, Council's net assets were \$2.77 billion.

Assets

- 3.7 Manningham has total assets of \$2.83 billion. The major components of our assets include infrastructure, property, plant and equipment valued at \$2.73 billion and cash and investments of \$66.3 million.

Liabilities

- 3.8 Our liabilities primarily include amounts owed to suppliers and amounts owed to employees for leave entitlements. Total liabilities at 30 June 2024 were \$55.1 million.
- 3.9 At 30 June 2024 Council continues to be debt free.

Capital Works

- 3.10 Council aims to maintain its infrastructure assets at expected levels while continuing to deliver services needed by our community. During 2023/24, we invested \$50.0 million in an extensive Capital Works Program to renew and upgrade community assets throughout the municipality. This program was funded primarily through rates, with additional funds provided through grants and contributions.
- 3.11 The major categories of capital works included:
- Roads and bridges \$9.4 million
 - Community and council building refurbishment and upgrades \$9.4 million
 - Parks, open space and streetscapes \$7.7 million
 - Footpaths and cycleways \$7.2 million
 - Recreational, leisure and community facilities \$3.8 million
 - Drainage \$4.2 million; and
 - Land acquisitions for future open space \$4.2 million.

Liquidity

- 3.12 Cash and investments at 30 June 2023 were \$66 million, a decrease of \$24 million from the previous year.
- 3.13 The working capital ratio, which assesses our ability to meet current commitments, is calculated by measuring our current assets as a percentage of current liabilities. Our ratio of 183% indicates that for every dollar of short-term liabilities, we have \$1.83 worth of current assets. This is a strong result.

Rate cap

- 3.14 This was the eighth year of the Victorian Government's 'Fair Go Rates' legislation. Manningham complied with the 3.50% rate cap for 2023/24. We continued to follow the strategies we set last year to ensure our long-term financial sustainability in a rate capping environment.

Performance Statement

- 3.15 The Performance Statement details a range of service and financial performance indicators. This is also audited by the Victorian Auditor-General.
- 3.16 Key indicators include:
- Aquatic Facilities – Utilisation of the Aquatic facility was 5.1 visits per

resident which was significantly higher than last year. We are pleased to see visits continue to rise with a 52% increase in the indicator result compared to last year under our new centre manager.

- Waste diversion - We have seen a positive 37% increase in waste diverted from landfill during 2023/24. From 1 July 2023 we introduced the food organic garden organic service which has significantly improved our diversion from landfill rate.
- Workforce turnover was 32.5% compared to last year's 18.8% turnover rate and continues to be above historical levels. The recent Commonwealth Government reforms to the in-home aged care system have led to around 50 out of 79 Victorian Councils moving out of direct service delivery. Council exited Aged and Disability Support Services (ADSS) in late October 2023, impacting just over 100 staff. Council also exited the Regional Assessment Service (RAS) during the year. The exit of these services combined contributed to a significant percentage of our planned turnover of 20.5% with our overall turnover rate of 32.5%. The unplanned turnover was 12.0%.
- Recurrent grants per head of municipal population decreased to \$55 in 2023/24 compared to \$117 the year before. The decrease over the year is mainly due to a change in the timing of Financial Assistance Grants payments to Councils. The Federal Government brought forward the payment of 100% of the 2023/24 grant allocation into the prior year (2022/23). The 2024/25 grant allocation was paid in 2024/25 and not brought forward further impacting the 2023/24 result.

The 2023/24 Annual Report will detail service and financial highlights from the 2023/24 year and also reproduce the Financial Report, Performance Statement and Governance and Management checklist in full.

4. COUNCIL PLAN / STRATEGY

- 4.1 The Financial Report and the Performance Statement are a historical reflection of Council's 2023/24 financial performance and performance against key performance indicators and initiatives identified within the 2021-2025 Council Plan.

5. IMPACTS AND IMPLICATIONS

- 5.1 Finance / Resource Implications

The outcomes contained in the Financial Report will form the starting basis for the 2024/25 review of Council's 10 Year Long Term Financial Plan.

6. IMPLEMENTATION

6.1 Communication and Engagement

Is engagement required?	Yes
Stakeholder Groups	Manningham Community
Where does it sit on the IAP2 spectrum?	Inform
Approach	Communication material (published in Annual Report)

6.2 Timelines

The Financial Report, Performance Statement and Governance and Management checklist will be published in Council’s 2023/24 Annual Report in October 2024.

7. DECLARATIONS OF CONFLICT OF INTEREST

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

**MANNINGHAM CITY COUNCIL
ANNUAL FINANCIAL REPORT
For the Year Ended 30 June 2024**

MANNINGHAM CITY COUNCIL
Financial Report
Table of Contents

FINANCIAL REPORT	Page
Certification of the Financial Statements	1
Victorian Auditor-General's Office Audit Report	2
Financial Statements	
Comprehensive Income Statement	4
Balance Sheet	5
Statement of Changes in Equity	6
Statement of Cash Flows	7
Statement of Capital Works	8
Notes to the Financial Statements	
Note 1 Overview	9
Note 2 Analysis of our results	
2.1 Performance against budget	10
2.1.1 Income/Revenue and expenditure	10
2.1.2 Capital works	13
2.2 Analysis of Council results by program	16
Note 3 Funding for the delivery of our services	
3.1 Rates and charges	17
3.2 Statutory fees and fines	17
3.3 User fees and charges	17
3.4 Grants (Funding from other levels of government)	18
3.5 Contributions	20
3.6 Net gain/(loss) on disposal of property, infrastructure, plant and equipment	20
3.7 Other income	20
Note 4 The cost of delivering services	
4.1 Employee costs	20
4.2 Materials, services and contracts	21
4.3 Depreciation	21
4.4 Amortisation - Intangible assets	21
4.5 Depreciation - Right of use assets	21
4.6 Allowance for impairment losses	22
4.7 Finance costs - Leases	22
4.8 Other expenses	22
Note 5 Investing in and financing our operations	
5.1 Financial assets	23
5.2 Non-Financial assets	24
5.3 Payables, trust funds and deposits and contract and other liabilities	24
5.4 Provisions	25
5.5 Financing arrangements	27
5.6 Commitments	27
5.7 Leases	28
Note 6 Assets we manage	
6.1 Property, infrastructure, plant, equipment and other fixed assets	31
6.2 Investments in associates	38
Note 7 People and relationships	
7.1 Council and key management remuneration	39
7.2 Related party disclosure	40
Note 8 Managing uncertainties	
8.1 Contingent assets and liabilities	42
8.2 Change in accounting standards	43
8.3 Financial instruments	43
8.4 Fair value measurement	45
8.5 Events occurring after balance date	45
Note 9 Other matters	
9.1 Reserves	46
9.2 Reconciliation of cash flows from operating activities to surplus/(deficit)	48
9.3 Superannuation	48
Note 10 Change in accounting policy	50

Certification of the Financial Statements

In my opinion, the accompanying financial statements have been prepared in accordance with the *Local Government Act 2020*, the *Local Government (Planning and Reporting) Regulations 2020*, the Australian Accounting Standards and other mandatory professional reporting requirements.

Jon Gorst (BCom, CPA)
Principal Accounting Officer
16 September 2024
Doncaster

In our opinion, the accompanying financial statements present fairly the financial transactions of Manningham City Council for the year ended 30 June 2024 and the financial position of Council as at that date.

At the date of signing, we are not aware of any circumstances that would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify the financial statements in their final form.

Carli Lange
Mayor
16 September 2024
Doncaster

Laura Mayne
Deputy Mayor
16 September 2024
Doncaster

Andrew Day
Chief Executive Officer
16 September 2024
Doncaster

< INSERT VAGO REPORT - PAGE 1 >

< INSERT VAGO REPORT - PAGE 2 >

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

**Comprehensive Income Statement
For the Year Ended 30 June 2024**

	Note	2024 \$'000	2023 \$'000
Income / Revenue			
Rates and charges	3.1	122,541	117,481
Statutory fees and fines	3.2	3,197	2,926
User fees and charges	3.3	9,081	8,749
Grants - operating	3.4 (a)	6,904	13,860
Grants - capital	3.4 (b)	2,250	7,079
Contributions - monetary	3.5	5,237	4,614
Contributions - non-monetary	3.5	7,107	2,572
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	3.6	371	(1,828)
Other income	3.7	4,339	3,684
Share of surplus from investment in associate	6.2	61	291
Total income / revenue		161,088	159,428
Expenses			
Employee costs	4.1	58,812	61,530
Materials, services and contracts	4.2	37,113	32,020
Depreciation	4.3	30,378	26,380
Amortisation - Intangible assets	4.4	1,936	2,397
Depreciation - Right of use assets	4.5	381	347
Allowance for impairment losses	4.6	187	267
Finance costs - Leases	4.7	58	52
Other expenses	4.8	23,957	28,837
Total expenses		152,822	151,830
Surplus/(deficit) for the year		8,266	7,598
Other comprehensive income			
Item that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation gain/(loss)	9.1 (a)	63,280	182,062
Total other comprehensive income		63,280	182,062
Total comprehensive result		71,546	189,660

The above comprehensive income statement should be read in conjunction with the accompanying notes.

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Balance Sheet
As at 30 June 2024

	Note	2024 \$'000	2023 \$'000
Assets			
Current assets			
Cash and cash equivalents	5.1 (a)	22,834	21,501
Trade and other receivables	5.1 (c)	20,595	17,862
Other financial assets	5.1 (b)	43,500	68,500
Other assets	5.2 (a)	8,076	4,097
Total current assets		95,005	111,960
Non-current assets			
Trade and other receivables	5.1 (c)	350	398
Investments in associates	6.2	3,217	3,156
Property, infrastructure, plant, equipment and other fixed assets	6.1	2,725,726	2,638,064
Right-of-use assets	5.7	1,969	2,158
Intangible assets	5.2 (b)	2,798	4,734
Total non-current assets		2,734,060	2,648,510
Total assets		2,829,065	2,760,470
Liabilities			
Current liabilities			
Trade and other payables	5.3 (a)	18,527	20,550
Trust funds and deposits	5.3 (b)	12,767	13,389
Contract and other liabilities	5.3 (c)	5,393	5,424
Provisions	5.4	14,961	14,894
Lease liabilities	5.7	357	339
Total current liabilities		52,005	54,596
Non-current liabilities			
Provisions	5.4	1,358	1,542
Lease liabilities	5.7	1,784	1,960
Total non-current liabilities		3,142	3,502
Total liabilities		55,147	58,098
Net Assets		2,773,918	2,702,372
Equity			
Accumulated surplus		843,220	830,338
Reserves	9.1	1,930,698	1,872,034
Total Equity		2,773,918	2,702,372

The above balance sheet should be read in conjunction with the accompanying notes.

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

**Statement of Changes in Equity
For the Year Ended 30 June 2024**

2024	Note	Accumulated surplus \$'000	Asset revaluation reserves \$'000	Other reserves \$'000	Total \$'000
Balance at beginning of the financial year		830,338	1,856,159	15,875	2,702,372
Surplus for the year		8,266	-	-	8,266
Net asset revaluation gain/(loss)	9.1 (a)	-	63,280	-	63,280
Transfer to accumulated surplus on realisation of assets	9.1 (a)	414	(414)	-	-
Transfers from other reserves	9.1 (b)	9,253	-	(9,253)	-
Transfers to other reserves	9.1 (b)	(5,051)	-	5,051	-
Balance at end of the financial year		843,220	1,919,025	11,673	2,773,918

2023	Note	Accumulated surplus \$'000	Asset revaluation reserves \$'000	Other reserves \$'000	Total \$'000
Balance at beginning of the financial year		822,326	1,676,124	14,262	2,512,712
Surplus for the year		7,598	-	-	7,598
Net asset revaluation gain/(loss)	9.1 (a)	-	182,062	-	182,062
Transfer to accumulated surplus on realisation of assets	9.1 (a)	2,027	(2,027)	-	-
Transfers from other reserves	9.1 (b)	2,391	-	(2,391)	-
Transfers to other reserves	9.1 (b)	(4,004)	-	4,004	-
Balance at end of the financial year		830,338	1,856,159	15,875	2,702,372

The above statement of changes in equity should be read in conjunction with the accompanying notes.

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Statement of Cash Flows
For the Year Ended 30 June 2024

	Note	2024 Inflows/(Outflows) \$'000	2023 Inflows/(Outflows) \$'000
Cash flows from operating activities			
Rates and waste charges		119,937	115,613
Statutory fees, fines and user charges		12,388	10,951
Grants - operating		3,517	8,109
Grants - capital		5,646	10,362
Contributions - monetary		5,237	4,614
Interest received		4,024	2,241
Net increase in trust funds and deposits		(622)	(501)
Other receipts		437	884
Net GST refund/(payment)		(348)	(67)
Materials, services and contracts		(63,852)	(65,500)
Short-term, low value and variable lease payments		(450)	(480)
Employee costs		(63,945)	(55,399)
Net cash provided by/(used in) operating activities	9.2	21,969	30,827
Cash flows from investing activities			
Payments for property, plant and equipment, infrastructure, and other fixed assets		(47,485)	(39,317)
Proceeds from disposal of property, infrastructure, plant, equipment and other fixed assets	3.6	2,257	5,550
Receipts/(payments) for other financial assets		25,000	179
Net cash provided by/(used in) investing activities		(20,228)	(33,588)
Cash flows from financing activities			
Interest paid - lease liability		(58)	(52)
Repayment of lease liabilities		(350)	(309)
Net cash provided by/(used in) financing activities		(408)	(361)
Net increase/(decrease) in cash and cash equivalents		1,333	(3,122)
Cash and cash equivalents at the beginning of the financial year		21,501	24,623
Cash and cash equivalents at the end of the financial year	5.1 (a)	22,834	21,501
Financing arrangements	5.5		

The above statement of cash flows should be read in conjunction with the accompanying notes.

**Statement of Capital Works
For the Year Ended 30 June 2024**

	2024 \$'000	2023 \$'000
Property		
Land	4,226	2,742
Buildings	9,416	6,764
Total property	13,642	9,506
Plant, equipment and other assets		
Plant, machinery and equipment	3,370	1,256
Fixtures, fittings and furniture	51	55
Computers and telecommunications	16	211
Artworks	354	258
Total plant, equipment and other assets	3,791	1,780
Infrastructure		
Roads	9,232	10,276
Bridges	165	856
Footpaths and cycleways	7,231	4,668
Off street car parks	283	-
Drainage	4,214	4,266
Recreational, leisure and community facilities	3,758	8,957
Parks, open space and streetscapes	7,717	4,161
Waste management	-	280
Total infrastructure	32,600	33,464
Intangible assets		
Software	-	299
Total intangible assets	-	299
Total capital works expenditure	50,033	45,049
Represented by:		
New asset expenditure	14,587	13,711
Asset renewal expenditure	21,377	23,143
Asset expansion expenditure	1,889	1,181
Asset upgrade expenditure	12,180	7,014
Total capital works expenditure	50,033	45,049

The above statement of capital works should be read in conjunction with the accompanying notes.

**Notes to the Financial Report
For the Year Ended 30 June 2024****Note 1 Overview****Introduction**

The City of Manningham was established by an Order of the Governor in Council on 15 December 1994 and is a body corporate. The Council's main office is located at 699 Doncaster Road, Doncaster, Victoria.

Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with the Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 2020*, and the *Local Government (Planning and Reporting) Regulations 2020*.

The Council is a not-for-profit entity and therefore applies the additional AUS paragraphs applicable to a not-for-profit entity under the Australian Accounting Standards.

Accounting policy information**1.1 Basis of accounting**

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events is reported. Specific accounting policies applied are disclosed in sections where the related balance or financial statement matter is disclosed.

The accrual basis of accounting has been used in the preparation of these financial statements, except for the cash flow information, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

The financial statements are based on the historical cost convention unless a different measurement basis is specifically disclosed in the notes to the financial statements.

The financial statements have been prepared on a going concern basis. The financial statements are in Australian dollars. The amounts presented in the financial statements have been rounded to the nearest thousand dollars unless otherwise specified. Minor discrepancies in tables between totals and the sum of components are due to rounding.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.1);
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 6.1);
- the determination of employee provisions (refer to Note 5.4);
- the determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of *AASB 15 Revenue from Contracts with Customers* or *AASB 1058 Income of Not-for-Profit Entities* (refer to Note 3);
- the determination, in accordance with *AASB 16 Leases*, of the lease term, the estimation of the discount rate when not implicit in the lease and whether an arrangement is in substance short-term or low value (refer to Note 5.7);
- other areas requiring judgements.

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

Goods and Services Tax (GST)

Income and expenses are recognised net of the amount of associated GST. Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the balance sheet.

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 2 Analysis of our results

2.1 Performance against budget

The performance against budget notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variances. Council has adopted a materiality threshold of lower of 10% or \$500,000 to budget on a line item basis, or where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

These notes are prepared to meet the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

2.1.1 Income/Revenue and expenditure

	Budget 2024 \$'000	Actual 2024 \$'000	Variance 2024 \$'000	Variance 2024 %	Ref
Income / Revenue					
Rates and charges	122,350	122,541	191	0	
Statutory fees and fines	3,589	3,197	(392)	(11)	1
User fees and charges	9,394	9,081	(313)	(3)	2
Grants - operating	9,274	6,904	(2,370)	(26)	3
Grants - capital	3,953	2,250	(1,703)	(43)	4
Contributions - monetary	5,292	5,237	(55)	(1)	
Contributions - non-monetary	1,020	7,107	6,087	597	5
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	186	371	185	99	6
Other income	3,322	4,339	1,017	31	7
Share of surplus from investment in associate	-	61	61	100	8
Total income / revenue	158,380	161,088	2,708		
Expenses					
Employee costs	59,107	58,812	295	0	
Materials, services and contracts	34,808	37,113	(2,305)	(7)	9
Depreciation	28,180	30,378	(2,198)	(8)	10
Amortisation - Intangible assets	2,655	1,936	719	27	11
Depreciation - Right of use assets	333	381	(48)	(14)	12
Allowance for impairment losses	136	187	(51)	(38)	13
Finance costs - Leases	42	58	(16)	(38)	14
Other expenses	21,668	23,957	(2,289)	(11)	15
Total expenses	146,929	152,822	(5,893)		
Surplus/(deficit) for the year	11,451	8,266	(3,185)	(28)	

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 2 Analysis of our results (cont.)

2.1 Performance against budget (cont.)

2.1.1 Income/Revenue and expenditure (cont.)

(i) Explanation of material variations

Ref.	Item	Explanation
1	Statutory fees and fines	Outcome: Less than budget \$392,000 or 11% Statutory fees were lower than budget by \$0.39 million mainly due to decreased enforcement activity as a result of staff resourcing issues impacting parking infringements \$0.27 million, reduced fire infringement income due to a change to fire management policy and lower than expected permits fees (planning & asset protection).
2	User fees and charges	Outcome: Less than budget \$313,000 or 3% User fees and charges were \$0.31 million lower than budget due to lower than anticipated demand for function centre & community venue facilities (\$0.52 million), child care services income utilisation lower than anticipated (\$0.16 million), delay in implementing Co-working Hub resulted in not receiving budgeted income (\$0.14 million); partly offset by unbudgeted income (\$0.32 million) received as a result of recently introduced Victorian Government Container Deposit Scheme and higher than anticipated utilities reimbursements (\$0.14 million).
3	Grants - operating	Outcome: Less than budget \$2,370,000 or 26% A recent announcement by the Federal Government to process and pay the 2024/25 Financial Assistance Grants in July 2024 (original budget assumed 100% of 2024/25 allocation to be received in advance in June 2024 in line with prior year practice) resulted in an unfavourable variance of \$3.07 million. This is partly offset by unbudgeted funding received towards Corridors of Green, Climate and Environmental Projects (\$0.28 million) and Commonwealth Home Support Programme (CHSP) grant recognised (\$0.40 million) on submission of grant acquittal following Council's decision to transition out of Aged Care Services on 31 October 2023.
4	Grants - capital	Outcome: Less than budget \$1,703,000 or 43% A recent announcement by the Federal Government to process and pay 2024/25 Financial Assistance Grants in July 2024 (original budget assumed 100% of 2024/25 allocation to be received in advance in June 2024 in line with prior year practice) resulted in an unfavourable variance of \$1.02 million. In addition, timing of recognition of grant for Fitzsimons Lane and Main Road Corridor (Templestowe Route & Local Roads and Community Infrastructure Program Phase 4 (originally budgeted to receive 100% in 2023/24) resulted in an unfavourable variance of \$0.79 million. This is partly offset by higher than budgeted Roads to Recovery grant by \$0.11 million.
5	Contributions - non-monetary	Outcome: Greater than budget \$6,087,000 or 597% The value of land under roads, roads, drainage pipes and other infrastructure assets transferred across the municipality to Manningham by developers and the State Government was \$6.09 million higher than originally budgeted.
6	Net gain/(loss) on disposal of property, infrastructure, plant and equipment	Outcome: Greater than budget \$185,000 or 99% Net gain on disposal of assets was mainly attributable to compulsory acquisition of land by the State Government for Fitzsimons Lane upgrade project within the North East Link project area (\$1.10 million) and disposal/replacement of existing assets (\$0.40 million) as part of the ongoing Plant Replacement Program. This was partly offset by a write off of infrastructure assets (drainage pipes, pits, roads, footpaths and cycleways totalling \$0.92 million) and buildings (\$0.19 million) as part of the capital works program to replace with new infrastructure assets.
7	Other income	Outcome: Greater than budget \$1,017,000 or 31% Higher than budgeted other income is mainly due to term deposit interest rates improving significantly in the current economic environment leading to a favourable variance of \$0.75 million. In addition, other income includes higher than budgeted Quarry Royalties (\$0.08 million) and one-off items (\$0.19 million) recognised in 2023/24.

