



*City of*  
**Whittlesea**

# **ATTACHMENTS**

## **OF ORDINARY COUNCIL MEETING**

**HELD ON**

**TUESDAY 13 DECEMBER 2016**

**AT 6:30PM**

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**Subject Land**



**Medium Density Housing**



**City of  
Whittlesea**

**ESTABLISHED AREAS PLANNING REPORT**

## PLANNING APPLICATION NO. 714341



Subject Land

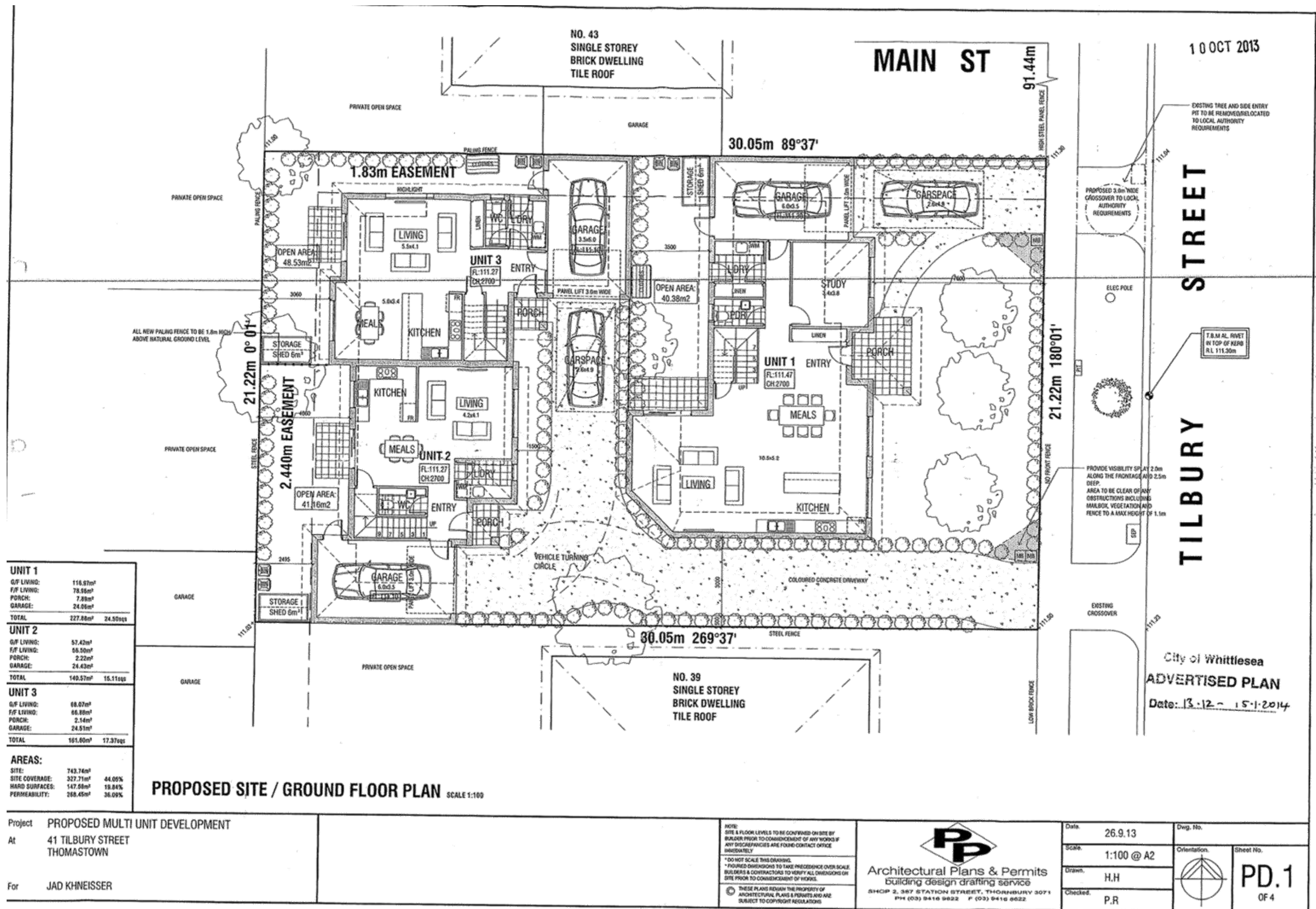


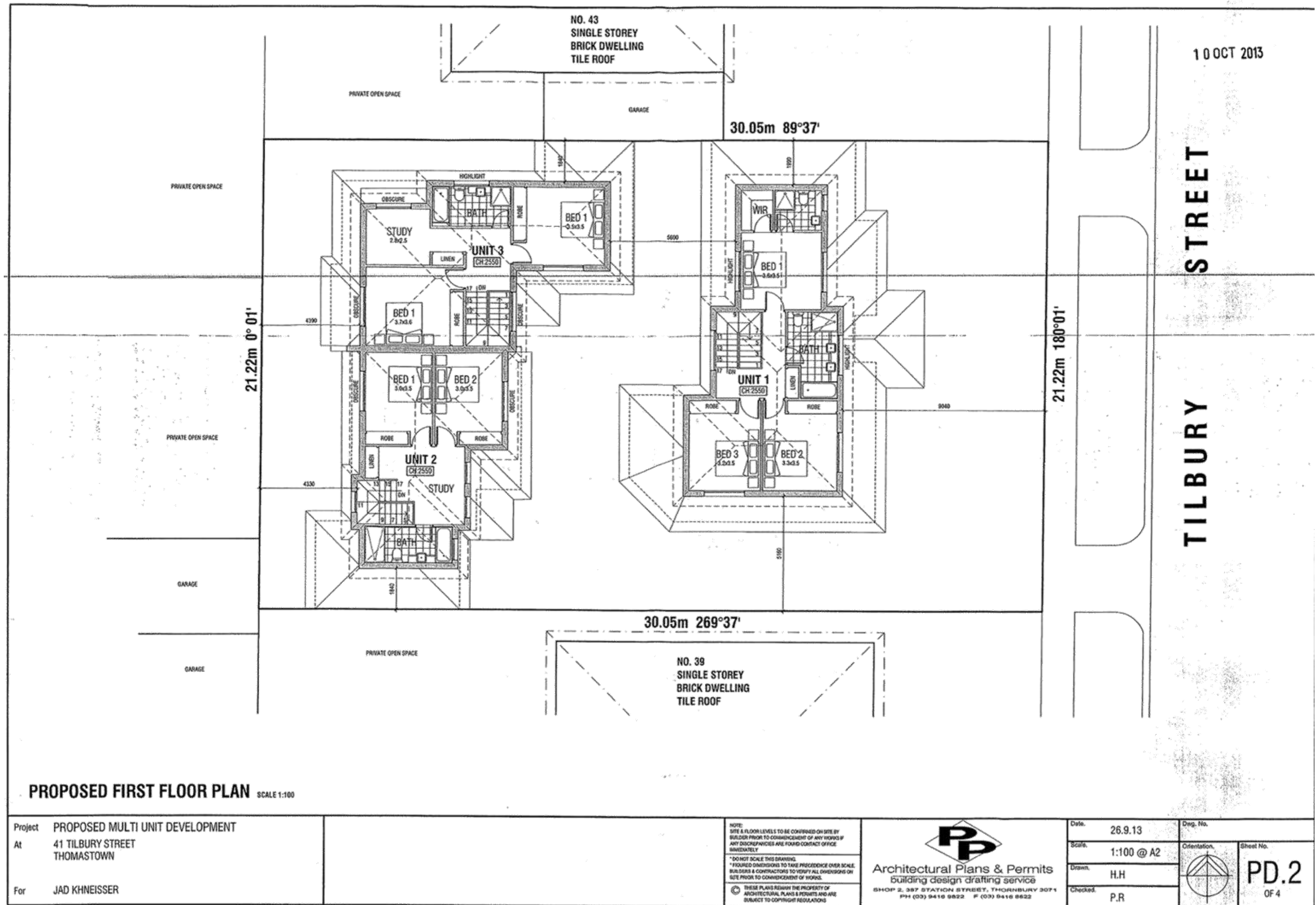
Medium Density Housing

City of  
Whittlesea

ESTABLISHED AREAS PLANNING REPORT













**PLANNING APPLICATION NO. 714817**

## Subject Land

11

## Medium Density Housing

City of  
Whittlesea

# ESTABLISHED AREAS PLANNING REPORT

## PLANNING APPLICATION NO. 714817



Subject Land

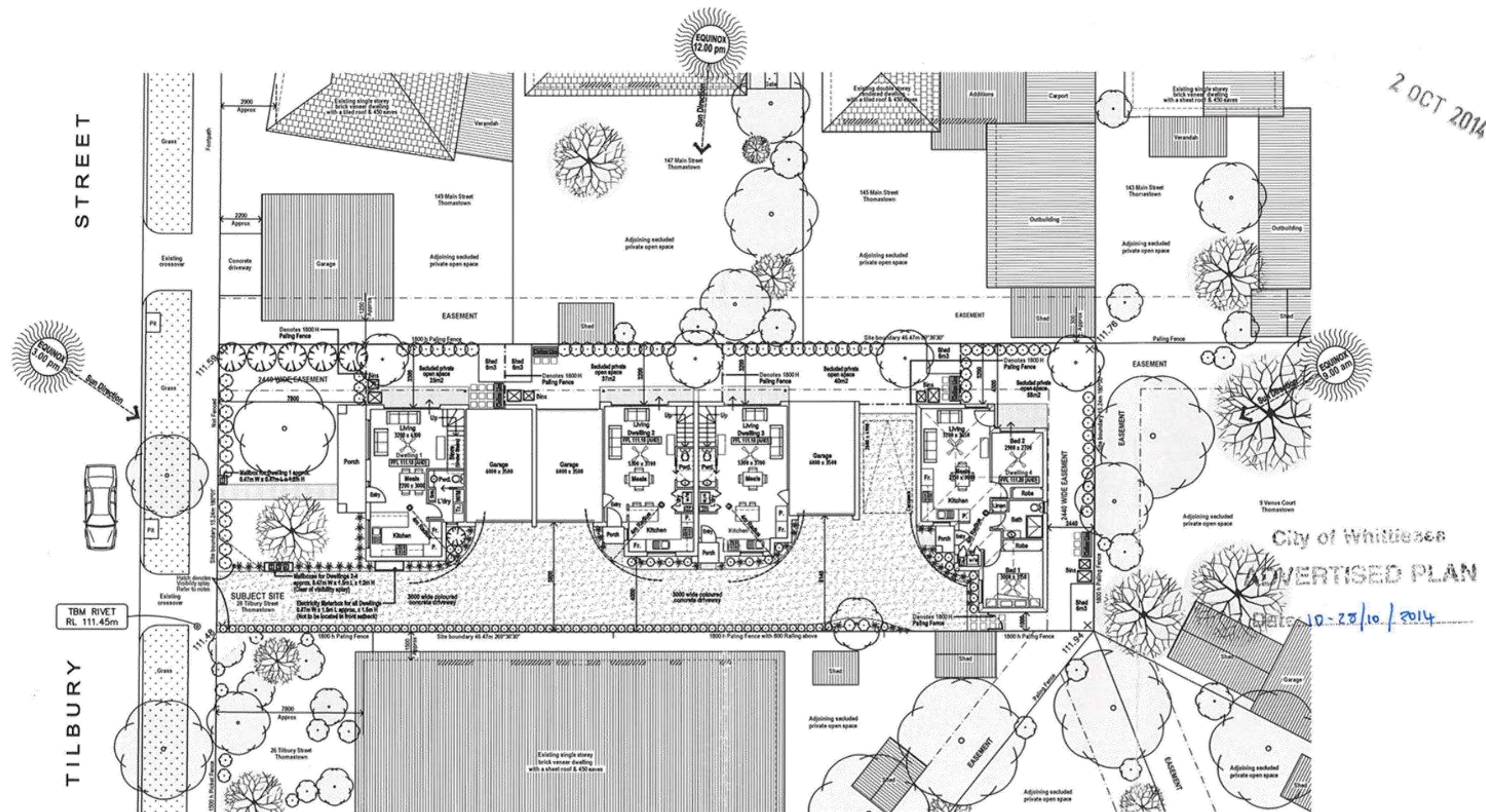


Medium Density Housing

City of  
Whittlesea

ESTABLISHED AREAS PLANNING REPORT





Project  
**Multi-Dwelling Development**

Client  
**Peter Kalotihos**

Rev.	Date	Description	Initial
A	22/09/14	Council queries	B.K.

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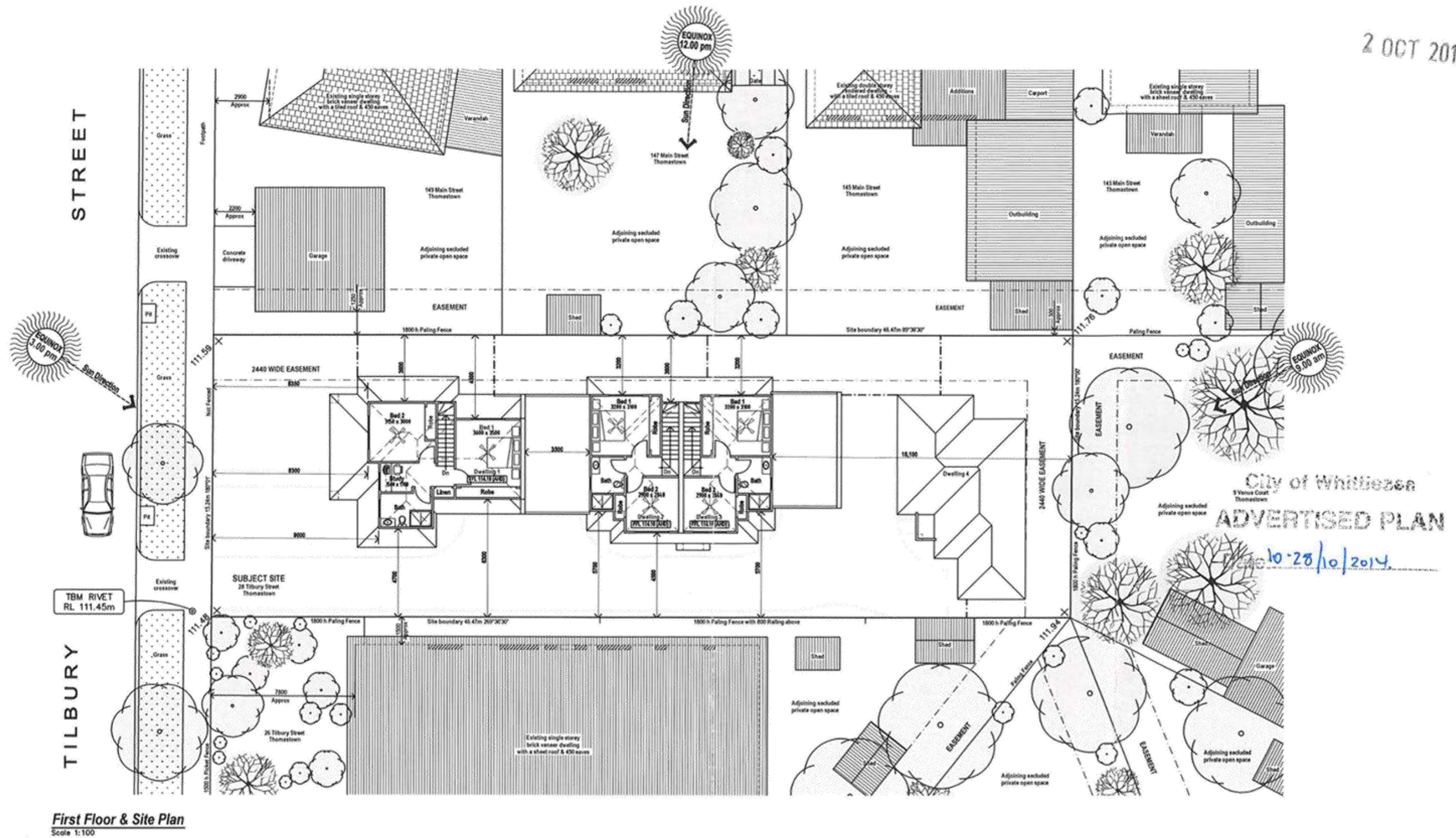
Scale 1:100  
Checked A.W.  
Date 07.12.2013  
Drawn A.W.