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 2 Analysis of our results (cont.)

2.1.1 Income/Revenue and expenditure (cont.)

Ref.	Item	Explanation
8	Share of surplus from investment in associate	Outcome: Greater than budget \$61,000 or 100% Represents Council's share of the Whitehorse Manningham Regional Library Corporation (WMRL) surplus for 2023/24. Council has a 35.8% equity interest.
9	Materials, services and contracts	Outcome: Greater than budget \$2,305,000 or 7% Materials, services and contracts were \$2.31 million or 7.0 per cent greater than budget. This is mainly attributable to: * higher than budgeted Waste and Resource Recovery contract costs which were mainly due to an increase in the fuel levy and the impact of a high CPI on transport and collection costs (\$1.08 million). In addition, unbudgeted expenditures associated with Food Organic Garden Organic (FOGO) kitchen caddies and compostable liners resulted in an unfavourable variance of \$0.25 million; * costs associated with sustainability initiatives (\$0.76 million) and LED lighting and smart lighting retrofit (\$0.40 million) projects resulted in an unfavourable variance (originally budgeted as Capital Works Program - transfer from capital as these were operational expenditure in nature); * unbudgeted tree risk mitigation works (\$0.14 million), additional sportsground maintenance expenditures (\$0.32 million) and climate emergency and environmental initiatives (\$0.25 million); partly offset by favourable variance due to delays in Technology related projects.
10	Depreciation	Outcome: Greater than budget \$2,198,000 or 8% Depreciation was higher than budget due to an increase in infrastructure assets valuations at the end of last financial year (2022/23) and new assets being added as part of the 2023/24 capital works program.
11	Amortisation - Intangible assets	Outcome: Less than budget \$719,000 or 27% Amortisation on intangible assets (software) was lower than budget mainly due to a shift in the approach of implementing corporate systems as a Software as a Subscription (SaaS) Model i.e. paying for a service and it is being treated as an expense rather than capitalised as an asset.
12	Depreciation - Right of use assets	Outcome: Greater than budget \$48,000 or 14% Depreciation - Right of use assets was greater than budget mainly due to a new lease entered into during the financial year which was not accounted for in the budget.
13	Allowance for impairment losses	Outcome: Greater than budget \$51,000 or 38% Higher than budgeted allowance is mainly due to higher than anticipated doubtful debt provision for sundry debtors.
14	Finance costs - Leases	Outcome: Greater than budget \$16,000 or 38% The finance costs associated with lease liabilities were slightly higher than budgeted resulting from a new lease recognised during the year.
15	Other expenses	Outcome: Greater than budget \$2,289,000 or 11% The unfavourable variance is primarily due to: * software licences and software subscriptions exceeded full year budget by \$0.69 million; * \$0.65 million of operational expenditure that was originally budgeted in the Capital Works Program but has been classified as non-capital in nature and transferred to Other expenses as part of the year end process; * consultants and legal expenses were unfavourable by \$0.46 million for various one-off projects and legal matters; and * other expenses include a wide range of costs incurred in delivering Council services and include utilities, insurance, postage, telephone and general office expenses exceeded full year budget by \$0.35 million.

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 2 Analysis of our results (cont.)

2.1 Performance against budget (cont.)

2.1.2 Capital works

	Budget 2024 \$'000	Actual 2024 \$'000	Variance 2024 \$'000	Variance 2024 %	Ref
Property					
Land	3,760	4,226	(466)	(12)	16
Buildings	7,534	9,416	(1,882)	(25)	17
Total property	11,294	13,642	(2,348)		
Plant, equipment and other assets					
Plant, machinery and equipment	2,693	3,370	(677)	(25)	18
Fixtures, fittings and furniture	-	51	(51)	(100)	19
Computers and telecommunications	150	16	134	89	20
Artworks	305	354	(49)	(16)	
Total plant, equipment and other assets	3,148	3,791	(643)		
Infrastructure					
Roads	14,876	9,232	5,644	38	21
Bridges	540	165	375	69	22
Footpaths and cycleways	4,540	7,231	(2,691)	(59)	23
Off street car parks	-	283	(283)	(100)	24
Drainage	4,975	4,214	761	15	25
Recreational, leisure and community facilities	3,903	3,758	145	4	26
Parks, open space and streetscapes	10,588	7,717	2,871	27	27
Drainage	39,422	32,600	6,822		
Total capital works expenditure	53,864	50,033	3,831	7	
Represented by:					
New asset expenditure	15,864	14,587	1,277	8	
Asset renewal expenditure	22,355	21,377	978	4	
Asset expansion expenditure	2,210	1,889	321	15	
Asset upgrade expenditure	13,435	12,180	1,255	9	
Total capital works expenditure	53,864	50,033	3,831		

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 2 Analysis of our results (cont.)

2.1 Performance against budget (cont.)

2.1.2 Capital works (cont.)

(i) Explanation of material variations

Ref.	Item	Explanation
16	Land	Outcome: Greater than budget \$466,000 or 12% Land acquisitions were \$0.47 million higher than budgeted and is due to key sites for future open space development being acquired during the year.
17	Buildings	Outcome: Greater than budget \$1,882,000 or 25% Building expenditure was \$1.88 million higher than budget mainly reflecting increased expenditure on MC ² Exterior upgrade and unbudgeted MC ² Electrical Upgrades and Ancillary Works.
18	Plant, machinery and equipment	Outcome: Greater than budget \$677,000 or 25% Plant, machinery and equipment was \$0.68 million higher than budget mainly reflecting the reclassification of asset class for expenditure on Environmental Sustainable Design Program and Solar Panel Installation Program (from buildings to Plant, machinery and equipment).
19	Fixtures, fittings and furniture	Outcome: Greater than budget \$51,000 or 100% Fixtures, fittings and furniture was \$0.05 million higher than budget mainly relating to minor works on a number of projects including MC ² , Aquarena Renewal and Indoor Stadium Renewal (Highball Facilities).
20	Computers and telecommunications	Outcome: Less than budget \$134,000 or 89% Hardware and equipment purchases were lower than expected.
21	Roads	Outcome: Less than budget \$5,644,000 or 38% Roads expenditure was \$5.64 million less than budget primarily due to the reclassification of Major Road Lights - LED & Smart Controls Retrofit from capital to operating (\$1.8 million). In addition, Fitzsimons Lane and Main Road Corridor (Templestowe Route) and Tram / Merlin extended out to future years (\$2.5 million) and Jumping Creek Road asset class reclassified to Footpaths and cycleways.
22	Bridges	Outcome: Less than budget \$375,000 or 69% Bridges was \$0.38 million less than budget due to Banksia Park Shared Path Bridge being behind schedule and extended into future years as a result of the complexity of the works.
23	Footpaths and cycleways	Outcome: Greater than budget \$2,691,000 or 59% Footpaths and cycleways was \$2.69 million higher than budget relating to unbudgeted Yarra Trail Renewal Work (\$1.0 million) and extensive Safety and Amenity works at Jackson Court and Macedon Square (\$0.2 million). In addition, Jumping Creek Road project works were reclassified to Footpaths and cycleways (\$1.3 million) and there was an increased expenditure on footpaths for Anderson Creek Road (Blackburn Road to Service Road).
24	Off street car parks	Outcome: Greater than budget \$283,000 or 100% Off street car parks was \$0.28 million higher than budget relating to unbudgeted Yarra Trail car park renewal works.
25	Drainage	Outcome: Less than budget \$761,000 or 15% Drainage was \$0.76 million less than budget primarily due to 106-147 Brackenbury Street Warrandyte Road Drainage being on hold (Construction access issues) during the year.

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 2 Analysis of our results (cont.)

2.1.2 Capital works (cont.)

Ref.	Item	Explanation
26	Recreational, leisure and community facilities	Outcome: Less than budget \$145,000 or 4% Slightly less than budget due to delay in Wonga Park Netball Court Redevelopment & Floodlight Upgrade which had additional structural design to meet biodiversity requirement.
27	Parks, open space and streetscapes	Outcome: Less than budget \$2,871,000 or 27% Parks, open space and streetscapes expenditure was \$2.87 million less than budget primarily due to delays in completion of Hepburn Reserve and Ruffey Lake Park Playground Upgrade - Victoria Street (Waldau).

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 2 Analysis of our results (cont.)

2.2 Analysis of Council results by program

Council delivers its functions and activities through the following programs.

2.2.1 CEO Office

CEO Office is responsible for providing a range of strategic and operational services including elected representatives, legal, governance and risk, financial and procurement services.

City Services

City Services is responsible for delivering services to the community centred around accommodation, drainage amenity, cleanliness, waste management, traffic management and emergency response. It is also responsible for protecting, maintaining and enhancing Manningham's assets and natural environment, including its buildings, roads, car parks, drains, footpaths, parks, bushlands, recreation fields, streetscapes and other infrastructure.

City Planning

The City Planning area includes services relating to strategic land use planning, social planning, transport planning, strategic drainage planning, urban design and open space planning, development approvals and compliance, environmental health, animal management, local laws and school crossings.

Connected Communities

The Connected Communities area includes services relating to social planning, transport planning, recreation, economic development, community development, community and cultural events, community venues, aged and disability support, maternal and child health, kindergartens and libraries.

Experience and Capability

Experience and Capability provides a range of support services across council to enable the delivery of council services. The provision of these services includes customer service, business enablement, information technology, people and communications.

Corporate Activities

Corporate activities relates to services to ratepayers, council and executives which are not allocated to individual directorates. This includes general rates revenue, interest on investments, Financial Assistance Grants, asset sales, depreciation and capital grants. The value of Council land and buildings is also retained in the Corporate activities service area.

2.2.2 Summary of income / revenue, expenses, and capital expenses by program

2024	Income / Revenue \$'000	Expenses \$'000	Surplus/ (Deficit) \$'000	Grants included in income / revenue \$'000	Total assets \$'000
CEO Office	850	10,776	(9,926)	-	-
City Services	20,248	76,233	(55,985)	631	861,445
City Planning	12,437	17,655	(5,218)	504	29,904
Connected Communities	8,586	24,743	(16,157)	5,631	45,001
Experience and Capability	1	21,364	(21,363)	-	3,290
Corporate Activities	118,966	2,051	116,915	2,388	1,889,425
	161,088	152,822	8,266	9,154	2,829,065

2023	Income / Revenue \$'000	Expenses \$'000	Surplus/ (Deficit) \$'000	Grants included in income / revenue \$'000	Total assets \$'000
CEO Office	2,606	10,873	(8,267)	-	-
City Services	19,065	73,606	(54,541)	567	824,871
City Planning	9,428	15,847	(6,419)	715	28,140
Connected Communities	11,554	30,709	(19,155)	8,673	43,341
Experience and Capability	2	20,273	(20,271)	-	5,604
Corporate Activities	118,601	2,350	116,251	10,984	1,858,514
	161,256	153,658	7,598	20,939	2,760,470

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

	2024 \$'000	2023 \$'000
Note 3 Funding for the delivery of our services		
3.1 Rates and charges		
The Council uses Capital Improved Value (CIV) as the basis of valuation of all properties within the municipal district. The CIV of a property is its land value and the value of improvements such as buildings and other improvements.		
The valuation base used to calculate general rates for 2023/24 was \$66,672 million (2022/23, \$67,162 million).		
General rates	103,432	99,409
Supplementary rates	349	372
Recreational land	17	16
Interest on rates and charges	1,136	1,057
	104,934	100,854
Waste charges	17,607	16,627
	17,607	16,627
Total rates and charges	122,541	117,481
The date of the general revaluation of land for rating purposes within the municipal district was 1 January 2023 and the valuation was first applied in the rating year commencing 1 July 2023.		
Annual rates and charges are recognised as revenues when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.		
3.2 Statutory fees and fines		
Infringements and costs	1,169	840
Town planning fees	1,220	1,183
Land and property information certificates	455	465
Asset protection and other permits	353	438
Total statutory fees and fines	3,197	2,926
Statutory fees and fines (including parking fees and fines) are recognised as income when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.		
3.3 User fees and charges		
Hall hire and function centre charges	1,258	965
Social and community services charges	605	562
Town planning fees (non-statutory)	684	720
Aged services fees	195	647
Registration fees	1,353	1,238
Advertising fees	38	75
Culture and recreation fees	270	171
Chargeable works fees	1,805	1,143
Rent and lease charges	1,991	2,751
Other fees and charges	862	477
Total user fees and charges	9,081	8,749
User fees and charges by timing of revenue recognition		
User fees and charges recognised over time	-	-
User fees and charges recognised at a point in time	9,081	8,749
Total user fees and charges	9,081	8,749
User fees are recognised as revenue at a point in time, or over time, when (or as) the performance obligation is satisfied. Recognition is based on the underlying contractual terms.		

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

	2024 \$'000	2023 \$'000
Note 3 Funding for the delivery of our services (cont.)		
3.4 Grants (Funding from other levels of government)		
Grants were received in respect of the following:		
Summary of grants		
Commonwealth funded grants	5,155	15,858
State funded grants	4,000	5,081
Total grants received	9,155	20,939
(a) Operating grants		
Recurrent - Commonwealth Government		
Financial Assistance Grants	138	3,898
Aged services	3,349	6,496
Recurrent - State Government		
Economic and environment	139	70
Immunisation	67	77
Maternal and child health	1,088	918
School crossing supervisors	363	355
Social and community	845	924
Community safety	21	21
Other	444	340
Total recurrent operating grants	6,454	13,099
Non-recurrent - Commonwealth Government		
Aged services	6	282
Other	11	11
Non-recurrent - State Government		
Economic and environment	139	164
Community safety	53	-
Social and community	180	28
Maternal and child health	44	14
Community Resilience (COVID-19)	-	228
Immunisation	-	15
Other	17	19
Total non-recurrent operating grants	450	761
Total operating grants	6,904	13,860
(b) Capital grants		
Recurrent - Commonwealth Government		
Financial Assistance Grants - local roads	47	1,305
Roads to Recovery	643	430
Total recurrent capital grants	690	1,735
Non-recurrent - Commonwealth Government		
Recreation	-	112
Footpaths and cycleways	128	237
Parks & open space	-	79
Roads	664	3,007
Streetscapes	168	-
Non-recurrent - State Government		
Recreation	242	1,666
Buildings	358	75
Parks & open space	-	168
Total non-recurrent capital grants	1,560	5,344
Total capital grants	2,250	7,079

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

	2024 \$'000	2023 \$'000
Note 3 Funding for the delivery of our services (cont.)		
3.4 Grants (Funding from other levels of government) (cont.)		
(c) Recognition of grant income		
Before recognising funding from government grants as revenue the Council assesses whether there is a contract that is enforceable and has sufficiently specific performance obligations in accordance with <i>AASB 15 Revenue from Contracts with Customers</i> . When both these conditions are satisfied, the Council:		
- identifies each performance obligation relating to revenue under the contract/agreement		
- determines the transaction price		
- recognises a contract liability for its obligations under the agreement		
- recognises revenue as it satisfies its performance obligations, at the point in time or over time when services are rendered.		
Where the contract is not enforceable and/or does not have sufficiently specific performance obligations, the Council applies <i>AASB 1058 Income for Not-for-Profit Entities</i> .		
Grant revenue with sufficiently specific performance obligations is recognised over time as the performance obligations specified in the underlying agreement are met. Where performance obligations are not sufficiently specific, grants are recognised on the earlier of receipt or when an unconditional right to receipt has been established. Grants relating to capital projects are generally recognised progressively as the capital project is completed. The following table provides a summary of the accounting framework under which grants are recognised.		
Income recognised under AASB 1058 Income of Not-for-Profit Entities		
General purpose	185	5,211
Specific purpose grants to acquire non-financial assets	2,203	5,775
Other specific purpose grants	729	732
Revenue recognised under AASB 15 Revenue from Contracts with Customers		
Specific purpose grants	6,038	9,220
	9,155	20,938
(d) Unspent grants received on condition that they be spent in a specific manner		
Operating		
Balance at start of year	4,103	3,053
Received during the financial year and remained unspent at balance date	582	3,811
Received in prior years and spent during the financial year	(3,851)	(2,761)
Balance at year end	833	4,103
Capital		
Balance at start of year	4,328	6,658
Received during the financial year and remained unspent at balance date	577	1,125
Received in prior years and spent during the financial year	(1,509)	(3,455)
Balance at year end	3,396	4,328
Unspent grants are determined and disclosed on a cash basis.		

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

	2024 \$'000	2023 \$'000
Note 3 Funding for the delivery of our services (cont.)		
3.5 Contributions		
Monetary	5,237	4,614
Non-monetary	7,107	2,572
Total contributions	12,344	7,186
Contributions of monetary assets comprised of:		
Resort and recreation Contributions (Public Open Space contributions)	5,052	3,930
Doncaster Hill activity centre Developers Contributions	-	74
Operating contributions	95	93
Capital contributions	90	517
Total monetary contributions	5,237	4,614
Contributions of non monetary assets were received in relation to the following asset classes:		
Land	-	6
Land under roads	5,126	423
Buildings	58	-
Infrastructure	1,923	2,082
Volunteer Services	-	61
Total non-monetary contributions	7,107	2,572
Monetary and non monetary contributions are recognised as income at their fair value when Council obtains control over the contributed asset.		
3.6 Net gain/(loss) on disposal of property, infrastructure, plant and equipment		
Proceeds from disposal	2,257	5,550
Written down value of assets disposed	(754)	(4,626)
Written down value of assets scrapped	(1,132)	(2,752)
Total net gain/(loss) on disposal of property, infrastructure, plant and equipment	371	(1,828)
The profit or loss on disposal of an asset is determined when control of the asset has passed to the buyer.		
3.7 Other income		
Interest on investments	3,950	2,776
Royalties	90	80
Other	299	828
Total other income	4,339	3,684
Interest is recognised as it is earned. Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.		
Note 4 The cost of delivering services		
4.1 Employee costs		
(a) Wages and salaries	48,110	50,307
Casual staff	2,499	2,523
Salary oncost *	7,796	8,329
Other employee costs	407	371
Total employee costs	58,812	61,530
Engineering design work and capital project supervision completed by employees to the value of \$2.729 million (\$3.423 million 2022/23) is reported in the Statement of Capital Works, and is not included in employee costs.		
* Salary oncost includes annual leave and long service leave provision, Workcover and superannuation costs.		

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

		2024	2023
		\$'000	\$'000
Note 4	The cost of delivering services (cont.)		
4.1	Employee costs (cont.)		
(b)	Superannuation		
	Manningham City Council made contributions to the following funds:		
	Defined benefit fund		
	Employer contributions - Local Authorities Superannuation Fund (Vision Super)	226	226
		226	226
	Employer contributions payable as at 30 June	-	-
	Accumulation funds		
	Employer contributions - Local Authorities Superannuation Fund (Vision Super)	2,494	2,551
	Employer contributions - other funds	2,829	2,547
		5,323	5,098
	Employer contributions payable as at 30 June	250	242
	Refer to note 9.3 for further information relating to Council's superannuation obligations.		
4.2	Materials, services and contracts		
	Materials, services and general maintenance	3,739	1,574
	Plant and equipment maintenance	700	652
	Contracts and services - community building repairs and maintenance	2,989	3,539
	Contracts and services - parks, gardens, sporting reserves and street trees	8,330	7,330
	Contracts and services - drains, roads and footpaths	4,756	4,003
	Contracts and services - waste collection and disposal services	16,599	14,922
	Total materials, services and contracts	37,113	32,020
	Expenses are recognised as they are incurred and reported in the financial year to which they relate.		
4.3	Depreciation		
	Property	4,733	4,575
	Plant, machinery and other assets	1,823	1,815
	Infrastructure	23,822	19,990
	Total depreciation	30,378	26,380
	Refer to note 6.1 for a more detailed breakdown of depreciation charges and accounting policy.		
4.4	Amortisation - Intangible assets		
	Software	1,936	2,397
	Total amortisation - intangible assets	1,936	2,397
	Refer to note 5.2(b) and 6.1 for a more detailed breakdown of amortisation charges and accounting policy.		
4.5	Depreciation - Right of use assets		
	Property	369	335
	Equipment	12	12
	Total depreciation - Right of use assets	381	347

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

	2024 \$'000	2023 \$'000
Note 4 The cost of delivering services (cont.)		
4.6 Allowance for impairment losses		
Parking fine debtors	95	89
Other debtors	92	178
Total allowance for impairment losses	187	267
Movement in allowance for impairment losses in respect of debtors		
Balance at the beginning of the year	1,767	1,718
New allowances recognised during the year	187	267
Amounts allowed for but recovered/written off during the year	(67)	(218)
Balance at end of year	1,887	1,767
An allowance for impairment losses in respect of debtors is recognised based on an expected credit loss model. This model considers both historic and forward looking information in determining the level of impairment.		
4.7 Finance costs - Leases		
Interest - Lease liabilities	58	52
Total finance costs	58	52
4.8 Other expenses		
Community grants and contributions		
Community grants	1,462	1,346
Library contributions	4,320	4,109
Total community grants and contributions	5,782	5,455
Utilities		
Utilities - electricity, water, other	1,844	1,285
Street lighting	842	852
Total utilities	2,686	2,137
Other miscellaneous expenses		
Auditor's remuneration - VAGO - annual financial statements, performance statement and grant acquittals	77	69
Auditor's remuneration - other parties	26	19
Auditor's remuneration - Internal audit	137	127
Councillors' allowances	462	437
Fire service levy	140	138
Insurance	1,550	1,336
Leases	450	480
Consultants - engineering	602	277
Consultants - human resources	9	1
Consultants - economic and environmental	752	484
Consultants - information technology	27	609
Consultants - other	516	373
Bank charges	241	224
Catering (including function centre)	478	334
Legal	810	1,016
Software licences	5,505	4,932
Telephone	477	463
Postage	436	543
Printing	218	243
Training	526	423
Design fees, maintenance and other IT costs - non capital	654	7,347
Volunteer Services	-	61
Other	1,396	1,309
Total other miscellaneous expenses	15,489	21,245
Total other expenses	23,957	28,837

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

		2024	2023
		\$'000	\$'000
Note 5	Investing in and financing our operations		
5.1	Financial assets		
(a)	Cash and cash equivalents		
	Cash on hand	1	1
	Cash at bank	20,833	9,500
	Term deposits (with term up to 3 months) and at-call with banks	2,000	12,000
	Total cash and cash equivalents	22,834	21,501
(b)	Other financial assets		
	Current		
	Term deposits	43,000	68,000
	Term deposit - refundable Manningham Centre Association bond	500	500
	Total current other financial assets	43,500	68,500
	Total other financial assets	43,500	68,500
	Total cash and cash equivalents and other financial assets	66,334	90,001
	Cash and cash equivalents include cash on hand, deposits at call and other highly liquid investments with original maturities of 90 days or less, net of outstanding bank overdrafts.		
	Other financial assets include term deposits and those with original maturity dates of three to 12 months are classified as current, whilst term deposits with maturity dates greater than 12 months are classified as non-current.		
	Other financial assets (term deposits) are measured at original cost.		
(c)	Trade and other receivables		
	Current		
	<i>Statutory receivables</i>		
	Rates debtors	16,524	13,936
	Infringement debtors	917	743
	Special rate schemes	80	93
	Net GST receivable	1,689	1,341
	<i>Non statutory receivables</i>		
	Other debtors	1,654	1,958
	Allowance for expected credit loss - other debtors	(269)	(209)
	Total current trade and other receivables	20,595	17,862
	Non-current		
	<i>Statutory receivables</i>		
	Infringement court	1,618	1,558
	Allowance for expected loss - infringement court	(1,618)	(1,558)
	<i>Non statutory receivables</i>		
	Other receivables	350	398
	Total non-current trade and other receivables	350	398
	Total trade and other receivables	20,945	18,260
	Short term receivables are carried at invoice amount. An allowance for expected credit losses is recognised based on past experience and other objective evidence of expected losses.		
(d)	Ageing of receivables		
	The ageing of Council's trade and other receivables (excluding statutory receivables) that are not impaired was:		
	Current (not yet due)	1,073	1,340
	Past due between 31 and 60 days	20	164
	Past due between 61 and 90 days	169	118
	Past due by more than 91 days	392	336
	Total trade and other receivables	1,654	1,958

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

		2024	2023
		\$'000	\$'000
Note 5	Investing in and financing our operations (cont.)		
5.2	Non-Financial assets		
(a)	Other assets		
	Accrued income - interest	481	555
	Accrued income - other	1,498	1,429
	Prepayments	5,850	1,876
	Inventories	247	237
	Total other assets	8,076	4,097
(b)	Intangible assets		
	Software	2,798	4,734
	Total intangible assets	2,798	4,734
	Gross carrying amount		
	Balance at 1 July	18,370	18,226
	Additions from internal developments	-	144
	Balance at 30 June	18,370	18,370
	Accumulated amortisation		
	Balance at 1 July	(13,636)	(11,239)
	Amortisation expense	(1,936)	(2,397)
	Balance at 30 June	(15,572)	(13,636)
	Net book value at 30 June	2,798	4,734
	Intangible assets with finite lives are amortised as an expense on a systematic basis over the asset's useful life. Amortisation is generally calculated on a straight line basis, at a rate that allocates the asset value, less any estimated residual value over its estimated useful life. Estimates of the remaining useful lives and amortisation method are reviewed at least annually, and adjustments made where appropriate.		
5.3	Payables, trust funds and deposits and contract and other liabilities		
(a)	Trade and other payables		
	Current		
	<i>Non-statutory payables</i>		
	Trade payables	9,120	7,066
	Employee benefits and related costs	4,076	7,399
	Accrued expenses	5,331	6,085
	Total current trade and other payables	18,527	20,550
(b)	Trust funds and deposits		
	Current		
	Contract retention	1,224	934
	Landscape bonds	2,985	4,516
	Miscellaneous works deposits	160	341
	Asset protection bonds	7,038	6,430
	Subdivider deposits	166	166
	Refundable Manningham Centre Association bond	500	500
	Fire services levy	399	206
	Other refundable deposits	295	296
	Total current trust funds and deposits	12,767	13,389

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

	2024 \$'000	2023 \$'000
Note 5 Investing in and financing our operations (cont.)		
5.3 Payables, trust funds and deposits and contract and other liabilities (cont.)		
(c) Contract and other liabilities		
Contract liabilities		
Current		
Grants received in advance - operating	833	937
Grants received in advance - capital	3,396	3,283
Income received in advance - rent	282	293
Income received in advance - rates	882	911
Total contract liabilities	5,393	5,424

Trust funds and deposits

Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Contract liabilities

Contract liabilities reflect consideration received in advance from customers in respect of rent, rates and grant funding. Contract liabilities are derecognised and recorded as revenue when promised goods and services are transferred to the customer. Refer to Note 3.

Purpose and nature of items

Fire Services Levy - Council is the collection agent for fire services levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the state government in line with that process.

Retention amounts - Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

	2024		
	Employee \$ '000	Other \$ '000	Total \$ '000
Balance at beginning of the financial year	16,436	-	16,436
Amounts used	(8,474)	-	(8,474)
Additional provisions	6,664	1,693	8,357
Balance at the end of the financial year	14,626	1,693	16,319
<i>Provisions - current</i>	13,268	1,693	14,961
<i>Provisions - non-current</i>	1,358	-	1,358
2023			
Balance at beginning of the financial year	15,117	-	15,117
Amounts used	(6,171)	-	(6,171)
Additional provisions	7,490	-	7,490
Balance at the end of the financial year	16,436	-	16,436
<i>Provisions - current</i>	14,894	-	14,894
<i>Provisions - non-current</i>	1,542	-	1,542

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

		2024	2023
		\$'000	\$'000
Note 5	Investing in and financing our operations (cont.)		
5.4	Provisions (cont.)		
	(a) Employee provisions		
	Current provisions expected to be wholly settled within 12 months		
	Annual leave	3,388	3,641
	Long service leave	619	643
		<u>4,007</u>	<u>4,284</u>
	Current provisions expected to be wholly settled after 12 months		
	Annual leave	1,524	1,910
	Long service leave	7,737	8,700
		<u>9,261</u>	<u>10,610</u>
	Total current employee provisions	<u>13,268</u>	<u>14,894</u>
	Non-current		
	Long service leave	1,358	1,542
	Total non-current employee provisions	<u>1,358</u>	<u>1,542</u>
	Aggregate carrying amount of employee provisions:		
	Current	13,268	14,894
	Non-current	1,358	1,542
	Total aggregate carrying amount of employee provisions	<u>14,626</u>	<u>16,436</u>
	The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.		
	<i>Annual leave</i>		
	A liability for annual leave is recognised in the provision for employee benefits as a current liability because the Council does not have an unconditional right to defer settlement of the liability. Liabilities for annual leave are measured at:		
	- nominal value if the Council expects to wholly settle the liability within 12 months		
	- present value if the Council does not expect to wholly settle within 12 months.		
	Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.		
	<i>Long service leave</i>		
	Liability for long service leave (LSL) is recognised in the provision for employee benefits. Unconditional LSL is disclosed as a current liability as the Council does not have an unconditional right to defer settlement. Unconditional LSL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability and measured at present value.		
	<i>Key assumptions:</i>		
	- discount rate	4.23%	4.06%
	- index rate	2.75%	3.50%
	(b) Other provisions		
	Current	1,693	-
		<u>1,693</u>	<u>-</u>

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

	2024 \$'000	2023 \$'000
Note 5 Investing in and financing our operations (cont.)		
5.5 Financing arrangements		
The Council has the following funding arrangements in place as at 30 June.		
Bank overdraft	1,000	1,000
Credit card facilities	250	250
Total facilities	1,250	1,250
Used facilities - credit card	37	36
Unused facilities	1,213	1,214

5.6 Commitments

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

(a) Commitments for expenditure

2024	Not later than 1 year \$'000	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total \$'000
		\$'000	\$'000	\$'000	
Operating					
Garbage collection	2,082	2,139	4,456	-	8,677
Green waste collection	3,614	3,717	11,799	4,160	23,290
Recycling collection	1,962	2,009	4,189	-	8,160
Hard waste collection	1,334	-	-	-	1,334
Tipping waste management	6,395	-	-	-	6,395
Renewable electricity	1,598	20	41	-	1,659
Tree pruning	884	516	678	-	2,078
Provision of cleaning services	154	4	-	-	158
Sportsground maintenance	474	444	216	-	1,134
Environmental services	917	143	26	-	1,086
Provision of security services	315	272	444	-	1,031
Computers & telecommunications	3,567	1,999	1,553	-	7,119
Miscellaneous works	4,267	2,439	2,991	-	9,697
Total	27,563	13,702	26,393	4,160	71,818
Capital					
Plant, equipment and other assets	756	-	-	-	756
Land & buildings	5,630	-	-	-	5,630
Drainage	3,674	-	-	-	3,674
Roads & footpaths	5,214	-	-	-	5,214
Recreation, open space & others	2,596	-	-	-	2,596
Total	17,870	-	-	-	17,870

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 5 Investing in and financing our operations (cont.)

5.6 Commitments (cont.)

2023	Not later than 1 year \$'000	Later than 1 year	Later than 2 years	Later than 5 years \$'000	Total \$'000
		and not later than 2 years \$'000	and not later than 5 years \$'000		
Operating					
Garbage collection	6,706	18,300	5,695	-	30,701
Green waste collection	3,747	14,570	5,932	-	24,249
Recycling collection	2,581	8,465	3,091	-	14,137
Hard waste collection	1,889	6,623	2,571	-	11,083
Tipping waste management	5,900	5,900	-	-	11,800
Renewable electricity	541	1,263	1,474	-	3,278
Tree pruning	471	-	-	-	471
Provision of cleaning services	266	63	4	-	333
Sportsground maintenance	667	667	584	-	1,918
Environmental services	735	574	90	-	1,399
Provision of security services	232	19	-	-	251
Miscellaneous works	864	404	188	-	1,456
Total	24,599	56,848	19,629	-	101,076
Capital					
Plant, equipment and other assets	154	50	-	-	204
Computers & telecommunications	997	1,025	-	-	2,022
Land & buildings	2,239	-	-	-	2,239
Drainage	1,697	-	-	-	1,697
Roads & footpaths	4,610	-	-	-	4,610
Recreation, open space & others	2,233	-	-	-	2,233
Total	11,930	1,075	-	-	13,005

(b) Operating lease receivables

At the reporting date, Council had the following operating leases for the lease of Council owned land and buildings:

These properties held under operating lease have remaining non cancellable lease term of between 1 and 35 years annual rental reviews, either by fixed percentage or CPI annually.

Future undiscounted minimum rentals receivable under non-cancellable operating leases are as follows:

	2024 \$'000	2023 \$'000
Not later than one year	1,808	1,683
Later than one year and not later than five years	6,162	7,094
Later than five years	4,775	4,843
	12,745	13,620

Note 5 Investing in and financing our operations (cont.)**5.7 Leases**

At inception of a contract, Council assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To identify whether a contract conveys the right to control the use of an identified asset, it is necessary to assess whether:

- The contract involves the use of an identified asset;
- Council has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- Council has the right to direct the use of the asset.

This policy is applied to contracts entered into, or changed, on or after 1 July 2019.

As a lessee, Council recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost which comprises the initial amount of the lease liability adjusted for:

- any lease payments made at or before the commencement date less any lease incentives received; plus
- any initial direct costs incurred; and
- an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, an appropriate incremental borrowing rate. Generally, Council uses an appropriate incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

- Fixed payments
- Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- Amounts expected to be payable under a residual value guarantee; and
- The exercise price under a purchase option that Council is reasonably certain to exercise, lease payments in an optional renewal period if Council is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless Council is reasonably certain not to terminate early.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Under AASB 16 Leases, Council as a not-for-profit entity has elected not to measure right-of-use assets at initial recognition at fair value in respect of leases that have significantly below-market terms.

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 5 Investing in and financing our operations (cont.)

5.7 Leases (cont.)

Right-of-Use Assets	Property \$'000	Plant and equipment \$'000	Total \$'000
Balance at 1 July 2023	2,144	14	2,158
Additions	192	-	192
Depreciation charge	(369)	(12)	(381)
Balance at 30 June 2024	1,967	2	1,969

Lease Liabilities	2024 \$'000	2023 \$'000
Maturity analysis - contractual undiscounted cash flows		
Less than one year	407	387
One to five years	1,135	1,425
More than five years	808	692
Total undiscounted lease liabilities as at 30 June:	<u>2,350</u>	<u>2,504</u>
Lease liabilities included in the Balance Sheet at 30 June:		
Current	357	339
Non-current	1,784	1,960
Total lease liabilities	<u>2,141</u>	<u>2,299</u>

Short-term and low value leases

Council has elected not to recognise right-of-use assets and lease liabilities for short-term leases of plant and equipment that have a lease term of 12 months or less and leases of low-value assets (individual assets worth less than existing capitalisation thresholds for a like asset up to a maximum of \$10,000), including some IT equipment. Council recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Expenses relating to:	2024 \$'000	2023 \$'000
Short-term leases	41	83
Leases of low value assets	409	396
Total	<u>450</u>	<u>479</u>

Variable lease payments (not included in measurement of lease liabilities)

Variable lease payments	10	24
Total	<u>10</u>	<u>24</u>

Variable lease payments are those that depend on an index or a rate, for example payments linked to the consumer price index, a benchmark interest rate or changes in market rental rates.

Non-cancellable lease commitments - Short-term and low-value leases

Commitments for minimum lease payments for short-term and low-value leases are payable as follows:

Payable:	2024	2023
Within one year	312	322
Later than one year but not later than five years	274	586
Total lease commitments	<u>586</u>	<u>908</u>

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 6 Assets we manage

6.1 Property, infrastructure, plant, equipment and other fixed assets

Summary of property, infrastructure, plant, equipment and other fixed assets

	Carrying amount 30 June 2023	Additions	Contributions	Revaluation	Depreciation	Disposal	Transfers	Write Offs	Carrying amount 30 June 2024
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Land	1,521,174	4,226	5,126	20,856	-	(539)	-	-	1,550,843
Buildings	243,238	8,294	58	14,496	(4,733)	(193)	1,716	-	262,876
Plant, equipment and other fixed assets	10,887	3,491	-	-	(1,823)	(231)	21	-	12,345
Infrastructure	850,325	25,793	1,923	27,928	(23,822)	(923)	6,776	-	888,000
Work in progress	12,440	8,229	-	-	-	-	(8,513)	(494)	11,662
	2,638,064	50,033	7,107	63,280	(30,378)	(1,886)	-	(494)	2,725,726

Summary of work in progress

	Opening WIP 1 July 2023	Additions	Transfers	Write Offs	Closing WIP 30 June 2024
	\$'000	\$'000	\$'000	\$'000	\$'000
Property	2,007	1,122	(1,716)	(48)	1,365
Plant, equipment and other fixed assets	302	300	(21)	(179)	402
Infrastructure	10,131	6,807	(6,776)	(267)	9,895
	12,440	8,229	(8,513)	(494)	11,662

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 6 Assets we manage (cont.)

6.1 Property, infrastructure, plant, equipment and other fixed assets (cont.)

(a) Property

	Land - specialised \$'000	Land - non-specialised \$'000	Land under roads \$'000	Total Land \$'000	Building - specialised \$'000	Building - non-specialised \$'000	Total Buildings \$'000	Total Property \$'000	Work in Progress \$'000
At fair value 1 July 2023	1,501,996	6,909	12,269	1,521,174	462,587	2,820	465,407	1,986,581	2,007
Accumulated depreciation at 1 July 2023	-	-	-	-	(220,372)	(1,797)	(222,169)	(222,169)	-
	1,501,996	6,909	12,269	1,521,174	242,215	1,023	243,238	1,764,412	2,007
Movements in fair value									
Additions of assets at fair value	4,226	-	-	4,226	7,440	854	8,294	12,520	1,122
Contributed assets	-	-	5,126	5,126	58	-	58	5,184	-
Revaluation increments/decrements	19,495	1,361	-	20,856	36,091	888	36,979	57,835	-
Fair value of assets disposed	(539)	-	-	(539)	(299)	(316)	(615)	(1,154)	-
Impairment losses recognised in operating result	-	-	-	-	-	-	-	-	(48)
Transfers	-	-	-	-	1,716	-	1,716	1,716	(1,716)
	23,182	1,361	5,126	29,669	45,006	1,426	46,432	76,101	(642)
Movements in accumulated depreciation									
Depreciation and amortisation	-	-	-	-	(4,706)	(27)	(4,733)	(4,733)	-
Accumulated depreciation of disposals	-	-	-	-	157	265	422	422	-
Revaluation increments/decrements	-	-	-	-	(21,589)	(894)	(22,483)	(22,483)	-
	-	-	-	-	(26,138)	(656)	(26,794)	(26,794)	-
At fair value 30 June 2024	1,525,178	8,270	17,395	1,550,843	507,593	4,246	511,839	2,062,682	1,365
Accumulated depreciation at 30 June 2024	-	-	-	-	(246,510)	(2,453)	(248,963)	(248,963)	-
Carrying amount	1,525,178	8,270	17,395	1,550,843	261,083	1,793	262,876	1,813,719	1,365

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 6 Assets we manage (cont.)

6.1 Property, infrastructure, plant, equipment and other fixed assets (cont.)

(b) Plant, equipment and other fixed assets

	Plant, machinery and equipment \$'000	Fixtures, fittings and furniture \$'000	Computers and telecom- munications \$'000	Artworks \$'000	Total plant, equipment and other assets \$'000	Work in Progress \$'000
At fair value 1 July 2023	15,004	10,015	2,403	2,139	29,561	302
Accumulated depreciation at 1 July 2023	(7,927)	(9,214)	(1,533)	-	(18,674)	-
	7,077	801	870	2,139	10,887	302
Movements in fair value						
Additions of assets at fair value	3,370	51	16	54	3,491	300
Contributed assets	-	-	-	-	-	-
Revaluation increments/decrements	-	-	-	-	-	-
Fair value of assets disposed	(1,612)	-	-	-	(1,612)	-
Impairment losses recognised in operating result	-	-	-	-	-	(179)
Transfers	-	-	-	21	21	(21)
	1,758	51	16	75	1,900	100
Movements in accumulated depreciation						
Depreciation and amortisation	(1,275)	(155)	(393)	-	(1,823)	-
Accumulated depreciation of disposals	1,381	-	-	-	1,381	-
Revaluation increments/decrements	-	-	-	-	-	-
	106	(155)	(393)	-	(442)	-
At fair value 30 June 2024	16,762	10,066	2,419	2,214	31,461	402
Accumulated depreciation at 30 June 2024	(7,821)	(9,369)	(1,926)	-	(19,116)	-
Carrying amount	8,941	697	493	2,214	12,345	402

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 6 Assets we manage (cont.)