Drawing  
**Ground Floor & Site Plan**  
Address  
**At 28 Tilbury Street, Thomastown**  
Ref No. **13-1092** Sheet No. **TP1**

Designer  
Beyond Design Group Pty Ltd  
587 Plenty Road, Reservoir  
Melbourne Victoria Australia  
Ph: (03) 9470 1144  
Fax: (03) 9470 3399  
www.beyonddesign.com.au  
A.B.N. 75 095 127 307







**Project**  
**Multi-Dwelling Development**

**Client**  
**Peter Kalotihos**

Rev.	Date	Description	Initial
A	31/08/14	Council queries	B.H.

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Date 07.12.2013  
Drawn A.W.

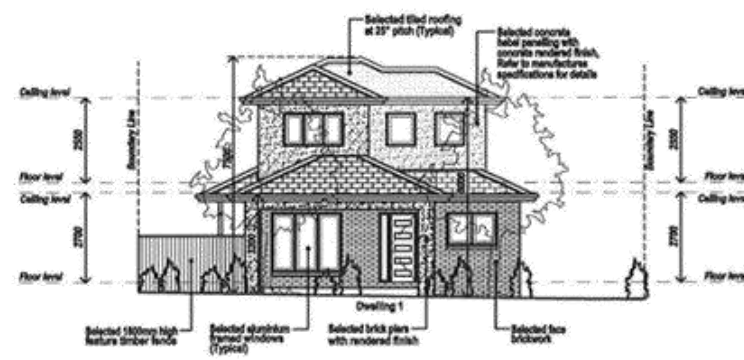
**Drawing**  
**First Floor & Site Plan**  
**Address**  
**At 28 Tilbury Street, Thomastown**  
**Ref No. 13-1092 Sheet No. TP2**

**Designer**  
Beyond Design Group Pty Ltd  
687 Plenty Road, Reservoir  
Melbourne Victoria Australia  
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Fax: (03) 9470 3399  
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A.B.N. 75 095 127 307

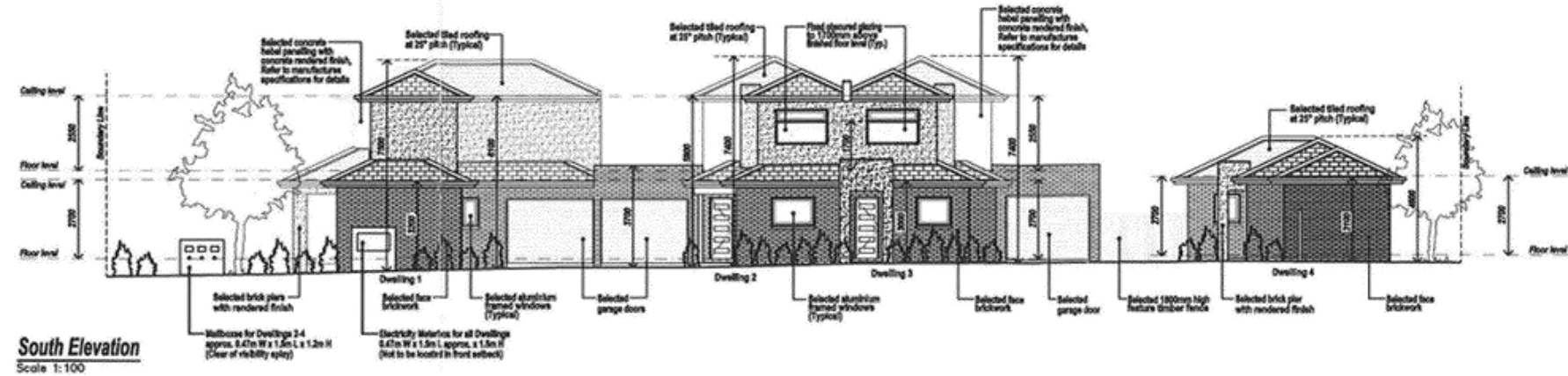




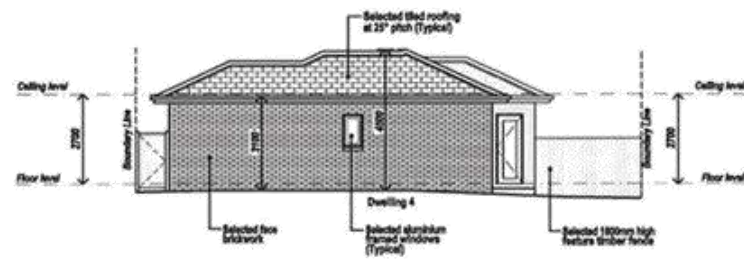
[ 2 OCT 2014



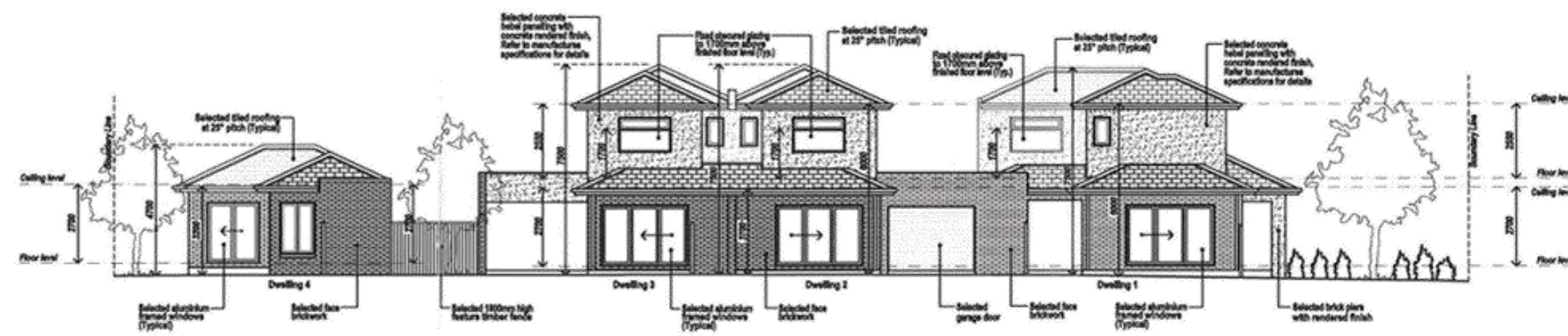
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Scale 1:100