6.1 Property, infrastructure, plant, equipment and other fixed assets (cont.)

(c) Infrastructure

	Roads \$'000	Bridges \$'000	Footpaths and cycleways \$'000	Off street car parks \$'000	Drainage \$'000	Recreational, leisure and community \$'000	Parks open spaces and streetscapes \$'000	Waste Management \$'000	Total Infrastructure \$'000	Work in Progress \$'000
At fair value 1 July 2023	584,119	28,379	175,207	26,342	566,805	47,374	49,161	5,415	1,482,802	10,131
Accumulated depreciation at 1 July 2023	(286,698)	(10,056)	(76,874)	(19,155)	(201,217)	(15,111)	(21,021)	(2,345)	(632,477)	-
	297,421	18,323	98,333	7,187	365,588	32,263	28,140	3,070	850,325	10,131
Movements in fair value										
Additions of assets at fair value	8,919	94	6,255	283	3,940	3,149	3,153	-	25,793	6,807
Contributed assets	1,375	-	-	-	548	-	-	-	1,923	-
Revaluation increments/decrements	12,780	1,120	1,247	1,510	19,464	-	-	-	36,121	-
Fair value of assets disposed	(199)	-	(407)	-	(1,701)	-	-	-	(2,307)	-
Impairment losses recognised in operating result	-	-	-	-	-	-	-	-	-	(267)
Transfers	2,286	-	334	-	2,539	874	743	-	6,776	(6,776)
	25,161	1,214	7,429	1,793	24,790	4,023	3,896	-	68,306	(236)
Movements in accumulated depreciation										
Depreciation and amortisation	(11,497)	(473)	(1,902)	(385)	(4,712)	(2,360)	(2,132)	(361)	(23,822)	-
Accumulated depreciation of disposals	119	-	244	-	1,021	-	-	-	1,384	-
Revaluation increments/decrements	2,299	(338)	(3,212)	1,732	(8,674)	-	-	-	(8,193)	-
	(9,079)	(811)	(4,870)	1,347	(12,365)	(2,360)	(2,132)	(361)	(30,631)	-
At fair value 30 June 2024	609,280	29,593	182,636	28,135	591,595	51,397	53,057	5,415	1,551,108	9,895
Accumulated depreciation at 30 June 2024	(295,777)	(10,867)	(81,744)	(17,808)	(213,582)	(17,471)	(23,153)	(2,706)	(663,108)	-
Carrying amount	313,503	18,726	100,892	10,327	378,013	33,926	29,904	2,709	888,000	9,895

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 6 Assets we manage (cont.)

6.1 Property, infrastructure, plant, equipment and other fixed assets (cont.)

Acquisition

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. Refer also to Note 8.4 for further disclosure regarding fair value measurement.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

Asset recognition thresholds and depreciation periods

Asset class	Depreciation Period	Threshold limit \$'000
Property		
Land	Infinite life	0
Land under roads	Infinite life	0
Buildings	75 - 100 years	5
Buildings on leased land	Term of lease or 75 years	
Plant, equipment and other assets		
Plant, machinery and equipment	5 - 25 years	1
Fixtures, fittings and furniture	4 - 20 years	1
Computers and telecommunications	4 - 10 years	1
Artworks	Infinite life	1
Infrastructure		
Road - pavement	30 years	10
Road - sub-pavement	120 years	10
Bridges	60 - 100 years	10
Footpaths and cycleways	60 - 100 years	10
Carparks	60 - 100 years	10
Drainage	120 years	10
Recreational, leisure and community facilities	20 years	10
Parks, open space and streetscapes	20 years	10
Waste garbage bins	20 years	0
Intangible assets		
Software	5 years	1

Land under roads

Land under roads acquired after 30 June 2008 is brought to account at cost. Council does not recognise land under roads that it controlled prior to that period in its financial report.

Depreciation and amortisation

Buildings, infrastructure, plant, equipment, intangible assets, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Straight line depreciation is charged based on the residual useful life as determined each year.

Depreciation periods used are listed above and are consistent with the prior year unless otherwise stated.

Note 6 Assets we manage (cont.)

6.1 Property, infrastructure, plant, equipment and other fixed assets (cont.)

Repairs and maintenance

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Artworks

Artworks are not depreciated and are valued at Fair Value. The next full valuation of artworks will be conducted in 2024/25.

Valuation of land and buildings

Valuations were completed as at 30 June 2024 for Council. Valuations for 30 June 2024 are at fair value.

Non-specialised land and non-specialised buildings

Non-specialised land and non-specialised buildings are valued using the market based direct comparison method. Under this valuation method, the assets are compared to recent comparable sales or sales of comparable assets which are considered to have nominal or no added improvement value.

For non-specialised land and non-specialised buildings, a valuation was performed by Council's City Valuer, Mr Ellis Tam AAPI, Certified Practising Valuer (Registration Number 62592) to determine the fair value using the market based direct comparison method. Valuation of the assets was determined by analysing comparable sales and allowing for share, size, topography, location and other relevant factors specific to the asset being valued. From the sales analysed, an appropriate rate per square metre has been applied to the subject asset. The effective date of the valuation is 30 June 2024.

To the extent that non-specialised land and non-specialised buildings do not contain significant, unobservable adjustments, these assets are classified as Level 2 under the market based direct comparison approach.

Description of significant unobservable inputs into level 3 valuations - Specialised land and specialised buildings

Specialised land is valued using a market based direct comparison technique but adjusted to reflect the specialised nature of the assets being valued. Significant unobservable inputs include the extent and impact of restriction on the sale or use of an asset and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 0% and 95% depending on the nature of encumbrance, restrictions or planning controls. The adjustment is an allowance made to reflect the difference in value between unrestricted assets and those held by the Council which are impacted by external restraints on their use. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between \$1 and \$2,880 per square metre.

Specialised buildings are valued using the current replacement cost method, adjusting for the associated depreciation. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs are calculated on a square metre basis and ranges from \$20.80 to \$6,385 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 1 year to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

The valuation of Council's specialised land and specialised buildings was performed by Council's City Valuer, Mr Ellis Tam AAPI, Certified Practising Valuer (Registration Number 62592). The valuation was performed using either the market based direct comparison method or depreciated replacement cost, adjusted for restrictions in use. The effective date of the valuation is 30 June 2024.

The date and type of the current valuation is detailed in the following table.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2024 are as follows:

	Level 1	Level 2	Level 3	Date of Valuation	Type of Valuation
	\$'000	\$'000	\$'000		
Land	-	8,270	1,525,178	Jun 2024	Full
Land under roads	-	-	17,395	-	
Buildings	-	1,793	261,083	Jun 2024	Full
Total	-	10,063	1,803,656		

	2024	2023
	\$'000	\$'000
Reconciliation of specialised land		
Land under roads	17,395	12,269
Parks, reserves and other	1,525,178	1,501,996
Total specialised land	1,542,573	1,514,265

Note 6 Assets we manage (cont.)

6.1 Property, infrastructure, plant, equipment and other fixed assets (cont.)

Valuation of infrastructure assets

Infrastructure assets (roads, bridges, footpaths and cycleways, off street car parks and drainage) are valued using the written down replacement cost of each asset. The written down replacement cost is calculated based on the remaining life of the asset, which in turn is determined based on the condition of the asset. All other classes are acquired at cost method.

Description of significant unobservable inputs into level 3 valuations - Infrastructure assets

Infrastructure assets contain significant unobservable adjustments, therefore these assets are classified as Level 3.

Infrastructure assets are valued based on the current replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 20 years to 120 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

A valuation of Council's infrastructure assets was performed by Council's Manager, City Assets, Mr Anton Peiris *B.Eng (Civil)*. The valuation was performed based on the current replacement cost of the assets. The effective date of the valuation is 30 June 2024.

An indexed based revaluation was conducted in the current year for infrastructure assets. The last full valuation of infrastructure assets was as at 30 June 2023. The next full valuation of infrastructure assets will be conducted in 2024/25.

For all assets measured at fair value, the current use is considered the highest and best use.

The date and type of the current valuation is detailed in the following table.

Details of the Council's infrastructure information about the fair value hierarchy as at 30 June 2024 are as follows:

	Level 1	Level 2	Level 3	Date of Valuation	Type of Valuation
	\$'000	\$'000	\$'000		
Roads	-	-	313,503	Jun 2024	Indexation
Bridges	-	-	18,726	Jun 2024	Indexation
Footpaths and cycleways	-	-	100,892	Jun 2024	Indexation
Off street car parks	-	-	10,327	Jun 2024	Indexation
Drainage	-	-	378,013	Jun 2024	Indexation
Total	-	-	821,461		

Notes to the Financial Report
For the Year Ended 30 June 2024MANNINGHAM CITY COUNCIL
2023/24 Financial Report

	2024 \$'000	2023 \$'000
Note 6 Assets we manage (cont.)		
6.2 Investments in associates		
Whitehorse-Manningham Regional Library Corporation		
<i>Background</i>		
Manningham City Council has a 35.77% equity interest in the Whitehorse Manningham Regional Library Corporation (WMRLC) that was incorporated on 21 December 1995. Council has reported its interest in the WMRLC on the basis of equity accounting principles. Manningham City Council's share of the movement in net assets as at 30 June 2024, per draft WMRLC financial statements, has been taken up as profit of \$60,636 during the year ended 30 June 2024 (profit of \$290,499 in 2022/23). As neither council has a controlling interest, the participating councils show their contributions towards the operating expenditure of the library as an expense.		
Current assets		
Cash and cash equivalents	2,844	3,714
Trade and other receivables	126	97
Other assets	102	80
	<u>3,072</u>	<u>3,891</u>
Non-current assets		
Property & equipment	8,363	8,126
	<u>8,363</u>	<u>8,126</u>
Total assets	<u>11,435</u>	<u>12,017</u>
Current liabilities		
Payables	495	1,203
Provisions	1,801	1,709
	<u>2,296</u>	<u>2,912</u>
Non-current liabilities		
Provisions	148	105
	<u>148</u>	<u>105</u>
Total liabilities	<u>2,444</u>	<u>3,017</u>
Net assets	<u>8,991</u>	<u>9,000</u>
<i>Movement in carrying value of investment</i>		
Carrying value of investment at start of year	3,156	2,865
Share of surplus/(deficit) for year	61	291
Carrying value of investment at end of year	<u>3,217</u>	<u>3,156</u>
Associates are all entities over which Council has significant influence but not control or joint control. Council's investment in an associate is accounted for under the equity method as the Council has the ability to influence rather than control the operations of the entity. The investment is initially recorded at the cost of acquisition and adjusted thereafter for post-acquisition changes in the Council's share of the net assets of the entity. The Council's share of the financial result of the entity is recognised in the Comprehensive Income Statement.		

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 7 People and relationships

7.1 Council and key management remuneration

(a) Related party

Subsidiaries and Associates

Interest in associate - Whitehorse Manningham Regional Library Corporation (WMRLC) (Ref Note 6.2)

(b) Key Management Personnel

Key management personnel (KMP) are those people with the authority and responsibility for planning, directing and controlling the activities of Manningham City Council. The Councillors, Chief Executive Officer and Directors are deemed KMP.

Details of KMP at any time during the year are:

Councillors

Anna Chen	Councillor	(1 July 2023 - 30 June 2024)
Andrew Conlon	Councillor	(1 July 2023 - 30 June 2024)
Deirdre Diamante	Mayor	(1 July 2023 - 2 November 2023)
	Councillor	(3 November 2023 - 30 June 2024)
Geoff Gough	Councillor	(1 July 2023 - 30 June 2024)
Michelle Kleinert	Councillor	(1 July 2023 - 30 June 2024)
Carli Lange	Councillor	(1 July 2023 - 2 November 2023)
	Mayor	(3 November 2023 - 30 June 2024)
Tomas Lightbody	Deputy Mayor	(1 July 2023 - 3 August 2023)
	Deputy Mayor	(28 August 2023 - 2 November 2023)
	Councillor	(3 November 2023 - 30 June 2024)
Laura Mayne	Councillor	(1 July 2023 - 2 November 2023)
	Deputy Mayor	(3 November 2023 - 30 June 2024)
Stephen Mayne	Councillor	(1 July 2023 - 30 June 2024)

Chief Executive Officer

Andrew Day	Chief Executive Officer	(1 July 2023 - 30 June 2024)
------------	-------------------------	------------------------------

Other Key Management Personnel

Rachelle Quattrocchi	Director City Services	(1 July 2023 - 30 June 2024)
Kerryn Paterson	Director Experience and Capability	(1 July 2023 - 30 June 2024)
Andrew McMaster	Chief Legal and Governance Officer	(1 July 2023 - 18 February 2024)
	Director City Planning	(19 February 2024 - 30 June 2024)
Jon Gorst	Chief Financial Officer	(1 July 2023 - 30 June 2024)
Duncan Turner	Director City Planning	(1 July 2023 - 22 December 2023)
Lee Robson	Director Connected Communities	(1 July 2023 - 30 June 2024)
Carrie Bruce	Acting Chief Legal and Governance Officer	(19 February 2024 - 30 May 2024)
Molley Qi	Acting Chief Legal and Governance Officer	(3 June 2024 - 30 June 2024)

	2024	2023
	No.	No.
Total number of Councillors	9	9
Total of Chief Executive Officer and other Key Management Personnel	9	9
Total number Key Management Personnel	18	18

(c) Remuneration of Key Management Personnel

Remuneration comprises employee benefits including all forms of consideration paid, payable or provided by Council, or on behalf of the Council, in exchange for services rendered. Remuneration of Key Management Personnel and Other senior staff is disclosed in the following categories.

Short-term employee benefits include amounts such as wages, salaries, annual leave or sick leave that are usually paid or payable on a regular basis, as well as non-monetary benefits such as allowances and free or subsidised goods or services.

Other long-term employee benefits include long service leave, other long service benefits or deferred compensation.

Post-employment benefits include pensions, and other retirement benefits paid or payable on a discrete basis when employment has ceased.

Termination benefits include termination of employment payments, such as severance packages.

	2024	2023
	\$'000	\$'000
Total remuneration of key management personnel was as follows:		
Short-term employee benefits	2,700	2,311
Other long-term employee benefits	52	46
Post employment benefits	228	192
Total	2,980	2,549

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 7 People and relationships (cont.)

7.1 Council and key management remuneration (cont.)

(c) Remuneration of Key Management Personnel (cont.)

The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:	2024 No.	2023 No.
\$20,000 - \$29,999	-	1
\$30,000 - \$39,999	5	6
\$40,000 - \$49,999	1	-
\$50,000 - \$59,999	1	2
\$60,000 - \$69,999	1	-
\$90,000 - \$99,999	1	-
\$100,000 - \$109,999	-	2
\$200,000 - \$209,999	1	-
\$210,000 - \$219,999	1	-
\$230,000 - \$239,999	1	2
\$250,000 - \$259,999	-	1
\$270,000 - \$279,999	1	1
\$280,000 - \$289,999	2	-
\$290,000 - \$299,999	1	2
\$310,000 - \$319,999	1	-
\$360,000 - \$369,999	-	1
\$380,000 - \$389,999	1	-
	18	18

(d) Remuneration of other senior staff

Other senior staff are officers of Council, other than Key Management Personnel, whose total remuneration exceeds \$170,000 and who report directly to a member of the KMP.

Total remuneration of other senior staff was as follows:	2024 \$'000	2023 \$'000
Short-term employee benefits	3,040	3,176
Other long-term employee benefits	44	79
Post-employment benefits	316	333
Total	3,400	3,588

The number of other senior staff are shown below in their relevant income bands:

Income Range:	2024 No.	2023 No.
less than \$170,000	-	5
\$170,000 - \$179,999	3	3
\$180,000 - \$189,999	4	1
\$190,000 - \$199,999	3	6
\$200,000 - \$209,999	3	2
\$210,000 - \$219,999	1	1
\$220,000 - \$229,999	1	1
\$230,000 - \$239,999	1	-
\$230,000 - \$239,999	1	-
	17	19

Total remuneration for the reporting year for other senior staff included above, amounted to:	2024 \$'000	2023 \$'000
	3,400	3,588

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 7 People and relationships (cont.)

7.2 Related party disclosure

(a) Transactions with related parties

During the year Manningham City Council provided contributions/payments to Whitehorse Manningham Regional Library Corporation (WMRLC) with the total value of \$4.40m (2023: \$4.27m) towards running costs as per the agreement. Council also provides accommodation to house libraries within Manningham.

No transactions other than remuneration payments, or the reimbursement of expenses as approved by Council were made with Related Parties during the reporting year (2023: Nil).

(b) Outstanding balances with related parties

No balances are outstanding at the end of the reporting period in relation to transactions with related parties (2023: Nil).

(c) Loans to/from related parties

There were no aggregate amount of loans in existence at balance date that have been made, guaranteed or secured by the Council to a responsible person of the Council, or a related party of a responsible person (2022/23, Nil).

(d) Commitments to/from related parties

No commitments have been made by the Council to Related Parties during the reporting year 2023/24 (2022/23, Nil).

Note 8 Managing uncertainties**8.1 Contingent assets and liabilities**

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed and if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable, respectively.

(a) Contingent assets

Contingent assets are possible assets that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council.

As at 30 June 2024, there are no potential contingent assets (2023: Nil).

(b) Contingent liabilities

Contingent liabilities are:

General

Council controls large areas of public open space, provides general and personal services to residents, visitors and ratepayers, has responsibilities and regulatory authorities including the issue of permits and approvals, and controls significant buildings and infrastructure assets. Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services.

Council's Risk Management Plan includes securing insurance to cover insurable risks to limit exposure to liabilities arising from actions of the Council or its Officers where it is appropriate to do so. Council carries public liability and professional indemnity insurance and has an excess of \$50,000 per claim on this policy.

Legal Matters

Council is presently involved in some confidential legal matters, which are being conducted through Council's solicitors. As these matters are yet to be finalised, and the financial outcomes are unable to be reliably estimated, no allowance for these contingencies has been made in the financial report.

Bank guarantees

Council is responsible for the following bank guarantee:

Department of Primary Industries for \$150,000 (2023: \$150,000) in connection with Extractive Industry Licence No. 54-1.

Liability mutual insurance

Council is a participant of the MAV Liability Mutual Insurance (LMI) Scheme. The LMI scheme provides public liability and professional indemnity insurance cover. The LMI's Deed of Establishment allows for a call on each member should there be an insufficiency of capital for an insurance year which has an overall financial deficit. The deficit amount can be collected through this call and each member's liability for the amount is in direct proportion to their contribution for that year against the overall contribution pool. At reporting date Council had not been advised of call.

Superannuation contribution

Council has obligations under a defined benefit superannuation scheme, matters relating to this potential obligation are outlined in Note 9.3. As a result of the volatility in financial markets, the likelihood of making such contributions in future periods exists. At this point in time, it is not known if additional contributions will be required, their timing or potential amount.

Note 8 Managing uncertainties (cont.)**8.2 Change in accounting standards**

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2024 reporting period. Council assesses the impact of these new standards.

In December 2022 the Australian Accounting Standards Board (AASB) issued *AASB 2022-10 Amendments to Australian Accounting Standards - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities* to modify *AASB 13 Fair Value Measurement*. *AASB 2022-10* amends *AASB 13 Fair Value Measurement for fair value measurements of non-financial assets of not-for-profit public sector entities* not held primarily for their ability to generate net cash inflows. The *AASB 13* modifications:

- are applicable only to not-for-profit public sector entities;
- are limited to fair value measurements of non-financial assets not held primarily for their ability to generate net cash inflows;
- are to be applied prospectively for annual periods beginning on or after 1 January 2024;
- would not necessarily change practice for some not-for-profit public sector entities; and
- do not indicate that entities changing practice in how they measure relevant assets made an error in applying the existing requirements of *AASB 13*.

Council will assess any impact of the modifications to *AASB 13* ahead of the 2024-25 reporting period.

In December 2022 the Australian Accounting Standards Board (AASB) issued *AASB 2022-6 Amendments to Australian Accounting Standards - Non-current Liabilities with Covenants*. *AASB 2022-6* amends *AASB 101 Presentation of Financial Statements* to improve the information an entity provides in its financial statements about long-term liabilities with covenants where the entity's right to defer settlement of those liabilities for at least twelve months after the reporting period is subject to the entity complying with conditions specified in the loan arrangement. The amendments in *AASB 2022-6* are effective for annual periods beginning on or after 1 January 2024. Council will assess any impact of the modifications to *AASB 101* ahead of the 2024-25 reporting period.

8.3 Financial instruments**(a) Objectives and policies**

Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and any bank borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the notes of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of our financial instruments will fluctuate because of changes in market prices. The Council's exposures to market risk is primarily through interest rate risk with insignificant exposure to other price risks and no exposure to foreign currency risk.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Interest rate risk arises from interest bearing financial assets and liabilities. Interest bearing assets are predominantly short term liquid assets. As at 30 June 2024 Council had no long term loans or borrowings and is therefore not exposed to interest rate risk on these classes of financial liabilities.

Interest rate risk on financial assets are managed through Council's investment policy which requires the investment of surplus funds only with financial institutions approved under the *Local Government Act 2020*. The Council's investment policy provides for investment restrictions such as investment placement with authorised deposit taking institutions (ADIs), placement according to Standard and Poor's credit ratings for investment institutions, staging of investment duration, and for the regular monitoring of investment performance and investment institution credit ratings.

There has been no significant change in the Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on the Council's year end result.

Note 8 Managing uncertainties (cont.)**8.3 Financial instruments (cont.)****(c) Credit risk**

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council has exposure to credit risk on all financial assets included in the balance sheet. Particularly significant areas of credit risk exist in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk:

- council may require collateral where appropriate; and
- council only invest surplus funds with financial institutions which have a recognised credit rating specified in council's investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with the council's financial assets is minimal because the main debtor is secured by a charge over the rateable property.

There are no material financial assets which are individually determined to be impaired.

Council may also be subject to credit risk for transactions which are not included in the balance sheet, such as when council provide a guarantee for another party. Details of our contingent liabilities are disclosed in Note 8.1(b).

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any allowance for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of council's operational liquidity requirements it will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To mitigate liquidity risk the entity has developed long term financial management strategies containing liquidity and cash flow targets, and regularly monitors budget performance and cash flows against forecasts. The entity has established access to overdraft facilities.

Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet and the amounts related to any financial guarantees disclosed in Note 8.1(b), and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

Council's exposure to liquidity risk is deemed insignificant based on prior periods' data, cash flow and liquidity forecasts, and current assessment of risk.

(e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes a parallel shift of +1.00% and -1.00% in market interest rates from year-end rates of 4.35% (2023: 4.10%) are 'reasonably possible' over the next 12 months.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

Note 8 Managing uncertainties (cont.)

8.4 Fair value measurement

Fair value hierarchy

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy, Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 Fair value measurement, aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

AASB 13 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value under AASB 13 is an exit price regardless of whether that price is directly observable or estimated using another valuation technique.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities.

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use on an asset result in changes to the permissible or practical highest and best use of the asset. Further details regarding the fair value hierarchy are disclosed at Note 6.1, Property, infrastructure, plant, equipment and other fixed assets.

In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 1 to 3 years. The valuation is performed either by experienced Council officers or independent experts.

<i>Asset class</i>	<i>Revaluation frequency</i>
Land	1 to 3 years
Buildings	1 to 3 years
Roads	1 to 3 years
Bridges	1 to 3 years
Footpaths and cycleways	1 to 3 years
Off street car parks	1 to 3 years
Drainage	1 to 3 years

Where the assets are revalued, the revaluation increases are credited directly to the asset revaluation reserve except to the extent that an increase reverses a prior year decrease for that class of asset that had been recognised as an expense in which case the increase is recognised as revenue up to the amount of the expense. Revaluation decreases are recognised as an expense except where prior increases are included in the asset revaluation reserve for that class of asset in which case the decrease is taken to the reserve to the extent of the remaining increases. Within the same class of assets, revaluation increases and decreases within the year are offset.

Impairment of assets

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. Value in use is the depreciated replacement cost. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

8.5 Events occurring after balance date

No other matters or circumstances have arisen since the end of the financial year which have significantly affected or may affect the operations of Manningham City Council, the results of the operations or the state of affairs of Manningham City Council in future financial years.

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 9 Other matters

9.1 Reserves

(a) Asset revaluation reserves

2024	Balance at beginning of reporting year \$'000	Increase / (decrease) \$'000	Realised Revaluation Reserve \$'000	Balance at end of reporting year \$'000
Property				
Land	1,278,627	20,856	(399)	1,299,084
Buildings	58,861	14,496	(5)	73,352
	<u>1,337,488</u>	<u>35,352</u>	<u>(404)</u>	<u>1,372,436</u>
Plant, equipment and other fixed assets				
Plant, machinery and equipment	14	-	(10)	4
Fixtures, fittings and furniture	1,006	-	-	1,006
Artworks	887	-	-	887
	<u>1,907</u>	<u>-</u>	<u>(10)</u>	<u>1,897</u>
Infrastructure				
Roads	201,877	15,079	-	216,956
Bridges	7,679	782	-	8,461
Footpaths and cycleways	47,487	(1,965)	-	45,522
Off street car parks	847	3,242	-	4,089
Drainage	258,669	10,790	-	269,459
Parks, open space and streetscapes	205	-	-	205
	<u>516,764</u>	<u>27,928</u>	<u>-</u>	<u>544,692</u>
Total	<u>1,856,159</u>	<u>63,280</u>	<u>(414)</u>	<u>1,919,025</u>
	Balance at beginning of reporting year \$'000	Increase / (decrease) \$'000	Realised Revaluation Reserve \$'000	Balance at end of reporting year \$'000
2023				
Property				
Land	1,225,194	55,414	(1,981)	1,278,627
Buildings	47,073	11,834	(46)	58,861
	<u>1,272,267</u>	<u>67,248</u>	<u>(2,027)</u>	<u>1,337,488</u>
Plant, equipment and other fixed assets				
Plant, machinery and equipment	14	-	-	14
Fixtures, fittings and furniture	1,006	-	-	1,006
Artworks	887	-	-	887
	<u>1,907</u>	<u>-</u>	<u>-</u>	<u>1,907</u>
Infrastructure				
Roads	145,421	56,456	-	201,877
Bridges	6,024	1,655	-	7,679
Footpaths and cycleways	41,039	6,448	-	47,487
Off street car parks	7,944	(7,097)	-	847
Drainage	201,317	57,352	-	258,669
Parks, open space and streetscapes	205	-	-	205
	<u>401,950</u>	<u>114,814</u>	<u>-</u>	<u>516,764</u>
Total	<u>1,676,124</u>	<u>182,062</u>	<u>(2,027)</u>	<u>1,856,159</u>

The asset revaluation reserve is used to record the increased (net) value of Council's assets over time.

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 9 Other matters (cont.)

9.1 Reserves (cont.)

(b) Other reserves

	Balance at beginning of reporting year	Transfer to accumulated surplus	Transfer from accumulated surplus	Balance at end of reporting year
	\$'000	\$'000	\$'000	\$'000
2024				
Open Space (resort and recreation) Reserve (a)	14,898	(8,788)	5,051	11,161
Doncaster Hill activity centre DCP Reserve (b)	977	(465)	-	512
Total	15,875	(9,253)	5,051	11,673
	Balance at beginning of reporting year	Transfer to accumulated surplus	Transfer from accumulated surplus	Balance at end of reporting year
	\$'000	\$'000	\$'000	\$'000
2023				
Open Space (resort and recreation) Reserve (a)	13,159	(2,191)	3,930	14,898
Doncaster Hill activity centre DCP Reserve (b)	1,103	(200)	74	977
Total	14,262	(2,391)	4,004	15,875

(a) The Open Space (resort and recreation) Reserve was established to control contributions received from developers that will, upon completion of developments be utilised to acquire and create open space, and develop recreation and other facilities for residents in the respective development areas.

(b) The Doncaster Hill activity centre Development Contributions Plan (DCP) Reserve was established to control contributions levied on developers under the Doncaster Hill Development Contributions Plan Overlay (DCPO) and funds will be utilised to develop social and community infrastructure in accordance with the conditions contained in the DCPO.

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

	2024 \$'000	2023 \$'000
Note 9 Other matters (cont.)		
9.2 Reconciliation of cash flows from operating activities to surplus/(deficit)		
Surplus/(deficit) for the year	8,266	7,598
Non-cash adjustments:		
Depreciation/amortisation	32,695	29,124
Net gain/(loss) on disposal of property, plant and equipment, infrastructure	(371)	1,828
Contributed assets	(7,107)	(2,511)
Share of gain from associate	(61)	(291)
Adjustment for work in progress write-off to other expenses	494	2,326
Change in assets and liabilities:		
(Increase)/decrease in trade and other receivables	(2,685)	(1,961)
(Increase)/decrease in other assets	(4,601)	(2,227)
Increase/(decrease) in contract and other liabilities	(31)	(2,434)
Increase/(decrease) in trade and other payables	(4,571)	(1,996)
(Decrease)/increase in other assets and liabilities	58	52
(Increase)/decrease in provisions	(117)	1,319
Net cash provided by/(used in) operating activities	21,969	30,827

9.3 Superannuation

Manningham City Council makes the majority of its employer superannuation contributions in respect of employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in the Comprehensive Income Statement when they are made or due.

Accumulation

The Fund's accumulation category, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2024, this was 11.00% as required under Superannuation Guarantee (SG) legislation (2023: 10.50%).

Defined Benefit

Manningham City Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.

There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of Manningham City Council in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119 Employee Benefits.

Funding arrangements

Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary. A triennial actuarial investigation for the Defined Benefit category as at 30 June 2023 was conducted and completed by 31 December 2023. The vested benefit index (VBI) of the Defined Benefit category as at 30 June 2023 was 104.10%. Council was notified of the 30 June 2023 VBI during August 2023. The financial assumptions used to calculate the 30 June 2023 VBI were:

Net investment returns	5.70% pa
Salary information	3.50% pa
Price inflation (CPI)	2.80% pa

The VBI is used as the primary funding indicator. Because the VBI was above 100.00%, the 30 June 2023 actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 9 Other matters (cont.)

9.3 Superannuation (cont.)

Employer contributions

Regular contributions

On the basis of the results of the 2023 interim actuarial investigation conducted by the Fund Actuary, Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2024, this rate was 11.00% of members' salaries (10.50% in 2022/23). This rate is expected to increase in line with any increases in the SG contribution rate and was reviewed as part of the 30 June 2023 triennial valuation.

In addition, Manningham City Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

Funding calls

If the Defined Benefit category is in an unsatisfactory financial position at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 98.00% from 26 July 2024 (previously 97.00%).

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including Manningham City Council) are required to make an employer contribution to cover the shortfall.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up.

If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.

In the event that a participating employer is wound up, the defined benefit obligations of that employer will be transferred to that employer's successor.

The 2023 triennial actuarial investigation surplus amounts

An actuarial investigation is conducted annually for the Defined Benefit category of which Council is a contributing employer. Generally, a full actuarial investigation is conducted every three years and interim actuarial investigations are conducted for each intervening year. A full investigation was conducted as at 30 June 2023.

The Fund's actuarial investigation identified the following for the Defined Benefit category of which Manningham City Council is a contributing employer:

	2023 (Triennial)	2022 (Interim)
	\$m	\$m
• A VBI surplus	84.7	44.6
• A total service liability surplus	123.6	105.8
• A discounted accrued benefits surplus	141.9	111.9

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2023.

The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2023.

The discounted accrued benefit surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2023.

Notes to the Financial Report
For the Year Ended 30 June 2024

MANNINGHAM CITY COUNCIL
2023/24 Financial Report

Note 9 Other matters (cont.)

9.3 Superannuation (cont.)

The 2024 triennial actuarial investigation

An interim actuarial investigation is being conducted for the Fund's position as at 30 June 2024 as the Fund provides lifetime pensions in the Defined Benefit category. It is anticipated that this actuarial investigation will be completed by October 2024.

The VBI of the Defined Benefit category was 105.40% as at 30 June 2024. The financial assumptions used to calculate the 30 June 2024 VBI were:

Net investment returns	5.60% pa
Salary information	3.50% pa
Price inflation (CPI)	2.70% pa

Council was notified of the 30 June 2024 VBI during August 2024.

Because the VBI was above 100.00%, the Defined Benefit category was in a satisfactory financial position at 30 June 2024 and it is expected that the actuarial investigation will recommend that no change will be necessary to the Defined Benefit category's funding arrangements from prior years.

The 2020 triennial investigation

The last triennial actuarial investigation conducted prior to 30 June 2023 was at 30 June 2020. This actuarial investigation was completed by 31 December 2020. The financial assumptions for the purposes of that investigation was:

	2023 Triennial investigation	2020 Triennial investigation
Net investment return	5.70% pa	5.60% pa
Salary inflation	3.50% pa	2.50% pa for the first two years and 2.75% pa thereafter
Price inflation	2.80% pa	2.00% pa

Superannuation contributions

Contributions by Manningham City Council (excluding any unfunded liability payments) to the above superannuation plans for the financial year ended 30 June 2024 are detailed below:

Scheme	Type of Scheme	Rate	2024 \$'000	2023 \$'000
Vision super	Defined benefit	11.00% (2022/23: 10.50%)	226	226
Vision super	Accumulation fund	11.00% (2022/23: 10.50%)	2,494	2,551
Other Funds	Accumulation fund	11.00% (2022/23: 10.50%)	2,829	2,547

In addition to the above contributions, Manningham City Council has paid unfunded liability payments to Vision Super totalling \$0 during the 2023/24 year (2022/23 \$0).

There were no contributions outstanding and no loans issued from or to the above schemes as at 30 June 2024.

The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2025 is \$307,000.

Note 10 Change in accounting policy

There have been no changes to accounting policies in the 2023/24 year.

Manningham City Council
Performance Statement
For the year ended 30 June 2024

Table of Contents

Certification of the performance statement

Victorian Auditor-General's Office audit report

Section 1. Description of municipality

Section 2. Service performance indicators

Section 3. Financial performance indicators

Section 4. Sustainable capacity indicators

Section 5. Basis of preparation

Definitions

MANNINGHAM CITY COUNCIL
2023/24 Performance Statement

Certification of the Performance Statement

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

Jon Gorst (BCom, CPA)
Principal Accounting Officer
16 September 2024
Doncaster

In our opinion, the accompanying performance statement of the Manningham City Council For the year ended 30 June 2024 presents fairly the results of council's performance in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify this performance statement in its final form.

Carli Lange
Mayor
16 September 2024
Doncaster

Laura Mayne
Deputy Mayor
16 September 2024
Doncaster

Andrew Day
Chief Executive Officer
16 September 2024
Doncaster

*MANNINGHAM CITY COUNCIL
2023/24 Performance Statement*

Independent Auditor's Report to come

MANNINGHAM CITY COUNCIL
2023/24 Performance Statement

Independent Auditor's Report to come

Section 1. Description of Municipality

Manningham City Council is located in Melbourne's north-eastern suburbs, commencing with its western boundary in Bulleen, 12 kilometres from the Melbourne CBD and extending to Wonga Park at its eastern extremity, 32 kilometres from the CBD. The City is bounded by the Yarra River, Banyule City and Nillumbik Shire in the north, Yarra Ranges Shire in the east, Koonung Creek, Maroondah City and the cities of Whitehorse and Boroondara in the south and Banyule City and the Yarra River in the west.

The City encompasses a total land area of 114 square kilometres, including a substantial 17% green open spaces. The non-urban areas include a large tract of the Green Wedge, and are used mainly for rural residential living, conservation and small scale agriculture.

Manningham has a population of 129,514 people across the City. The City covers the suburbs of Bulleen, Doncaster, Doncaster East, Donvale, Nunawading (part), Park Orchards, Ringwood North (part), Templestowe, Templestowe Lower, Warrandyte, Warrandyte South and Wonga Park (part).

MANNINGHAM CITY COUNCIL
2023/24 Performance Statement

Section 2. Service Performance Indicators

For the year ended 30 June 2024

Service / indicator/ measure [formula]	2021	2022	2023	2024		Comments
				Target	Actual	
Aquatic Facilities						
Utilisation						
Utilisation of aquatic facilities [Number of visits to aquatic facilities / Municipal population]	1.7	1.4	3.4	N/A	5.1	Aquarena provides great value with a variety of programs and activities. We are pleased to see visits continue to rise with a 52% increase in the indicator result compared to last year under our new centre manager.
Animal Management						
Health and safety						
Animal management prosecutions [Number of successful animal management prosecutions]	100.0%	100.0%	100.0%	N/A	100.0%	Our focus is to promote responsible pet ownership however we pursue prosecutions for serious matters and in the interest of community safety. We continue to be 100% successful in animal management prosecutions.
Food Safety						
Health and safety						
Critical and major non-compliance outcome notifications [Number of critical non-compliance outcome notifications and major non- compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non- compliance notifications about a food premises] x100	93.4%	96.1%	98.9%	N/A	97.2%	One of our highest priorities is community safety. Environmental Health Officers followed up 97% of non-compliance notifications.
Governance						
Satisfaction						
Satisfaction with community consultation and engagement [community satisfaction rating out of 100 with the consultation and engagement efforts of Council]	56	56	56	58	55	We have worked hard to improve the way we engage with our community on the things that matter. Key to this improvement is Manningham Council now following international best-practice with their deliberative engagement. The results are from the annual Community Satisfaction Survey. This survey samples 400 residents and is managed by the Victorian Government.
Libraries						
Participation						
Library membership [number of active registered library members/municipal population]	N/A	N/A	N/A	N/A	27.6%	This new measure captures the number of active library users per head of population. The expected range set by the State Government is 20% to 40% participation. We are pleased to see this result demonstrating that our community place a high value on our library service.
Maternal and Child Health (MCH)						
Participation						
Participation in the MCH service [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	77.4%	77.9%	81.3%	N/A	81.1%	We are pleased to see our overall participation rates remain positive as we make a concerted effort to follow up with families that have missed appointments.
Participation						
Participation in the MCH service by Aboriginal children [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	73.5%	100.0%	100.0%	N/A	94.3%	We are pleased to see our continued effort to strengthen participation of Aboriginal and Torres Strait families in the Enhanced Maternal and Child Health remains high. This demonstrates the high quality of engagement and continuity of care offered by the Maternal Child Health service.

MANNINGHAM CITY COUNCIL

2023/24 Performance Statement

Service/ indicator/ measure [formula]	2021	2022	2023	2024	Comments
Roads				Target	Actual
Condition					
Sealed local roads below the intervention level [percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal]	99.60%	98.90%	98.50%	98.40%	95.9% The condition of our roads remains relatively steady and consistent. We inherited a transfer of road responsibility from the State, which slightly reduced this figure and impacted the expected targeted result.
Statutory Planning					
Service Standard					
Planning applications decided within the relevant required time [percentage of planning application decisions made within the relevant required time]	87.3%	79.0%	93.3%	79.0%	90.2% We have continued to process a high percentage of all applications within statutory time frames, well above the metropolitan average of 68.8%.
Waste Collection					
Waste diversion					
Kerbside collection waste diverted from landfill [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	55.2%	53.6%	55.0%	70.0%	75.5% The 37% increase on last year is due to the success of the introduction of FOGO (Food Organics, Green Organics) and the change to a fortnightly garbage collection. With the introduction of FOGO, our community can now place their food waste into their FOGO bin rather than their garbage bin, reducing the amount of waste going to landfill.

MANNINGHAM CITY COUNCIL
2023/24 Performance Statement

Section 3. Financial Performance Indicators

For the year ended 30 June 2024

Dimension / indicator / measure [formula]	Results				Forecast				Material Variations	
	2021	2022	2023	2024	2025	2026	2027	2028		
				Target	Actual					
Efficiency										
Expenditure level										
Expenses per property assessment [Total expenses / Number of property assessments]	\$2,464	\$2,606	\$2,896	\$2,770	\$2,862	\$2,882	\$2,848	\$2,895	\$2,940	We are continuing to deliver quality services in accordance with our long term plans. The focus continues to be on responsible budgeting while providing cost-effective services and delivering infrastructure projects to meet the needs of our community.
Revenue level										
Average rate per property assessment [General rates and Municipal charges / Number of property assessments]	\$1,814	\$1,845	\$1,881	\$1,962	\$1,944	\$2,001	\$2,050	\$2,097	\$2,144	Our average general rate increase was 3.50 per cent in 2023/24 in line with the Victorian Government's rate cap. Rate revenue is a major source of funding for a range of Council services and assists in providing funding to maintain and renew over \$2.7 billion of community assets such as local roads, community buildings, drains, footpaths, playgrounds and sporting facilities.
Liquidity										
Working capital										
Current assets compared to current liabilities [Current assets / Current liabilities] x100	174.7%	211.2%	205.1%	181.8%	182.7%	185.5%	157.9%	124.4%	107.7%	We can comfortably meet all short term financial commitments as and when they arise and is in a sound financial position. The forward year forecasts also indicate that Manningham is expecting to maintain a strong working capital ratio.
Unrestricted cash										
Unrestricted cash compared to current liabilities [Unrestricted cash / Current liabilities] x100	-13.1%	-69.2%	-62.9%	61.5%	-22.7%	58.0%	40.4%	13.8%	24.3%	The unrestricted cash ratio is consistent with our financial plan as Manningham continues to invest in term deposits with a maturity of greater than 90 days to maximise interest revenue. Only term deposits with a maturity of 90 days or less are included in the calculation of cash for this ratio. The ratio would be 61.0 per cent in 2023/24 if term deposits with a maturity of greater than 90 days were also included in the calculation.