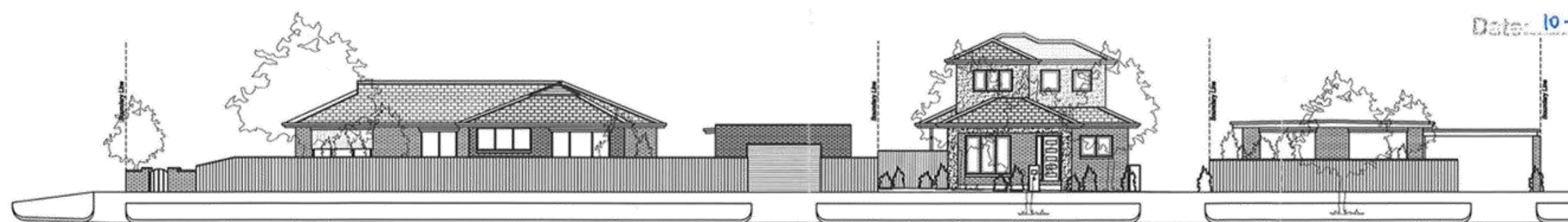
**South Elevation**  
Scale 1:100



**East Elevation**  
Scale 1:100



**North Elevation**  
Scale 1:100



**Streetscape Elevation - View From Tilbury Street**  
Scale 1:100

City of Whittlesea  
ADVERTISED PLAN  
Date: 10-28/10/2014



Project  
**Multi-Dwelling Development**

Client  
**Peter Kalotihos**

Rev.	Date	Description	Initial
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Date 07.12.2013  
Drawn A.W.

Drawing  
**Elevations**  
Address  
**At 28 Tilbury Street, Thomastown**  
Ref No. 13-1092 Sheet No. TP3

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A.B.N. 75 095 127 307





**PLANNING APPLICATION NO. 714816****Subject Land****Medium Density Housing****City of  
Whittlesea****ESTABLISHED AREAS PLANNING REPORT**