MANNINGHAM CITY COUNCIL
2023/24 Performance Statement

Dimension / indicator / measure [formula]	Results				Forecast					Material Variations
	2021	2022	2023	2024	2025	2026	2027	2028		
			Target	Actual						
Obligations										
Loans and borrowings										
Loans and borrowings compared to rates [Interest bearing loans and borrowings / Rate revenue] x100	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	We are debt free. No future loan borrowings are proposed in the forecast period.
Loans and borrowings repayments compared to rates [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	We are debt free. No future loan borrowings are proposed in the forecast period.
Indebtedness										
Non-current liabilities compared to own source revenue [Non-current liabilities / Own source revenue] x100	2.8%	2.6%	2.6%	1.9%	2.3%	2.0%	1.9%	1.7%	1.5%	We continue to have a low level of non-current liabilities compared to revenue.
Asset renewal and upgrade										
Asset renewal and upgrade compared to depreciation [Asset renewal and asset upgrade expense / Asset depreciation] x100	118.2%	118.0%	114.3%	127.0%	110.5%	117.0%	144.6%	145.6%	121.8%	The 2023/24 result and budget from 2024/25 onwards demonstrates our ongoing commitment to invest in the renewal and upgrade of our existing community infrastructure.
Operating position										
Adjusted underlying result										
Adjusted underlying surplus (or deficit) [Adjusted underlying surplus (deficit) / Adjusted underlying revenue] x100	5.8%	2.8%	-3.3%	1.9%	-3.8%	4.9%	0.2%	0.7%	0.7%	The adjusted underlying result was impacted by a change in the timing of Financial Assistance Grants payments to Councils. The Federal Government brought forward the payment of 100% of the 2023/24 grant allocation into the prior year (2022/23). The 2024/25 grant allocation was paid in 2024/25 and not brought forward further impacting the 2023/24 result.
Stability										
Rates concentration										
Rates compared to adjusted underlying revenue [Rate revenue / Adjusted underlying revenue] x100	80.1%	80.8%	78.9%	81.6%	83.2%	77.2%	84.0%	83.9%	84.2%	We receive a relatively low level of grants allocations and hence we heavily rely on rate revenue for the delivery of high-quality services and infrastructure to the community. We are continuing to seek alternative revenue streams and advocate for an adequate level of funding from other tiers of government to reduce our reliance on rate revenue.
Rates effort										
Rates compared to property values [Rate revenue / Capital improved value of rateable properties in the municipality] x100	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	This ratio highlights our relatively low and stable rate burden on our community when compared to property values.

MANNINGHAM CITY COUNCIL
2023/24 Performance Statement

Section 4. Sustainable Capacity Indicators

For the year ended 30 June 2024

Indicator / measure [formula]	2021	2022	2023	2024	Comments - Material Variations
Population					
Expenses per head of municipal population [Total expenses / Municipal population]	\$1,000	\$1,084	\$1,216	\$1,180	Over the period, we managed to deliver high-quality services within a responsible budget at an average of \$1,180 per head of municipal population. This demonstrates that we are committed to provide core services and community facilities now and in the future in a cost effective way.
Infrastructure per head of municipal population [Value of infrastructure / Municipal population]	\$6,765	\$7,703	\$8,838	\$9,071	The increase in infrastructure per head of municipal population is mainly attributable to a combination of new assets being added and an increase in the value of Council's buildings and infrastructure assets. We are committed to maintain, renew and upgrade our community infrastructure assets and each year allocate a minimum of 33% of rate revenue in addition to other funding sources to fund the capital works program.
Population density per length of road [Municipal population / Kilometres of local roads]	210	208	207	211	We have a lower population density per km of road than similar councils. The maintenance and upgrade of the local road network is funded by an ongoing capital works program and maintenance funds.
Own-source revenue					
Own-source revenue per head of municipal population [Own-source revenue / Municipal population]	\$945	\$996	\$1,053	\$1,078	The result reflects the importance of generating revenue from new and different sources to ensure ongoing financial sustainability.
Recurrent grants					
Recurrent grants per head of municipal population [Recurrent grants / Municipal population]	\$96	\$112	\$117	\$55	In general, we receive a relatively low level of grants allocations and hence heavily rely on rate revenue for the delivery of high-quality services and infrastructure to the community. The decrease over the year is mainly due to a change in the timing of Financial Assistance Grants payments to Councils. The Federal Government brought forward the payment of 100% of the 2023/24 grant allocation into the prior year (2022/23). The 2024/25 grant allocation was paid in 2024/25 and not brought forward further impacting the 2023/24 result.
Disadvantage					
Relative Socio-Economic Disadvantage [Index of Relative Socio-Economic Disadvantage by decile]	9	9	9	9	We have a low level of socio-economic disadvantage relative to many councils.
Workforce turnover					
Percentage of staff turnover [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100	9.3%	17.8%	18.8%	32.5%	The recent Commonwealth Government reforms to the in-home aged care system have led to around 50 out of 79 Victorian Councils moving out of direct service delivery. Council exited Aged and Disability Support Services (ADSS) in late October 2023, impacting just over 100 staff. Council also exited the Regional Assessment Service (RAS) during the year. The exit of these services combined contributed to a significant percentage of our planned turnover of 20.55% with our overall turnover rate of 32.55%. The unplanned turnover was 12.0%.

MANNINGHAM CITY COUNCIL
2023/24 Performance Statement

Section 5. Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the *Local Government Act 2020* and *Local Government (Planning and Reporting) Regulations 2020*.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g. Australian Bureau of Statistics).

The performance statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, the results forecast by the council's strategic resource plan. The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

The forecast figures included in the performance statement are those adopted by council in its financial plan on 25 June 2024 and which forms part of the Council Plan. The financial plan includes estimates based on key assumptions about the future that were relevant at the time of adoption and aimed at achieving sustainability over the long term. Detailed information on the actual financial results is contained in the General Purpose Financial Statements. The financial plan can be obtained via Council's website or by contacting Council.

Definitions

Key term	Definition
Aboriginal children	means a child who is an Aboriginal person
Aboriginal person	has the same meaning as in the Aboriginal Heritage Act 2006
adjusted underlying revenue	means total income other than: <ul style="list-style-type: none"> - non-recurrent grants used to fund capital expenditure; and - non-monetary asset contributions; and - contributions to fund capital expenditure from sources other than those referred to above
adjusted underlying surplus (or deficit)	means adjusted underlying revenue less total expenditure
annual report	means an annual report prepared by a council under section 98 of the Act
asset renewal expenditure	means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability
asset upgrade expenditure	means expenditure that— (a) enhances an existing asset to provide a higher level of service; or (b) extends the life of the asset beyond its original life
critical non-compliance outcome notification	means a notification received by council under section 19N(3) or (4) of the <i>Food Act 1984</i> , or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health
current assets	has the same meaning as in the Australian Accounting Standards
current liabilities	has the same meaning as in the Australian Accounting Standards
food premises	has the same meaning as in the <i>Food Act 1984</i>
intervention level	means the level set for the condition of a road beyond which a council will not allow the road to deteriorate and will need to intervene
local road	means a sealed or unsealed road for which the council is the responsible road authority under the <i>Road Management Act 2004</i>
major non-compliance outcome notification	means a notification received by a council under section 19N(3) or (4) of the <i>Food Act 1984</i> , or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken
MCH	means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age
non-current liabilities	means all liabilities other than current liabilities
own-source revenue	means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)
population	means the resident population estimated by council
rate revenue	means revenue from general rates, municipal charges, service rates and service charges
relative socio-economic disadvantage	in relation to a municipal district, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipal district is located according to the Index of Relative Socio-Economic Disadvantage of SEIFA
restricted cash	means cash, cash equivalents and financial assets, within the meaning of the Australian Accounting Standards, not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year
SEIFA	means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet site
unrestricted cash	means all cash and cash equivalents other than restricted cash

Victorian Local Government Performance Reporting Framework Governance and Management Checklist 2023/24	Date/s applicable
The following checklist demonstrates the plans and processes in place as per the Local Government Act 2020 to promote good governance and decision-making.	
Community engagement	
Community engagement policy policy outlining Council's commitment to engaging with the community on matters of public interest	26/02/2021
Community engagement guidelines guidelines to assist staff to determine when and how to engage with the community	26/02/2021
Planning	
Financial Plan plan under section 91 of the Act outlining the financial and non-financial resources required for at least the next 10 financial years	25/06/2024
Asset Plan plan that sets out the asset maintenance and renewal needs for key infrastructure asset classes for the next 10 years	28/06/2022
Revenue and Rating Plan plan setting out the rating structure of Council to levy rates and charges	29/06/2021
Annual budget plan setting out the services to be provided and initiatives to be undertaken over the next 12 months and the funding and other resources required	25/06/2024
Risk policy policy outlining Council's commitment and approach to minimising the risks to Councils operations	27/03/2022
Fraud policy policy outlining Council's commitment and approach to minimising the risk of fraud	13/12/2022
Municipal emergency management planning Council's participation in meetings of the Municipal Emergency Management Planning Committee (MEMPC).	04/08/2023 03/11/2023 02/02/2024 03/05/2024
Procurement policy Policy under section 108 of the Act outlining the principles, processes and procedures that will apply to the purchase of goods and services by the Council	24/08/2021
Business continuity plan plan setting out the actions that will be taken to ensure that key services will continue to operate in the event of a disaster	08/12/2022
Disaster recovery plan plan setting the actions that will be undertaken to recover and restore business capability in the event of a disaster	31/05/2023
Complaint Policy Policy under section 107 of the Act outlining Council's commitment and approach to managing complaints.	30/06/2020
Workforce Plan Plan outlining Council's commitment and approach to planning the current and future workforce requirements of the organisation.	24/08/2023
Payment of rates and charges hardship policy (Rate Debtor Management Policy) Policy outlining Council's commitment and approach to assisting ratepayers experiencing financial hardship or difficulty paying their rates.	05/08/2021

Monitoring	
Risk management framework Framework outlining Council's approach to managing risks to Council's operations	22/03/2022
Audit and Risk Committee Advisory committee of Council under section 53 and 54 of the Local Government Act	01/09/2020
Internal audit Independent accounting professionals engaged by the Council to provide analyses and recommendations aimed at improving Council's governance, risk and management controls	26/10/2023
Performance reporting framework A set of indicators measuring financial and non-financial performance including indicators referred to in section 98 of the Act	24/08/2021
Reporting	
Council Plan reporting report reviewing the performance of the Council against the Council Plan, including the results in relation to the strategic indicators, for the first six months of the financial year	27/02/2024
Quarterly budget reports quarterly reports to Council under section 97 of the Act, comparing actual and budgeted results and an explanation of any material variation	28/11/2023, 27/02/2024 28/05/2024 16/09/2024
Risk reports Six-monthly reports of strategic risks to Council's operations, their likelihood and consequences of occurring and risk minimisation strategies	25/07/2023 31/05/2024
Performance reports six-monthly reports of indicators measuring the against financial and non-financial performance including indicators referred to in section 98 of the Act	12/09/2023 15/02/2024 15/10/2024
Annual report annual report under section 98 and 99 of the Act containing a report of operations and audited financial and performance statements	15/10/2024
Decision Making	
Councillor Code of Conduct Code setting out the standards of conduct to be followed by Councillors and other matters	23/02/2021
Meeting procedures Governance rules governing the conduct of meetings of Council and delegated committees	14/09/2022
Delegations Documents setting out powers, duties and functions of Council and Chief Executive Officer that have been delegated to members of staff	29/06/2021 12/12/2023

I certify that this information presents fairly the status of Council's governance and management arrangements.

Andrew Day
Chief Executive Officer

Cr Carli Lange
Mayor

Date: 16 September 2024

Date: 16 September 2024

14.2 Audit and Risk Committee Chair's Biannual Report

File Number: IN24/605
 Responsible Director: Chief Executive Officer
 Attachments: 1 Audit and Risk Committee Chair's Biannual Report Summary Sheet - May 2024 to Sept 2024 [↓](#)

PURPOSE OF REPORT

To report to Council on the activities of the Audit and Risk Committee for the period March 2024 to September 2024.

EXECUTIVE SUMMARY

The Audit and Risk Committee (the Committee) is a committee established in accordance with Section 53 and 54 of the Local Government Act 2020 (the Act). Pursuant to the Act, the Committee is to 'prepare a biannual audit and risk report that describes the activities of the Audit and Risk Committee and include its findings and recommendations'. Furthermore, the Act requires that one of these reports will be prepared after the Committee meeting at which the annual Financial Report and Performance Statement have been considered. This meeting occurred on the 6th of September 2024. The report covers the six-month period from March to September 2024 and includes two Committee meetings in May and July 2024.

1. RECOMMENDATION

That Council note the Audit and Risk Committee Chair’s Biannual Report for the period March to September 2024, in accordance with the provisions of the *Local Government Act 2020*.

2. BACKGROUND

2.1 The Audit and Risk Committee continued to undertake its role in providing independent advice to Council and management throughout the period covered in this report.

The Committee is an advisory committee of Council, established to assist the Council discharge its responsibilities under the Act to:

- Monitor the compliance of Council's policies and procedures with the overarching governance principles, the Act and regulations and any Ministerial directions; and
- Monitor Council financial and performance reporting; and
- Monitor and provide advice on risk management and fraud prevention systems and controls; and
- Oversee external audit and internal audit functions.

- 2.2 The Committee undertakes this function by assurance monitoring, receiving attestations of compliance and material matters from auditors and officers, analysing, questioning management, endorsing and advising on matters as set out in the Audit and Risk Committee Charter (2023).
- 2.3 The Committee is an advisory committee to the Council and does not have executive powers or authority to implement actions in areas over which management has responsibility and does not have any delegated financial responsibility. Neither does the Committee have any management functions and is therefore independent of management.
- 2.4 The Committee comprises five members, comprised of three independent members (including the Chairperson) and two Councillors.
- 2.5 A quorum of Councillor and independent members was achieved for all meetings as outlined in the following table:-

Member		Meetings Attended (May, Jul & Sep)	Meetings Eligible (May, July & Sep)
Andrew Dix	Independent member and Chairperson	3	3
Sharon Copeland-Smith	Independent member	3	3
Jonathan Kyvelidis	Independent member	3	3
Cr Deirdre Diamante	Councillor committee member	3	3
Cr Carli Lange	(Mayor) Councillor committee member	3	3

- 2.6 Council's external and internal auditors attended all the meetings required of them by the workplan. Regular management attendance was represented by the CEO, Acting CEO, CFO, Integrity Manager and the Risk and Assurance Lead, or their delegate.
- 2.7 The minutes of the meetings are distributed to all Councillors to keep them fully informed of meeting content and outcomes. At any point, Councillors can initiate direct contact with the Committee Chair for further clarity or confidential discussions. At the 6 September 2024 meeting, the end of financial year agenda includes an in-camera discussion with the external auditors and Committee members.

3. DISCUSSION / ISSUE

- 3.1 The Committee's Charter and annual workplan directs the agenda content across the cycle of five Committee meetings per annum. Within this program are five key categories of report types, namely:-
- CEO Overview
 - Monitor policies and procedures (Section 54(2)(a))
 - Monitor Council's financial and performance reporting (Section 54(2)(b))

- d) Monitor risk management and fraud (Section 54(2)(c))
- e) Oversee internal audit function (Section 54(2)(d))

3.2 Following distribution of the agenda papers for the dedicated financial and performance reporting meeting on 6 September 2024, the Committee members were requested by the Chair to provide any feedback on the draft statements for written response by the Chief Financial Officer ahead of the meeting date. Management’s response assists to prioritise discussion on important matters at the meeting.

3.3 The attached Appendix summarises the activity of the Audit and Risk Committee together with the Committee’s findings and resolutions for the two meetings on 31 May 2024 and 26 July 2024 and a list of agenda items for the meeting on 6 September 2024.

4. COUNCIL PLAN / STRATEGY

4.1 This report demonstrates the Council Plan Theme of a ‘Well Governed Council’, through the provision of a compliant report pursuant to Section 54(5) of the Local Government Act 2020 and transparency in documenting the activities, findings and recommendations of the independent Audit and Risk Committee.

5. IMPACTS AND IMPLICATIONS

5.1 Finance / Resource Implications

Nil

6. IMPLEMENTATION

6.1 Communication and Engagement

Stakeholder Groups	The Public
Is engagement required?	Yes
Where does it sit on the IAP2 spectrum?	Inform
Approach	This report is presented by the Audit and Risk Committee Chair to the Councillors at a briefing session and provides an opportunity for any questions, ahead of the public Council meeting. A copy of the report is available on Council’s website under Council Meetings.

6.2 Timelines

Nil

7. DECLARATIONS OF CONFLICT OF INTEREST

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

Audit and Risk Committee Meeting Summary for the period May 2024 to September 2024

Item No.	Report Title	Findings	Resolutions
Audit and Risk Committee Meeting 31 May 2024			
1.Attendance & Apologies	N/A	N/A	N/A
2.Conflict of Interest Disclosure	N/A	Conflict of interests are to be declared and if warranted the member or officer is to vacate the room for the duration of the item.	N/A
3.Minutes of the Previous Meeting	Audit and Risk Committee Minutes	This is a standing item on the agenda. The Committee did not consider a meeting was necessary.	The Audit and Risk Committee adopted the minutes of the meeting held on 15 March 2024.
4. In Camera Meeting of Audit and Risk Committee		This is a standing item on the agenda. The Committee did not consider a meeting was necessary.	N/A
6. CEO Overview	5.1 CEO Overview	This is a standing item on the agenda. The CEO informed the Committee of high level matters and provided an overview of the items in the agenda. Actions arising included that management report back to the Committee on the risk of legislative change and transfer of consequential risk from State Government functions to local Government.	That the Audit and Risk Committee noted the report.
7. Matters Arising from Previous Meetings	7. Matters Arising from previous meetings.	This is a standing report that updated the Committee on matters raised at previous meetings and provided follow up information on queries raised by the Committee members.	The Audit and Risk Committee noted the Matters Arising actions register be noted.
8. Management Register – Internal Audit Outstanding Actions	8. Management Register – Internal Audit Outstanding Audit Action	This is a standing report that updated the Committee on implementation status of high priority and overdue internal audit actions. The Committee discussed the four overdue items, three of which provided indicative completion dates. Action arising included replacement of one action with a plan to undertake an All Staff Risk Culture survey with questions co-developed with Management & the internal auditors with feedback to be provided to the committee..	The Audit and Risk Committee noted the Internal Audit actions items management register be noted.
9. Financial Reporting	9.1 2023-24 Draft Financial Report "Shell Accounts" and Accounting Standards Update	The committee noted that the finance team was on track to achieve the year end timeline and there being only a few minor changes to the LG model report with no new accounting standards impacting Council for this financial year.	The Audit and Risk Committee noted the progress of the development of the draft Manningham 2023-24 Financial Report (shell accounts) and changes to the Local

Audit and Risk Committee Meeting Summary for the period May 2024 to September 2024

Item No.	Report Title	Findings	Resolutions
	<p>9.2 2023-2024 Asset Valuations</p> <p>9.3 External Audit Interim Management Letter – year ending 30 June 2024</p>	<p>The Committee noted that Council will undertake a full valuation on all land, buildings and other infrastructure and were on track.</p> <p>The Committee noted HLB Mann Judd completed the interim phase of the 2024 audit noting no current or prior period issues found. Action arising included management to prepare a paper for the Committee to note in regards to VAGO’s recommendation 2024, LG3 that after balance date and at the time of reviewing the draft financial report, whether there have been any changes to circumstances that would indicate that key assumptions behind the finance team’s initial advice and key judgements no longer hold true</p>	<p>Government Model Financial Report and the Accounting Standards update.</p> <p>The Audit and Risk Committee noted the preparation for the 2023-24 year end asset valuations.</p> <p>The Audit and Risk Committee noted VAGO’s External Audit Interim Management Letter for the year ending 30 June 2024.</p>
10. Internal Audit Matters	<p>10.1 Internal Auditor’s Status Report.</p> <p>10.2 Asset Management Infrastructure Internal Audit – Final Report</p> <p>10.3 First Draft Three Year Internal Audit Plan 2024-2027</p>	<p>The Committee noted there were three audits currently taking place.</p> <p>The Committee discussed the report noting that all recommendations were accepted, the positive nature of the report which aligns with current plans and nothing was missing from an asset management control perspective. Actions arising included the Committee to be provided with a copy of the minutes from the Asset Management and Capital Steering Committee and management to attend the Committee annually to discuss major risks.</p> <p>The Committee discussed the first draft of the three year plan and adjustments made to meet the six audits per annum requirement. Actions arising included the internal auditor to make changes to the first draft of the Three Year Internal Audit Plan 2024-27 as listed in the</p>	<p>The Audit and Risk Committee note the status of the internal audit program.</p> <p>The Audit and Risk Committee noted and endorsed the report.</p> <p>The Audit and Risk Committee considered the proposed Three Year Internal Audit Plan 2024-27 and provided feedback for final endorsement at the July 2024 meeting.</p>

Audit and Risk Committee Meeting Summary for the period May 2024 to September 2024

Item No.	Report Title	Findings	Resolutions
		minutes and present the final version to the July Committee meeting.	
11. Risk Management & Compliance	11.1 Strategic Risk Register – Cyclical Presentation of Individual Risks	Management spoke to strategic risk “Community Health – Ineffective initiatives to build community health, social cohesion and resilience”. The Committee discussed the challenges over the lack of control over the changing dynamics of community health and noted that Council draws on a range of methods to address key issues; the internal and external funding limits and the robust processes in place to mitigate incidents such as training and certification.	The Audit and Risk Committee noted the report.
12. Internal Control	12.1 Asbestos Management in Undertaking of Council Activities	The Audit and Risk Committee took the report as read.	The Audit and Risk Committee noted the report.
	12.2 OracleCMS Cyber Security Data Breach Response	The Audit and Risk Committee took the report as read.	The Audit and Risk Committee noted the report.
13 Other Audits	Nil	N/A	N/A
14 Reporting Responsibilities	Nil	N/A	N/A
15 Forward Agenda	Nil	N/A	N/A
16.Any Other Business		The Committee discussed a number of live issues across the sector for Council’s attention and requested Management to make enquiries on the sector issues reported and update the Committee.	N/A
17. Items for Noting	17.1 Strategic Risk Register Six Month Report	The Committee queried the manner in which change in legislation and impact on sustainability and long term liability risks are captured and noted that the State Government budget is discussed at ERC meetings and using a software system to link risks and produce reports. Actions included reviewing strategic risks to include change in legislation and cost shifting as risk causes and consider risk treatment controls and increasing engagement with Councillors to raise awareness of strategic risks.	The Audit and Risk Committee noted and endorsed the reports.
	17.2 Manningham Quarterly Report Q3 2023-24	The committee gained clarification on a number of queries.	