## PLANNING APPLICATION NO. 714816

Aerials: Apr 2016



Subject Land

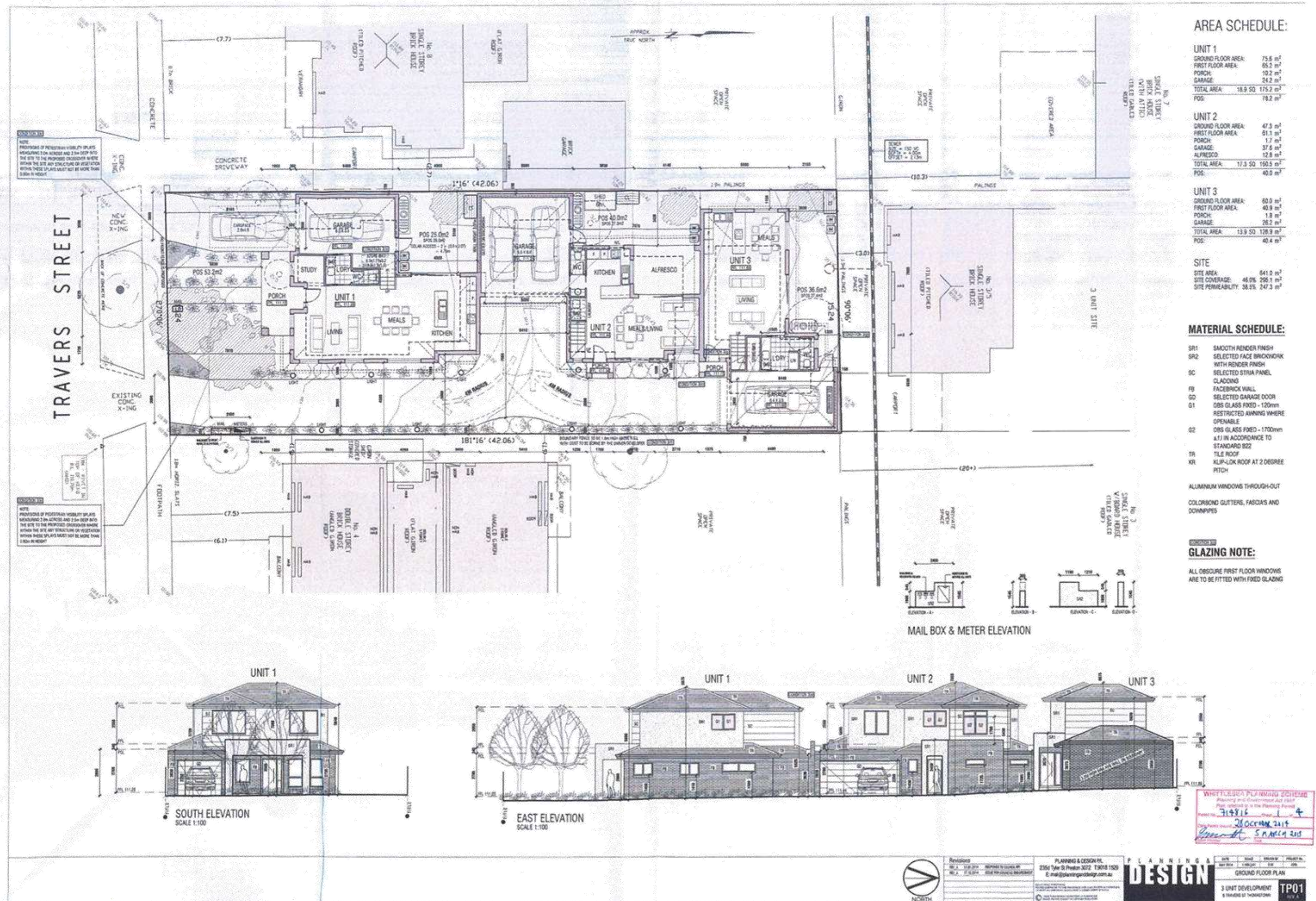


Medium Density Housing

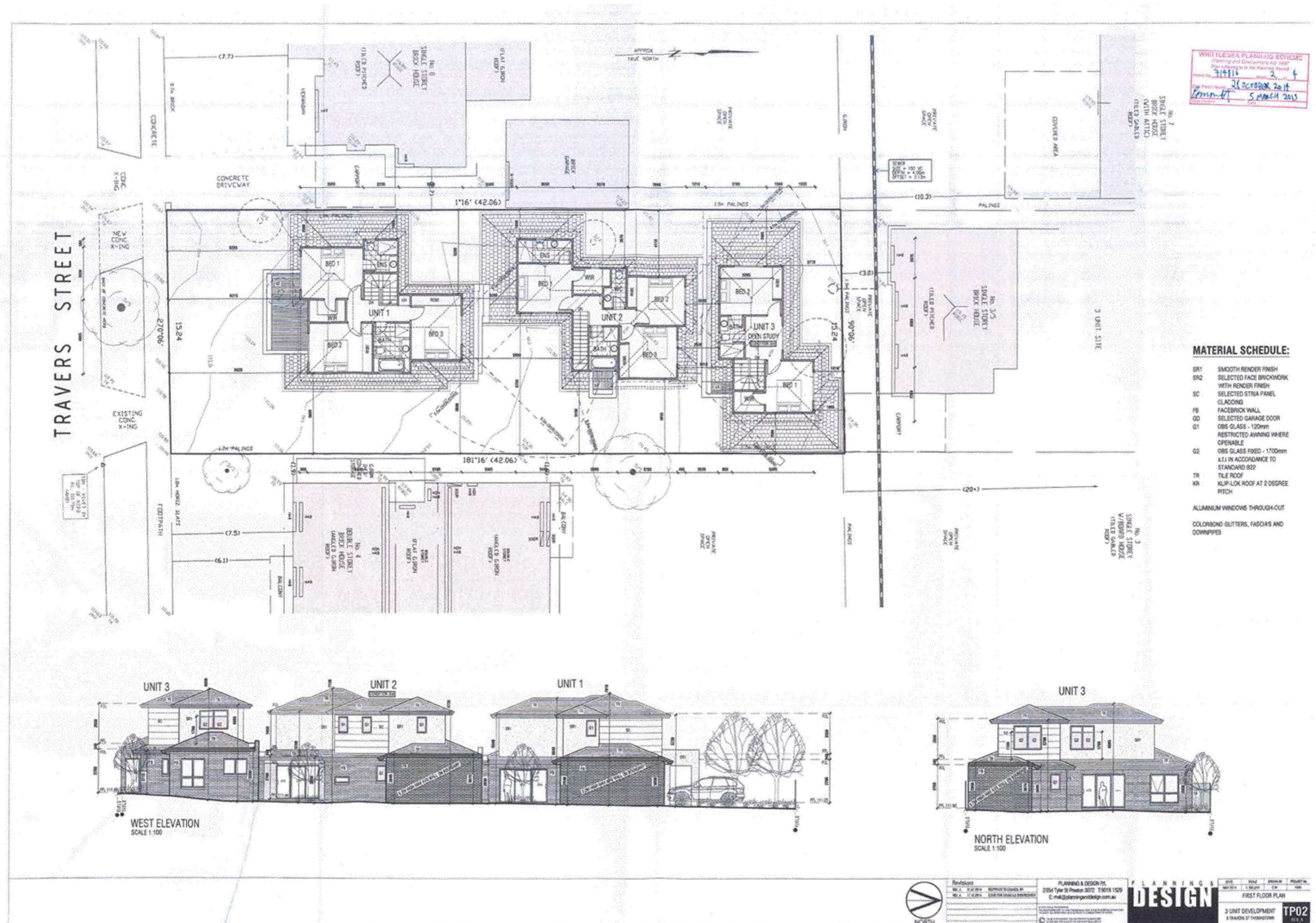
City of  
Whittlesea

ESTABLISHED AREAS PLANNING REPORT







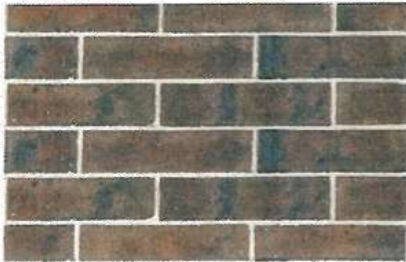




19 DEC 2014



**WINDOWS:**  
ALUMINIUM: BLACK FRAME WITH  
CLEAR GLASS



**FACEBRICK:**  
BORAL: MOCHA



**FASCIA:**  
PAPERBARK GUTTER & DOWNPIPES



**SIDE & REAR FENCE:**  
STANDARD TIMBER PALING FENCE



**ROOF TILES:**  
BORAL: CHARCOAL



**SMOOTH RENDER FINISH:**  
COLORBOND: PAPERBARK



**SECTIONAL GARAGE:**  
COLORBOND PANEL: TIMBER LOOK



**CONCRETE DRIVEWAY:**  
CHARCOAL COLOURED

## COLOUR SCHEDULE

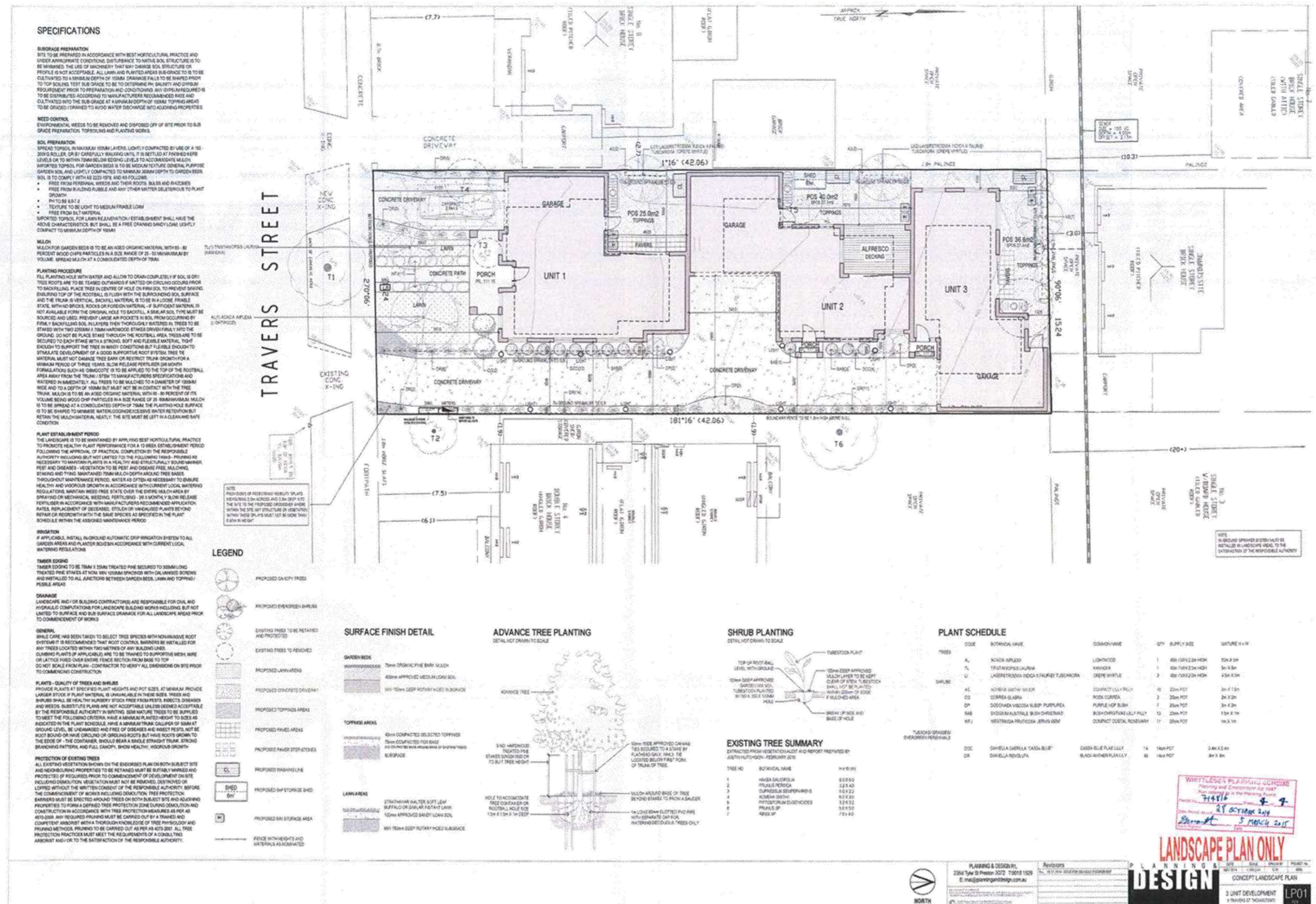
### 3-UNIT DEVELOPMENT

#### 6 TRAVERS ST, THOMASTOWN

WHITILESEA PLANNING CONSULTANTS  
Planning and Environmental Consultants  
Plan referred to in the Planning Permit  
Permit No. 714816 Sheet 3 of 4  
Date Permit issued 28 OCTOBER 2014  
By [Signature] 5 MARCH 2015  
In Pursuit of [Signature] Date

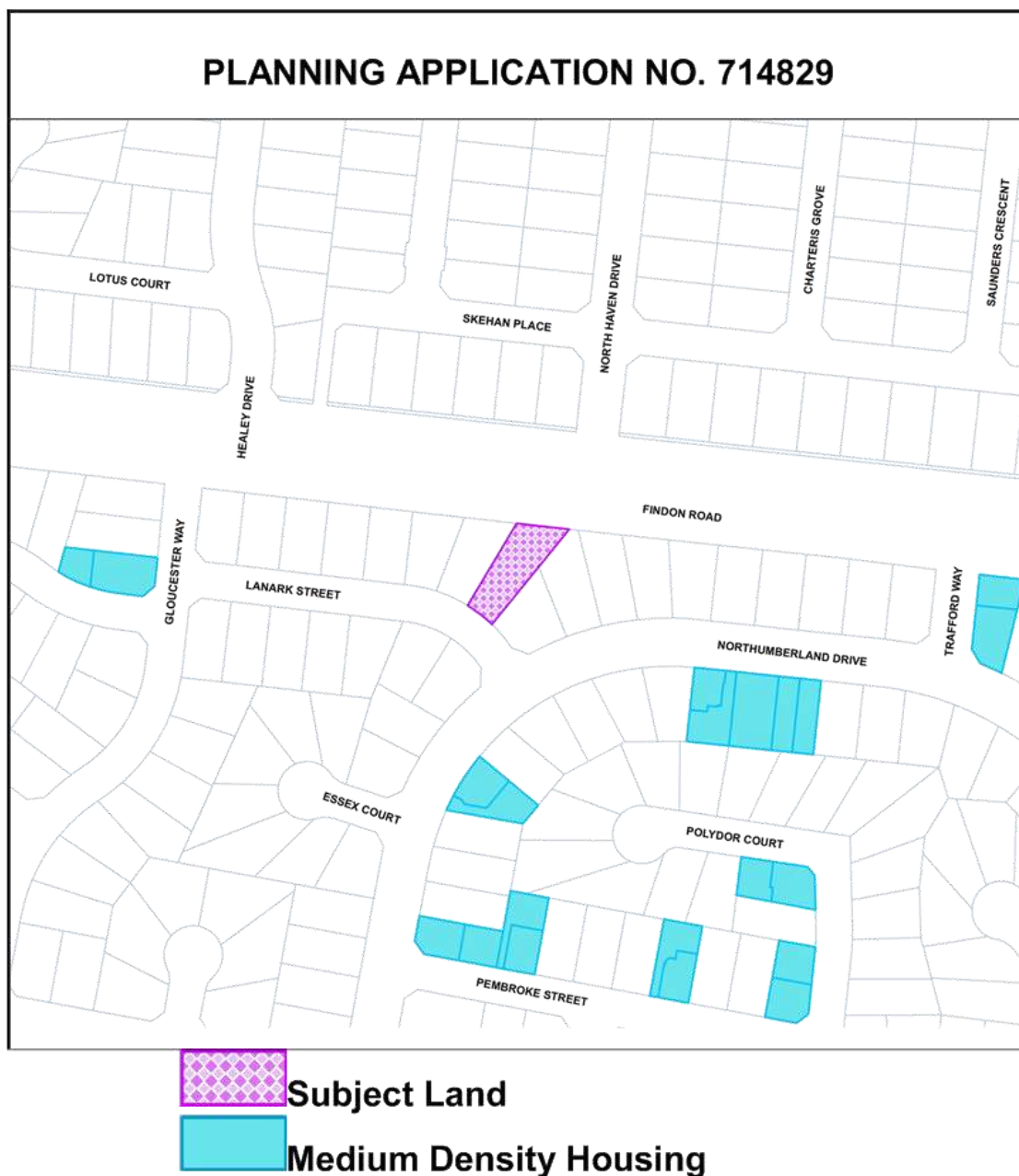












**City of  
Whittlesea**

**ESTABLISHED AREAS PLANNING REPORT**

## PLANNING APPLICATION NO. 714829



Subject Land

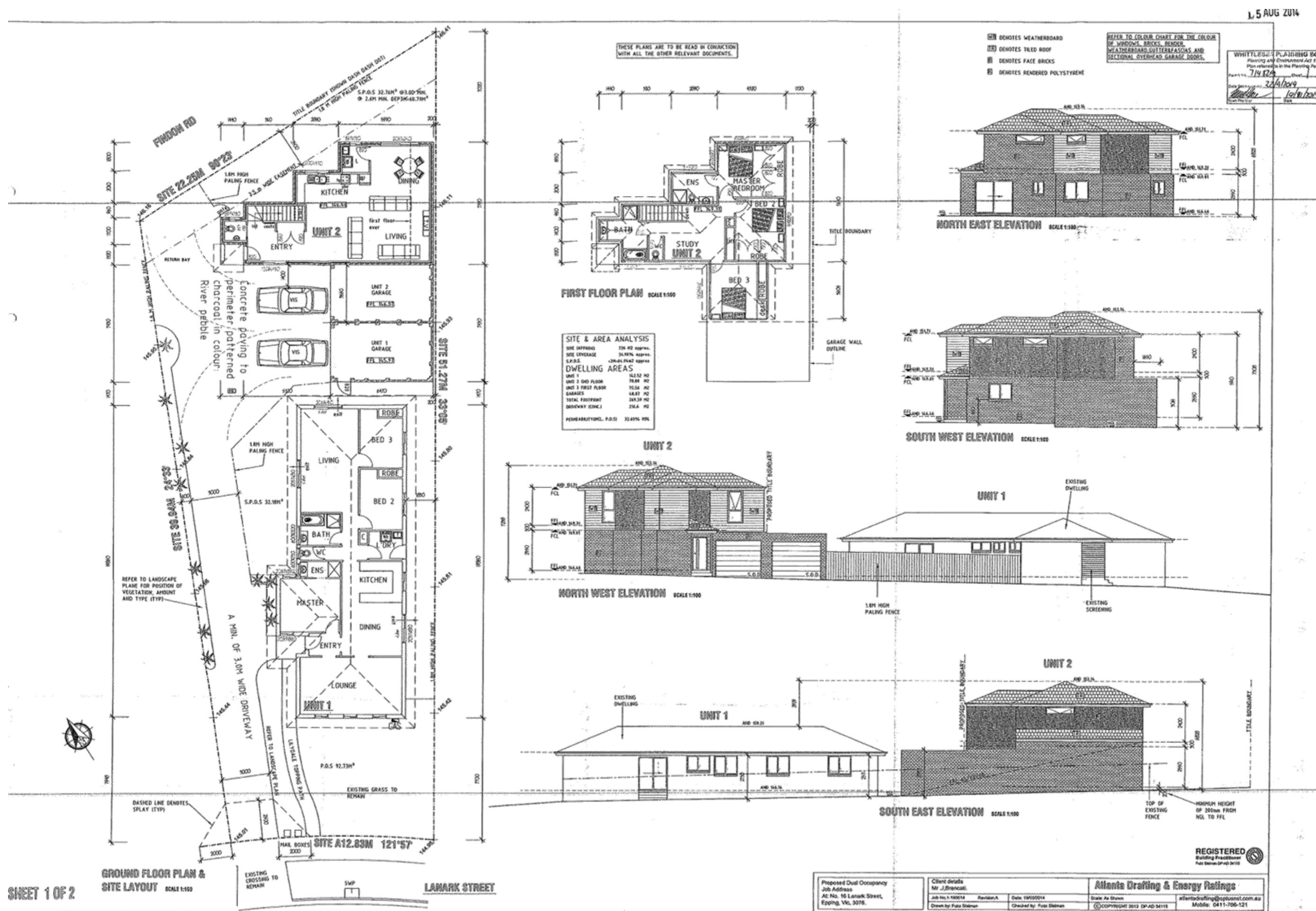


Medium Density Housing

City of  
Whittlesea

ESTABLISHED AREAS PLANNING REPORT







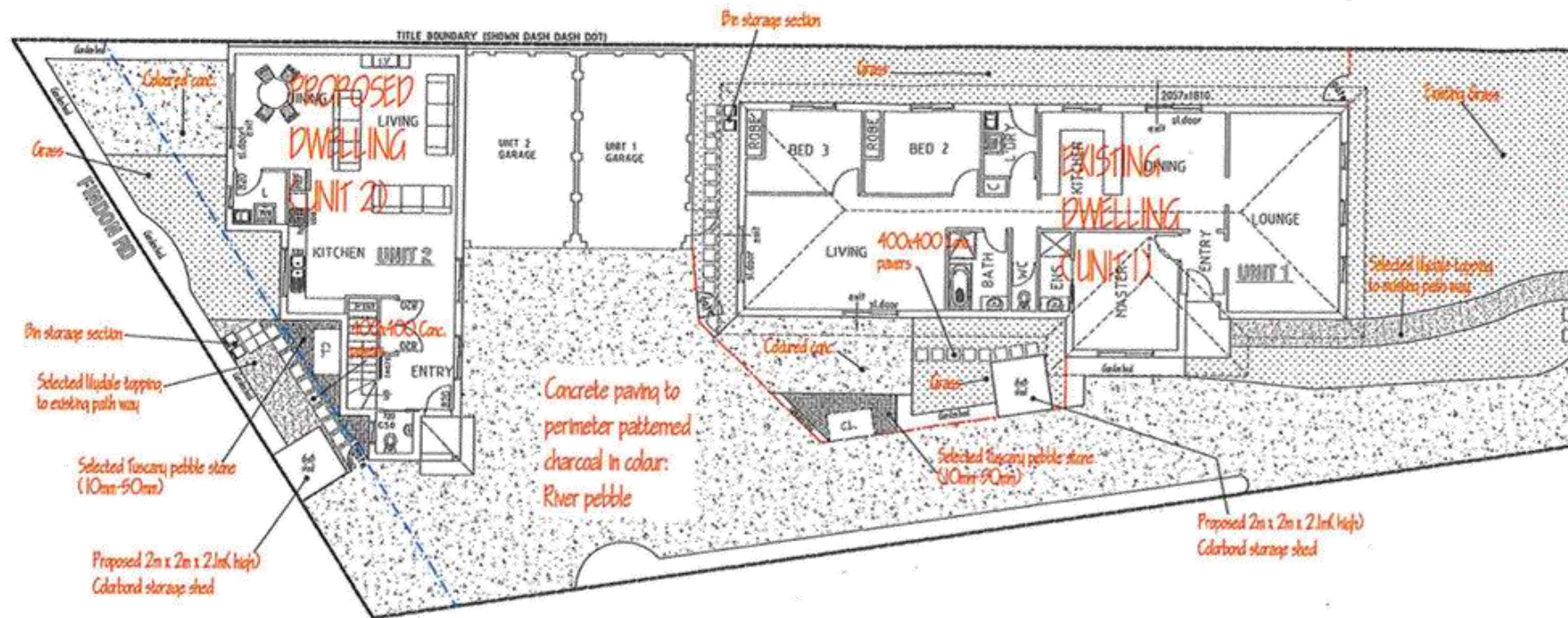


proposed dual occupancy unit 1 & unit 2:

for: Joseph Brancati

at: N°16 Lanark St, Epping

46 JUN 2014



LANDSCAPE PLAN ONLY

**WHITTLESEA PLANNING SCHEME**  
 Planning and Environment Act 1987  
 Plan referred to in the Planning Permit  
 Permit No. 714 829 Sheet 2 of 4  
 Date Permit issued 22/5/2014  
 Town Planner [Signature] Date 19/11/2014

NOTE: All paving to be a minimum of 200mm off the boundary line unless otherwise dimensioned

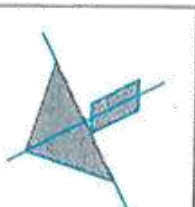
NOTES:  
 Timber edging to garden beds

NOTE:  
 The irrigation system to be a timer drip system connecting to gray water or tank water if available

NOTE:  
 All ground cover plates @ planting stage will be tube sizes  
 All shrubs will be @ 150mm pots approx 200-300mm high  
 All trees approx 500mm pots @ 450-550mm high