Audit and Risk Committee Meeting Summary for the period May 2024 to September 2024

Item No.	Report Title	Findings	Resolutions
	17.3 Internal Audit Scope – Climate Change Adaptation 17.4 Executive Risk Committee Meeting Minutes 8.5.2024 Draft 17.5 Audit and Risk Committee Chair’s Biannual Report 17.6 Audit and Risk Committee Workplan May 2024		
Audit and Risk Committee meeting 26 July 2024			
1.Attendance & Apologies	N/A	N/A	N/A
2.Conflict of Interest Disclosure	N/A	Conflict of interests are to be declared and if warranted the member or officer is to vacate the room for the duration of the item.	N/A
3.Minutes of the Previous Meeting	Audit and Risk Committee Minutes	N/A	The Audit and Risk Committee adopted the minutes of the meeting held on 31 May 2024 following correction of a typographical error
4. In Camera Meeting of Audit and Risk Committee	N/A	This is a standing item on the agenda. The Committee did not consider a meeting was necessary.	N/A
5. CEO Overview	CEO Overview	This is a standing item on the agenda. The CEO informed the Committee of high level matters and provided an overview of the items in the agenda.	The Audit and Risk Committee noted the update.
6. Audit and Risk Committee Standard Questions	6. Audit and Risk Committee Standard Questions	The Chair asked the list of standard questions of the CEO and the auditors.	The Audit and Risk Committee noted the responses were negative to the standard questions..
7. Matters Arising From Previous Meetings	7. Matters Arising from Previous Meetings	This is a standing report that updated the Committee on matters raised at previous meetings and provided follow up information on queries raised by the Committee members. Actions included formalising Councillor involvement in the review/approval process for strategic risks to be shared with the committee at the December 2024 meeting and for the 2024	The Audit and Risk Committee noted the report.

Audit and Risk Committee Meeting Summary for the period May 2024 to September 2024

Item No.	Report Title	Findings	Resolutions
		Staff Survey to include questions in relation to risk culture and management to work with the internal auditors to identify and include relevant questions.	
8. Management Register – Outstanding Actions Internal Audit	8. Management Register – Outstanding Actions Internal Audit	This is a standing report that updated the Committee on implementation status of high priority and overdue internal audit actions. The Committee noted that the two overdue actions have updated completion dates.	The Audit and Risk Committee noted the report.
9. Financial Reporting	9.1 End of Financial Year 2023-24 Process and Audit Update	The CFO provided a verbal update to the Committee and advised everything is ready for the final audit. The Committee noted there was no change to the external auditor engagement team.	The Audit and Risk Committee noted the verbal update of the end of year financial 2023-24 process and audit update.
	9.2 Update on upcoming Infrastructure Assets Review	The committee noted the verbal update on the year end 2023-24 valuations.	The Audit and Risk Committee noted the verbal update on the upcoming Infrastructure Assets Review.
10. Internal Audit Matters	10.1 Internal Auditors Status Report March 2024	The Committee took the report as read.	The Audit and Risk Committee noted the report.
	10.2 Three Year Internal Audit Plan 2024-2027	The Internal Auditor advised the Committee on the refinements to the three year internal audit plan 2024-27.	The Audit and Risk Committee noted and endorsed the draft internal audit plan 2024-27.
	10.3 Community Engagement Internal Audit Final Report	The Internal Auditor advised the Committee on the audit and clear community plan in place identifying improvements.	The Audit and Risk Committee noted and endorsed the report.
	10.4 Cyber Security Internal Audit Final Report.	The Internal Auditor advised that the audit concentrated on assessment of governance around cyber security and not the technical component. The Committee noted the appointment of a cyber security expert which will assist with completing actions arising from the audit and of ERC being kept up to date with progress on actions early work investigating current funding, resources required and providing a roadmap for the work will take place.	The Audit and Risk Committee noted and endorsed the report.

Audit and Risk Committee Meeting Summary for the period May 2024 to September 2024

Item No.	Report Title	Findings	Resolutions
		Actions included briefing on progress/issues to be brought back to the December 2024 meeting	
11. Risk Management and Compliance	11.1 Strategic Risk Register – Cyclical Presentation of Detailed Risk 11.2 Strategic Property Portfolio (SPP) Overview and the SPP Probity Plan for the former Manningham Quarry Expression of Interest	Management spoke to Risk No. 4 'on Community Engagement and advised the Committee of the work continuing in this area to further embed the importance of community engagement to be inclusive and accessible to people that may be affected by Council decision making. The Committee discussed decision making processes and measuring effectiveness considering the difficulty in making decisions due to very different nature of community projects. The Committee took the report as read.	The Audit and Risk Committee noted the report. The Audit and Risk Committee noted the update and information provided by the project Probity Advisor
12. Internal Control	Nil	N/A	N/A
13. Reporting Responsibilities	Nil	N/A	N/A
14. Forward Agenda	Nil	N/A	N/A
15. Any Other Business	15.1 CrowdStrike Outage	The Committee discussed the CrowdStrike global outage and noted Information Technology staff worked through the weekend restoring systems and ensuring a work around would be in place if needed. Actions included the committee to be provided with a post incident review of actions/decisions made following the global outage once prepared	N/A
16. Items for Noting	16.1 Executive Risk Committee Minutes 10 July 2024 – Draft 16.2 Audit and Risk Committee Workplan 16.3 Internal Audit Scopes: - Contract Management	The committee discussed the Fire as a Land Management Tool Policy and noted it will be an 18 mth to two year project with appropriate risk assessments to be undertaken.	The Audit and Risk Committee noted and endorsed the reports.

Audit and Risk Committee Meeting Summary for the period May 2024 to September 2024

Item No.	Report Title	Findings	Resolutions
	- Compliance Enforcement and Appeals 16.4 Insurance Claims 2023/24 & Insurance Renewal 2024/25	The Committee discussed the increasing number of FOI requests from potential plaintiff law firms prior to any legal submission of a claim.	

14.3 Proposed Road Naming - Unnamed Laneway between Robert and Helene Streets, Bulleen

File Number: IN24/608
Responsible Director: Chief Executive Officer
Attachments: Nil

PURPOSE OF REPORT

The purpose of this report is to seek Council's support to commence the formal process of naming the unnamed laneway between Robert and Helene Streets, Bulleen as 'Brickmakers Lane'.

EXECUTIVE SUMMARY

Following notification of a planning permit at 48 Templestowe Road, Bulleen, Council is required to name a portion of unnamed road to enable the properties to be addressed.

Officers have undertaken two public consultation processes where proposed names were submitted to the local community to provide feedback on. The initial proposed name, 'Kiln Lane', failed to receive adequate support and it was decided not to proceed with that name.

A new name was put forward, 'Brickmakers Lane', and further consultation was undertaken. This name has received positive feedback, and we are now in a position to recommend 'Brickmakers Lane' as the preferred name for this portion of unnamed road.

We are seeking Council's formal support before completing the process by lodging the name with Geographic Names Victoria, for it to be Gazetted and approved.

1. RECOMMENDATION

That Council:

- A. support the proposal to name the laneway between Helene and Robert Streets, Bulleen as Brickmakers Lane.**
- B. advise the Registrar of Geographic Names Victoria of Council's support for the naming proposal.**
- C. advise affected residents of the outcome of this decision.**

2. BACKGROUND

2.1 In 2022, Council approved Planning Permit PLN21/0546 which permitted the construction of two, two-storey dwellings to the rear of the existing dwelling at 48 Templestowe Road, Bulleen. These two new dwellings will be accessible only via the laneway at the rear, which is currently unnamed. Figure 1 shows the portion of road to be named.

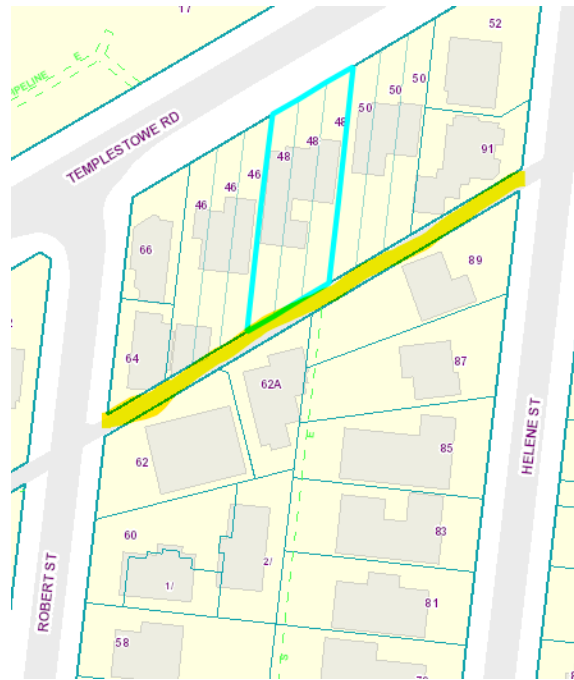


Figure 1 – Portion of unnamed road to be named

- 2.2 In order to address these properties Council, as the naming authority under the *Naming rules for places in Victoria* (Naming Rules), is required to name the laneway. We have undergone the public consultation for two proposed names and have settled on 'Brickmakers Lane' as the preferred name and are now ready to commence the process of formally naming laneway.

3. DISCUSSION / ISSUE

- 3.1 In our initial public consultation, 'Kiln Lane' was the proposed name, in recognition of the former Boral Brickworks site located nearby on Templestowe Road. That name went out for public consultation following initial in-principal support from Geographic Names Victoria. The public consultation involved letters being sent to owners and occupiers of properties immediately abutting the laneway who would be affected, advising of the proposal and seeking their feedback. A community-wide consultation was also carried out on Council's YourSay Manningham page between 29 April – 7 June 2024.
- 3.2 The feedback from the immediate residents and greater community both showed minimal support for the name, mainly due to the concerns raised regarding the difficulty in spelling and hearing the word 'Kiln'. Having considered the feedback, the decision was made not to proceed with 'Kiln Lane'.
- 3.3 After reviewing the feedback received, a new name was proposed for the laneway, 'Brickmakers Lane'. This name kept the theme of acknowledging the areas brickmaking past, whilst considering the feedback received from the 'Kiln Lane' public consultation.
- 3.4 The public consultation for 'Brickmakers Lane' ran between 10 July - Friday 16 August 2024. Immediate residents were again written to advising of the proposed name, along with another community consultation via Council's YourSay Manningham page.

- 3.5 Five (5) responses were received during this public consultation. The feedback included one (1) response supporting the name, three (3) responses proposing alternate names without commenting on 'Brickmakers Lane', and one (1) response opposing to the name. The responses are listed below, as submitted.

Immediate resident or extended community	Feedback
Immediate resident	It's too long. You have older residence living in the lane as well as those from different ethnic backgrounds this will be too difficult for them to pronounce. What about Fusion Lane? Fusion is the colour of a Boral Brick. Name submitted is far too long.
Extended community	Klean lane
Extended community	Chimney Lane Or Brickworks lane
Immediate resident	I like Brickmakers Lane but should it have an apostrophe? If so, singular or plural? What about naming it Brick Lane instead then there will be no confusion???
Extended community	The name is fine but it should be applied to the entire length of the lane, Templestowe Road through to Elizabeth Street. Does not make sense just to name a short section.

- 3.6 Having considered the feedback from both public consultations, we are now ready to progress with 'Brickmakers Lane' and are seeking Council's endorsement.
- 3.7 If Council is supportive of naming the laneway as 'Brickmakers Lane', the next step will be to formally lodge the proposal with Geographic Names Victoria (GNV) where the Registrar will formally consider the proposal, along with any community appeals to Council's decision (if received). Once approved by GNV the name will be gazetted in the *Victorian Government Gazette* and added to VICNAMES.

4. COUNCIL PLAN / STRATEGY

- 4.1 The proposal and the process align with our Council Plan by achieving multiple Goals and Actions Areas outlined within the Council Plan.
- 4.2 Firstly, Goal 1.2 'Connected and inclusive community' seeks to ensure there is "opportunities for everyone in Manningham to connect and engage in community life". Our public consultation gave our community the opportunity to have their say in the shaping of our community through the naming of the road. During the process we showed a true commitment to achieving this goal, where we listened to the community's feedback and concerns about 'Kiln Lane' and, based off that feedback, decided not to progress with that name.
- 4.3 This sentiment also aligns with Goal 5.2 of our Council Plan, 'A Council that values customers and community in all that we do'. Through our multi-tiered public consultation process, we were able to communicate and engage with a wide range of community members. Furthermore, the process allowed for residents to "be involved in decision making" by shaping which name was chosen for the unnamed laneway.

5. IMPACTS AND IMPLICATIONS

5.1 Finance / Resource Implications

Consultation has been undertaken within existing resources.

6. IMPLEMENTATION

6.1 Communication and Engagement

Is engagement required?	Two public consultations have been undertaken.
Stakeholder Groups	Manningham community Geographic Names Victoria
Where does it sit on the IAP2 spectrum?	Inform Consult
Approach	Communication material (letter drops, website information, signs, social medial posts etc) Survey/Poll

6.2 Timelines

- 6.2.1 If approved, all affected parties will be advised of Council’s decision to progress with the name ‘Brickmakers Lane’ for the laneway. The letter will set out appeal rights to the Registrar of GNV, for anyone who objects to Council’s decision.
- 6.2.2 We will submit a formal proposal to GNV if supported by Council. Upon receipt of the proposal, GNV will wait 30 days to allow for any appeals from the public regarding the proposed name. The Registrar will either deem that the proposal conforms with the Naming Rules or will provide written advice outlining how to amend the proposal in order to comply. It should be noted that the proposed name ‘Brickmakers Lane’ complies with the Naming Rules and has received in principle approval from GNV.
- 6.2.3 GNV then gazettes the name in the *Victorian Government Gazette* and adds the name to VICNAMES, Victoria’s official place names register.
- 6.2.4 GNV will notify the relevant stakeholders, including Council, once the name has been formally registered.

7. DECLARATIONS OF CONFLICT OF INTEREST

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

14.4 Appointment of Authorised Officers - Planning and Environment Act 1987

File Number: IN24/599
Responsible Director: Chief Executive Officer
Attachments: 1 S11A Instrument of Appointment and Authorisation (LLO)
- Noah Tankey - Sep 2024 [↓](#)

PURPOSE OF REPORT

The purpose of this report is to appoint a Council officer as an Authorised Officer under the Planning and Environment Act 1987 (the Act).

EXECUTIVE SUMMARY

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

The Local Government Act 1989 also empowers Council to appoint a person, other than a Councillor, to be an authorised officer for the purposes of the administration and enforcement of any Act, regulations or local laws which relate to the functions and powers of the Council.

A person who is appointed to a position has the powers of that position under the legislation which they have been appointed. Authorisations are necessary to facilitate the efficient and effective function of councils as they enable authorised officers to carry out compliance or enforcement under legislation related to their functions and powers of the Council.

Authorised officers will continue to be appointed under s224 of the Local Government Act 1989, as there are no provisions for appointing authorised officers under the Local Government Act 2020.

1. RECOMMENDATION

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

- A. the following Council Officer be appointed as an authorised officer:**
 - Noah Tankey
- B. the instrument will come into force immediately upon execution and will remain in force until Council determines to vary or revoke the Instrument or the officer ceases their employment with Council; and**
- C. the Instrument be signed and sealed.**

2. BACKGROUND

- 2.1 The *Planning and Environment Act 1987* (the Act) regulates enforcement of the Act and is reliant on authorised officers acting on behalf of the Responsible Authority which is Council.
- 2.2 The Act, unlike the *Local Government Act 1989*, does not permit appointments to be made by the Chief Executive Officer and therefore in order for the officer to legally undertake the duties of their position under the Act, it is necessary for Council to make appointments by formal resolution.
- 2.3 The Instrument of Appointment and Authorisation has been prepared based on advice from Maddocks Lawyers and empowers the relevant officer to exercise those powers granted in the Instrument.
- 2.4 The appointment will come into force immediately upon its execution under the Seal of Council and will remain in force until varied or revoked by Council or the officer ceases employment with Council.
- 2.5 In addition to the appointment under the Act, Council pursuant to Section 224 of the *Local Government Act 1989*, may appoint any person other than a Councillor to be an authorised officer for the purposes of the administration and enforcement of most other Acts, Regulations or Local Laws which relate to the functions and powers of Council. This broader Instrument of Appointment and Authorisation has already been carried out, in respect to the designated officers, under the delegated authority of the Chief Executive Officer as the first part of a dual appointment process.
- 2.6 The appointment will be recorded in the Authorised Officers Register that is required to be kept by Council and is available for public inspection.

3. IMPLEMENTATION

3.1 Communication and Engagement

Stakeholder Groups	Nominated Council officers
Is engagement required?	No. Council is required to make these administrative appointments.
Where does it sit on the IAP2 spectrum?	N/A
Approach	N/A

4. DECLARATIONS OF CONFLICT OF INTEREST

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

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

In this instrument "officer" means -

Noah Tankey

By this instrument of appointment and authorisation Manningham City Council -

- 1. under section 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
- 2. under section 313 of the *Local Government Act 2020* authorises the officer either generally or in a particular case to institute proceedings for offences against the Acts and regulations described in this instrument.

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

This instrument is authorised by a resolution of the Manningham City Council on 16 September 2024.

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

Mayor

Chief Executive Officer

Date:

14.5 Informal Meetings of Councillors

File Number:	IN24/589
Responsible Director:	Chief Executive Officer
Attachments:	<ol style="list-style-type: none"> 1 Audit and Risk Committee - 31 May 2024 ↓ 2 Audit and Risk Committee - 26 July 2024 ↓ 3 Strategic Briefing Session - 13 August 2024 ↓ 4 Multicultural Communities Advisory Committee - 19 August 2024 ↓ 5 CEO Employment and Remuneration Committee - 20 August 2024 ↓ 6 Liveable Places and Spaces Committee - 21 August 2024 ↓ 7 Councillor and CEO Only Time - 27 August 2024 ↓ 8 Manningham Disability Advisory Committee - 2 September 2024 ↓ 9 Health and Wellbeing Advisory Committee - 4 September 2024 ↓ 10 Recreation and Sport Advisory Committee - 4 September 2024 ↓ 11 Healthy Ageing Advisory Committee - 5 September 2024 ↓ 12 Audit and Risk Committee - 6 September 2024 ↓

PURPOSE OF REPORT

The purpose of this report is to promote transparency in Council's business by providing a record of informal meetings attended by Councillors.