UNIT 1 & 2	
LEGEND	DESCRIPTION
	TUSCAN PEBBLE STONE
	GARDEN BED
	TURF
	TIMBER DECKING
	400x400 CONC. PAVERS
	LILLYDALE TOPPING
	CONCRETE PAVING

drawn: RLA  
 scale: as 1:100  
 date: 18/06/2014  
 sheet N°: 1 of 3  
 sheet size: A3



hardscape layout

all dimensions in millimeters  
 unless stated otherwise

NOTE:  
 All existing trees & grassed areas marked as existing are to remain. No retaining walls are provided to this site.

NOTE:  
 No front fencing proposed

NOTE: Existing trees or shrubs on site,  
 including nature strip as nominated

nhe&d

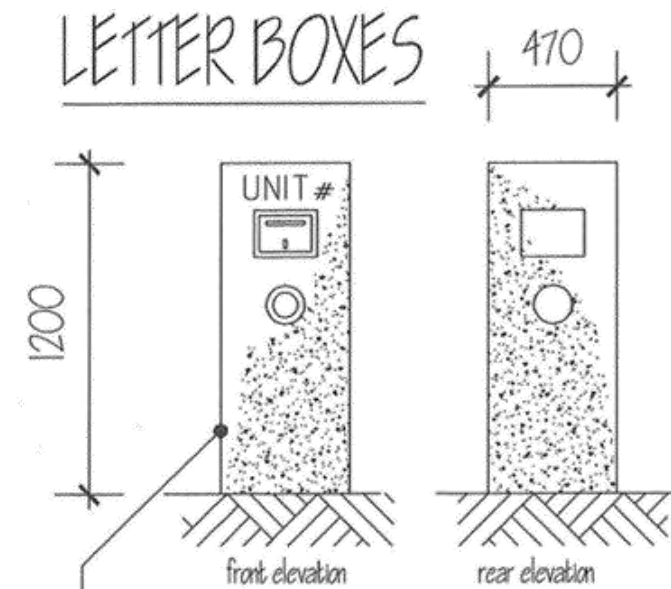
design by: Rick Lapira mobile: 0417 558 244  
 email: enquiries@nhedesign.com  
 www.nhedesign.com

l a n d s c a p e p l a n s

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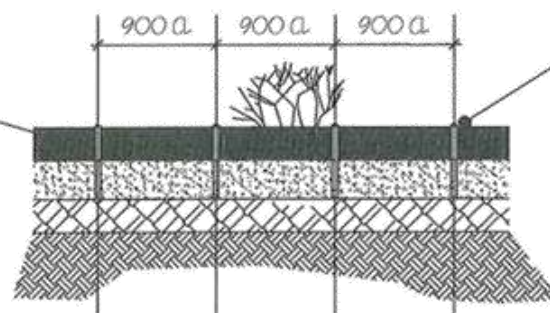


proposed dual occupancy unit 1 & unit 2:  
for: Joseph Brancati  
at: N°16 Lanark St, Epping



Provide selected pre cast letterbox by client

150x4.5mm high H.W. timber or 150mmx3mm PVC flexible edging - placed around all divided garden beds & ground cover treatments.  
Be sure to compact surface mulch to face of edging.