EXECUTIVE SUMMARY

Chapter 6, sub rule 1 of Manningham's Governance Rules requires a record of each meeting that constitutes an Informal Meeting of Councillors to be reported to Council and those records to be incorporated into the minutes of the Council Meeting.

1. RECOMMENDATION

That Council note the Informal Meetings of Councillors for the following meetings:

- **Audit and Risk Committee - 31 May 2024**
- **Audit and Risk Committee - 26 July 2024**
- **Strategic Briefing Session – 13 August 2024**
- **Multicultural Communities Advisory Committee – 19 August 2024**
- **CEO Employment and Remuneration Committee Meeting – 20 August 2024**
- **Liveable Places and Spaces Committee - 21 August 2024**
- **Councillor and CEO Only Time – 27 August 2024**
- **Manningham Disability Advisory Committee - 2 September 2024**
- **Health and Wellbeing Advisory Committee - 4 September 2024**
- **Recreation and Sport Advisory Committee – 4 September 2024**
- **Healthy Ageing Advisory Committee – 5 September 2024**
- **Audit and Risk Committee - 6 September 2024**

2. BACKGROUND

- 2.1 Section 60 of the *Local Government Act 2020*, requires a Council to develop, adopt and keep in force Governance Rules (the Rules).
- 2.2 Chapter 6, sub rule 1 of Manningham's Governance Rules requires the Chief Executive Officer to ensure a summary of matters discussed at an informal meeting is tabled at the next convenient Council meeting and recorded in the minutes of that meeting.
- 2.3 An Informal Meeting of Councillors is a meeting that:
- is a scheduled or planned meeting of all Councillors (irrespective of how many Councillors attend) with the Chief Executive Officer for the purpose of discussing the business of Council or briefing Councillors; or
 - is a scheduled or planned meeting of all Councillors (irrespective of how many Councillors attend) with the Executive Management Team for the purpose of discussing the business of Council or briefing Councillors; or
 - is a scheduled or planned advisory committee meeting attended by at least one Councillor and one member of Council staff; and
 - is not a Council meeting, Delegated Committee meeting or Community Asset Committee meeting.

3. DISCUSSION / ISSUE

Summaries of the following informal meetings are attached to this report:

- Audit and Risk Committee - 31 May 2024
- Audit and Risk Committee - 26 July 2024
- Strategic Briefing Session – 13 August 2024
- Multicultural Communities Advisory Committee – 19 August 2024
- CEO Employment and Remuneration Committee Meeting – 20 August 2024
- Liveable Places and Spaces Committee - 21 August 2024
- Councillor and CEO Only Time – 27 August 2024
- Manningham Disability Advisory Committee - 2 September 2024
- Health and Wellbeing Advisory Committee - 4 September 2024
- Recreation and Sport Advisory Committee – 4 September 2024
- Healthy Ageing Advisory Committee – 5 September 2024
- Audit and Risk Committee - 6 September 2024

4. IMPLEMENTATION

4.1 Communication and Engagement

Stakeholder Groups	Councillors, Officers and members of Manningham’s Advisory Committees
Is engagement required?	No. This information is provided in the interests of public transparency.
Where does it sit on the IAP2 spectrum?	N/A
Approach	N/A

5. DECLARATIONS OF CONFLICT OF INTEREST

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

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS					
Meeting Name:	Audit and Risk Committee				
Date:	Friday, 31 May 2024				
	<table border="1"> <tr> <td>Time Opened:</td> <td>9:00am</td> </tr> <tr> <td>Time Closed:</td> <td>11:00am</td> </tr> </table>	Time Opened:	9:00am	Time Closed:	11:00am
Time Opened:	9:00am				
Time Closed:	11:00am				
Location:	Council Chambers, Civic Centre				
Councillors Present:	Cr C Lange (Mayor), Cr D Diamante				
Officers Present:	Andrew Day (CEO), Jon Gorst, Vicki Miller, Nick Hulston				
Apologies:	Carrie Bruce, Liz Hammond				
Items discussed:	<ul style="list-style-type: none"> • Conflict of Interest Disclosure • Minutes of the Previous Meeting • In Camera Meeting of Audit and Risk Committee • CEO Overview • Audit and Risk Committee Standard Questions • Matters Arising from Previous Meetings • Management Register – Outstanding Actions Internal Audit • 2023-24 Draft Financial Report “Shell Accounts” and Accounting Standards Update • 2023-24 Asset Valuations • External Audit Interim Management Letter – year ending 30 June 2024 • Internal Auditor’s Status Report • Asset Management Infrastructure Internal Audit – Final Report • First Draft Three Year Internal Audit Plan 2024-25 • Strategic Risk Register – Cyclical Presentation of Individual Risk • Asbestos Management in the Undertaking of Council Activities • OracleCMS Cyber Security Data Breach Response • Strategic Risk Register Six Month Report • Manningham Quarterly Report Q3, 2023-24 • Internal Audit Scope4 – Climate Change Adaptation • Executive Risk Committee Meeting Minutes 8.5.2024 Draft • Audit and Risk Committee Chair’s Biannual Report • Audit and Risk Committee Workplan May 2024 				
CONFLICT OF INTEREST DISCLOSURES					
Were there any conflict of interest disclosures by Councillors?	No				

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS					
Meeting Name:	Audit and Risk Committee				
Date:	Friday, 26 July 2024				
	<table border="1"> <tr> <td>Time Opened:</td> <td>9:00am</td> </tr> <tr> <td>Time Closed:</td> <td>11:00am</td> </tr> </table>	Time Opened:	9:00am	Time Closed:	11:00am
Time Opened:	9:00am				
Time Closed:	11:00am				
Location:	Council Chambers, Civic Centre				
Councillors Present:	Cr C Lange (Mayor), Cr D Diamante				
Officers Present:	Kerryn Paterson (Acting CEO), Jon Gorst, Carrie Bruce, Claire Wynn, Liz Hammond				
Apologies:	Andrew Day (CEO), Vicki Miller				
Items discussed:	<ul style="list-style-type: none"> • Conflict of Interest • Minutes of Previous Meeting • In Camera Meeting of Audit and Risk Committee • CEO Overview • Audit and Risk Committee Standard Questions • Matters Arising from Previous Meetings • Management Register – Outstanding Actions Internal Audit • End of Financial year 2023-24 Process and Audit Update • Update on upcoming Infrastructure Assets Review • Internal Audit Status Report • Three Year Internal Audit Plan 2024-27 • Internal Audit – Final Report – Cyber Security IA Final Report • Strategic Risk Register – Cyclical Presentation of Detailed Risk • Strategic Property Portfolio (SPP) Overview and the SPP Probity Plan for the former Manningham Quarry Expression of Interest • Executive Risk Committee Meeting Minutes 10 July 2024 Draft • Internal Audit Scopes (Contract Management & Compliance Enforcement & Appeals) • Annual Claims Report 2023-24 • Business Continuity Management Exercise Action Plan Report 				
CONFLICT OF INTEREST DISCLOSURES					
Were there any conflict of interest disclosures by Councillors?	No				

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS

Meeting Name:	Strategic Briefing Session		
Date:	Tuesday, 13 August 2024	Time Opened:	6:40pm
		Time Closed:	9:36pm
Location:	Council Chambers, Civic Centre		
Councillors Present:	Cr Carli Lange (Mayor), Cr Laura Mayne (Deputy Mayor), Cr Anna Chen, Cr Andrew Conlon, Cr Deirdre Diamante, and Cr Stephen Mayne		
Officers Present:	<p>Executive Officers Present Andrew Day, Chief Executive Officer Rachelle Quattrocchi, Director City Services Lee Robson, Director Connected Communities Andrew McMaster, Director City Planning</p> <p>Other Officers in Attendance Nick Hulston, Governance Officer Carrie Bruce, Manager Integrity Lawrie McLaughlin, Manager Business Enablement Roger Woodlock, Integrated Water Management – Strategic Lead Lydia Winstanley, Coordinator City Planning Jess Rae, Coordinator Climate Emergency and Environment Helen Napier, Manager Sustainable Futures Emma Michie, Manager Community Participation Robert Morton Coordinator Community Projects and Planning Nathan Whelan, Recreation Planner</p>		
Apologies:	Cr Geoff Gough, Cr Michelle Kleinert OAM and Cr Tomas Lightbody		
Items discussed:	<ol style="list-style-type: none"> 1. Service Review Areas and Outcomes for 2023/24 2. Climate Change Impacts on Water Management (Confidential) 3. Outdoor Sports Infrastructure and Allocations Policy 4. Manningham Submission for Doncaster Park and Ride 5. Review of Council Expenses Policy 6. Gender Equality Act Progress Report 2023 Update 7. 2024 Annual Healthy Ageing Grant Program Recommendations 8. Statutory Planning Application Activity Quarter 4 (April to June 2024) 9. Partial Acquisition of Property (Confidential) 10. Concrete Maintenance Works Contract Panel Award Recommendation (Confidential) 11. End of 2023-24 Financial Year Capital Works Report 12. Climate Emergency Response Plan - An Implementation Update 		

CONFLICT OF INTEREST DISCLOSURES

Were there any conflict of interest disclosures by Councillors? No

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS					
Meeting Name:	Multicultural Communities Advisory Committee				
Date:	Monday, 19 August 2024				
	<table border="1"> <tr> <td>Time Opened:</td> <td>6:00pm</td> </tr> <tr> <td>Time Closed:</td> <td>8:00pm</td> </tr> </table>	Time Opened:	6:00pm	Time Closed:	8:00pm
Time Opened:	6:00pm				
Time Closed:	8:00pm				
Location:	Function Room 3, Civic Centre				
Councillors Present:	Cr Anna Chen, Cr Deirdre Diamante, Cr Stephen Mayne				
Officers Present:	Catherine Simcox, Michelle Zemancheff, Katrine Gabb, Nuru Johnston				
Apologies:	Nil				
Items discussed:	<ol style="list-style-type: none"> 1. Business Arising – Multicultural Network Update; 16 days of Activism; Citizenship Ceremony 2. Community Pulse Check 3. Welcoming Cities from a national perspective – presented by Bel Schenk Welcoming Cities 4. The Welcoming Cities standard in a Manningham context, Workshop 5. Other business, local government caretaker period 				
CONFLICT OF INTEREST DISCLOSURES					
Were there any conflict of interest disclosures by Councillors?	No				

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS

Meeting Name:	CEO Employment and Remuneration Committee Meeting		
Date:	Tuesday, 20 August 2024	Time Opened:	6:30pm
		Time Closed:	7:30pm
Location:	Heide Room, Civic Centre		
Councillors Present:	Cr Carli Lange (Mayor) (Chair), Cr Laura Mayne (Deputy Mayor), Cr Deirdre Diamante, Cr Anna Chen, Cr Andrew Conlon, Cr Stephen Mayne; Cr Tomas Lightbody		
Officers Present:	Kerryn Paterson		
Apologies:	Cr Michelle Kleinert OAM, Cr Geoff Gough		
Items discussed:	<ul style="list-style-type: none"> • CEO 2023/24 Annual Performance Review • Draft 2024/25 Performance Plan 		

CONFLICT OF INTEREST DISCLOSURES

Were there any conflict of interest disclosures by Councillors? No

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS					
Meeting Name:	Liveable Places and Spaces Committee				
Date:	Monday, 21 August 2023				
	<table border="1"> <tr> <td>Time Opened:</td> <td>6:00pm</td> </tr> <tr> <td>Time Closed:</td> <td>8:00pm</td> </tr> </table>	Time Opened:	6:00pm	Time Closed:	8:00pm
Time Opened:	6:00pm				
Time Closed:	8:00pm				
Location:	Function Room 3, Civic Centre				
Councillors Present:	Cr Carli Lange (Mayor), Cr Anna Chen				
Officers Present:	Andrew McMaster, Carrie Lindsay, Lydia Winstanley, Andrew Mangan, Samantha Cimati				
Apologies:	Cr Geoff Gough				
Items discussed:	<ol style="list-style-type: none"> 1. Welcome and Acknowledgement of Country 2. Actions Outstanding 3. City Design Capital Works program 2024/25 4. Residential Discussion Paper & Activity Centre Design Guidelines 5. North East Link Urban Design Landscape Plans 6. Other Business 7. Next meeting and dates 				
CONFLICT OF INTEREST DISCLOSURES					
Were there any conflict of interest disclosures by Councillors?	No				

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS					
Meeting Name:	Councillor and CEO Only Time				
Date:	Tuesday, 27 August 2024				
	<table border="1"> <tr> <td>Time Opened:</td> <td>6:00pm</td> </tr> <tr> <td>Time Closed:</td> <td>6:30pm</td> </tr> </table>	Time Opened:	6:00pm	Time Closed:	6:30pm
Time Opened:	6:00pm				
Time Closed:	6:30pm				
Location:	Councillor Lounge, Civic Centre				
Councillors Present:	Cr Carli Lange (Mayor), Cr Laura Mayne (Deputy Mayor), Cr Deirdre Diamante, Cr Andrew Conlon, Cr Anna Chen, Cr Michelle Kleinert OAM, Cr Geoff Gough				
Officers Present:	Andrew Day (Chief Executive Officer)				
Apologies:	Cr Tomas Lightbody				
Items discussed:	Upcoming Council meeting				
CONFLICT OF INTEREST DISCLOSURES					
Were there any conflict of interest disclosures by Councillors?	No				

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS				
Meeting Name:	Manningham Disability Advisory Committee			
Date:	Monday, 2 September 2024			
	<table border="1" style="width: 100%;"> <tr> <td>Time Opened:</td> <td>3:00pm</td> </tr> <tr> <td>Time Closed:</td> <td>5:00pm</td> </tr> </table>	Time Opened:	3:00pm	Time Closed:
Time Opened:	3:00pm			
Time Closed:	5:00pm			
Location:	Council Chambers, Civic Centre (Some members participated online)			
Councillors Present:	Cr Michelle Kleinert OAM			
Officers Present:	Catherine Simcox, Michelle Zemancheff, Mydhily Madhu, Patrick Boyd			
Apologies:	Nil			
Items discussed:	<ol style="list-style-type: none"> 1. Confirmation of previous meeting minutes 2. Business arising from previous minutes 3. Disability Liaison Officer – Victoria Police 4. Aquarena Outdoor Redevelopment 5. Assistive Technology Expo – Onemda 6. Other Business – Abilities Unleashed program, Council elections, NDIS Legislation 			
CONFLICT OF INTEREST DISCLOSURES				
Were there any conflict of interest disclosures by Councillors?	No			

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS				
Meeting Name:	Health and Wellbeing Advisory Committee			
Date:	Wednesday, 4 September 2024			
	<table border="1" style="width: 100%;"> <tr> <td>Time Opened:</td> <td>6:00pm</td> </tr> <tr> <td>Time Closed:</td> <td>7:45pm</td> </tr> </table>	Time Opened:	6:00pm	Time Closed:
Time Opened:	6:00pm			
Time Closed:	7:45pm			
Location:	Civic Council Chamber			
Councillors Present:	Cr Carli Lange (Mayor)			
Officers Present:	Catherine Simcox, Gracie Benn, Felicity Raper, Georgina Snaddon			
Apologies:	Michelle Zemancheff			
Items discussed:	<ol style="list-style-type: none"> 1. Conflict of Interest 2. Other Business – 16 Days of Activism – small grants 3. Health and Wellbeing Action Plan Snapshot 4. Planning for the new Health and Planning strategy and integrating into the Council Plan 5. VicHealth – VLGP Initiatives <ul style="list-style-type: none"> - CEO Visit - Doncaster Secondary College and Stride or Glide initiative - Food Systems Initiative - This Girl Can campaign 6. Other Business – Local Government Elections 			
CONFLICT OF INTEREST DISCLOSURES				
Were there any conflict of interest disclosures by Councillors?	No			

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS					
Meeting Name:	Recreation and Sport Advisory Committee				
Date:	Wednesday, 4 September 2024				
	<table border="1"> <tr> <td>Time Opened:</td> <td>6:30pm</td> </tr> <tr> <td>Time Closed:</td> <td>8:25pm</td> </tr> </table>	Time Opened:	6:30pm	Time Closed:	8:25pm
Time Opened:	6:30pm				
Time Closed:	8:25pm				
Location:	Function Room 3, Civic Centre				
Councillors Present:	Cr L Mayne (Deputy Mayor), Cr A Conlon, Cr S Mayne				
Officers Present:	Emma Michie, Patrick Boyd, Clare Hockey, Kayla Uildriks				
Apologies:	Nil				
Items discussed:	<ol style="list-style-type: none"> 1. Participation Workshop – Update 2. This Girl Can 3. Aquarena Outdoor Masterplan – Update 4. Recap & Evaluation 				
CONFLICT OF INTEREST DISCLOSURES					
Were there any conflict of interest disclosures by Councillors?	No				

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS					
Meeting Name:	Healthy Ageing Advisory Committee				
Date:	Thursday, 5 September 2024				
	<table border="1"> <tr> <td>Time Opened:</td> <td>6:00pm</td> </tr> <tr> <td>Time Closed:</td> <td>8:00pm</td> </tr> </table>	Time Opened:	6:00pm	Time Closed:	8:00pm
Time Opened:	6:00pm				
Time Closed:	8:00pm				
Location:	Council Chambers, Civic Centre				
Councillors Present:	Cr Anna Chen, Cr Deirdre Diamante				
Officers Present:	Michelle Zemancheff, Gabrielle Spence				
Apologies:	Nil				
Items discussed:	<ol style="list-style-type: none"> 1. Conflicts of Interest 2. Confirmation of Previous Minutes 3. Business Arising <ul style="list-style-type: none"> - Red Gum Café details featured in promotional material for seniors' community events 4. Age-friendly City Workshop with LaTrobe University 5. Other Business <ul style="list-style-type: none"> - Seniors Morning Tea - Dementia Action Week - Healthy Ageing Grants 				
Were there any conflict of interest disclosures by Councillors?	No				

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS					
Meeting Name:	Audit and Risk Committee				
Date:	Friday, 6 September 2024				
	<table border="1" style="width: 100%;"> <tr> <td>Time Opened:</td> <td>9:00am</td> </tr> <tr> <td>Time Closed:</td> <td>11:00am</td> </tr> </table>	Time Opened:	9:00am	Time Closed:	11:00am
Time Opened:	9:00am				
Time Closed:	11:00am				
Location:	Council Chambers, Civic Centre				
Councillors Present:	Cr C Lange (Mayor), Cr D Diamante				
Officers Present:	Andrew Day (CEO), Jon Gorst, Carrie Bruce, Claire Wynn, Liz Hammond				
Apologies:	Vicki Miller				
Items discussed:	<ul style="list-style-type: none"> • Conflict of Interest - Disclosure • In Camera Discussion – Committee Only • In Camera Discussion – Committee & External Auditors (only) • Minutes of Previous Meeting • CEO Overview • Risk and Assurance – Verbal Update • Audit and Risk Committee Standard Questions • 2023-24 Financial Report and Performance Statement • Financial Report (Draft) for the year ended 30 June 2024 • Performance Statement for the year ended 30 June 2024 • Closing Report to the Audit and Risk Committee & Final Management Letter; Financial year ended 30 June 2024 • Audit and Risk Committee Charter • Audit and Risk Committee Workplan 				
CONFLICT OF INTEREST DISCLOSURES					
Were there any conflict of interest disclosures by Councillors?	No				

14.6 Documents for Sealing

File Number: IN24/590
 Responsible Director: Chief Executive Officer
 Attachments: Nil

PURPOSE OF REPORT

The purpose of this report is to seek Council’s authority to sign and seal the documents outlined in the recommendation.

EXECUTIVE SUMMARY

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

1. RECOMMENDATION

That the following documents be signed and sealed:

**Consent to Build Over an Easement
 Agreement under Section 173 of the Planning and Environment Act 1987
 Council and K Wang
 Land: 10 Nathan Street, Doncaster**

**Community Services Lease
 Council and Friends of Manningham Dogs and Cats Inc.
 Premises: Part 53 – 55 Aranga Crescent, Donvale**

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. IMPLEMENTATION

3.1 Communication and Engagement

Stakeholder Groups	The other parties to the agreements
Is engagement required?	No. This information is provided in the interests of public transparency.
Where does it sit on the IAP2 spectrum?	N/A
Approach	N/A

4. DECLARATIONS OF CONFLICT OF INTEREST

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

15 URGENT BUSINESS**16 COUNCILLOR REPORTS AND QUESTION TIME****17 CONFIDENTIAL REPORTS****17.1 Former Quarry - Outcomes and Next Steps**

This report contains confidential information as defined in the *Local Government Act 2020*. The relevant ground applying is S3(1)a of the Act concerning Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

17.2 CEO Employment Matters

This report contains confidential information as defined in the *Local Government Act 2020*. The relevant ground applying is S3(1)f of the Act concerning personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.