Powder coated steel edging stakes, clip locked over top of edging, imbedded into topsoil - min. 150mm deep @900mm centers

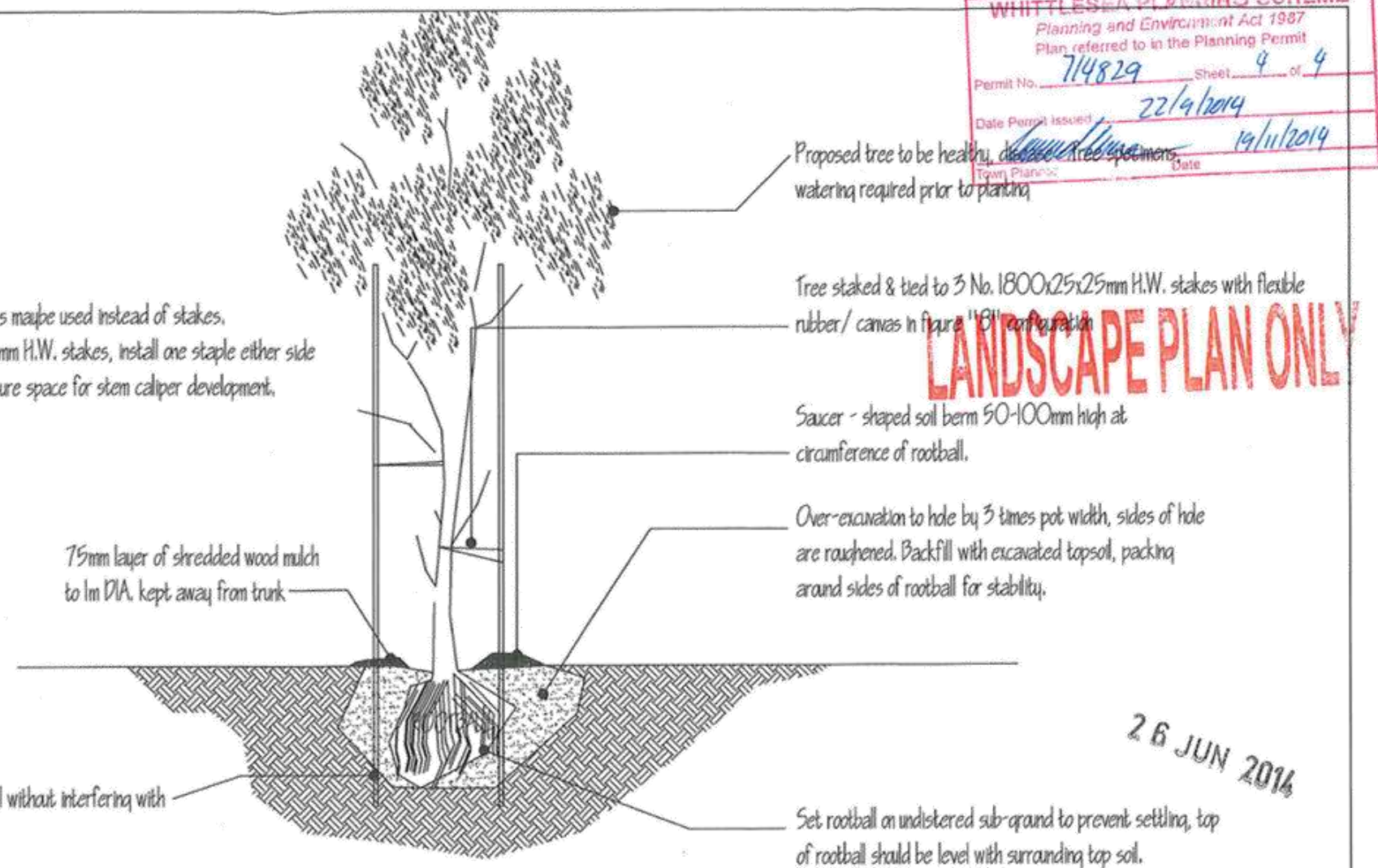
**TYPICAL EDGING DETAIL**

all dimensions in millimeters unless stated otherwise

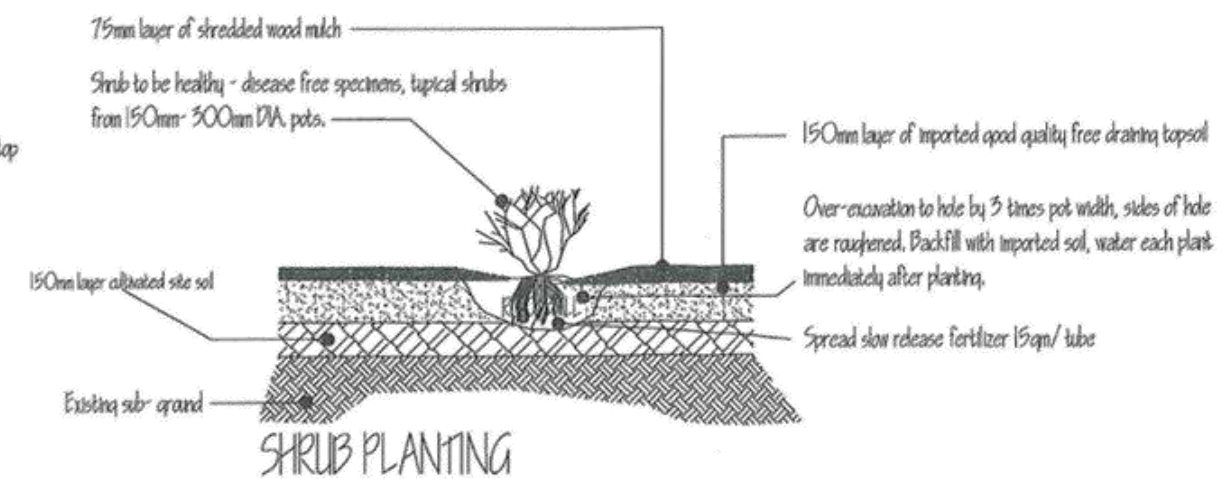
drawn: R.A.  
scale: as 1:100  
date: 18/06/2014  
sheet N°: 3 of 3  
sheet size: A3

planting details

N.B.  
Rootball staples maybe used instead of stakes.  
25x25x700mm H.W. stakes, install one staple either side of rootball, ensure space for stem caliper development.



## ADVANCED TREE PLANTING



**PLANNING APPLICATION NO. 714753****Subject Land****Medium Density Housing****City of  
Whittlesea****ESTABLISHED AREAS PLANNING REPORT**



## PLANNING APPLICATION NO. 714753



Subject Land

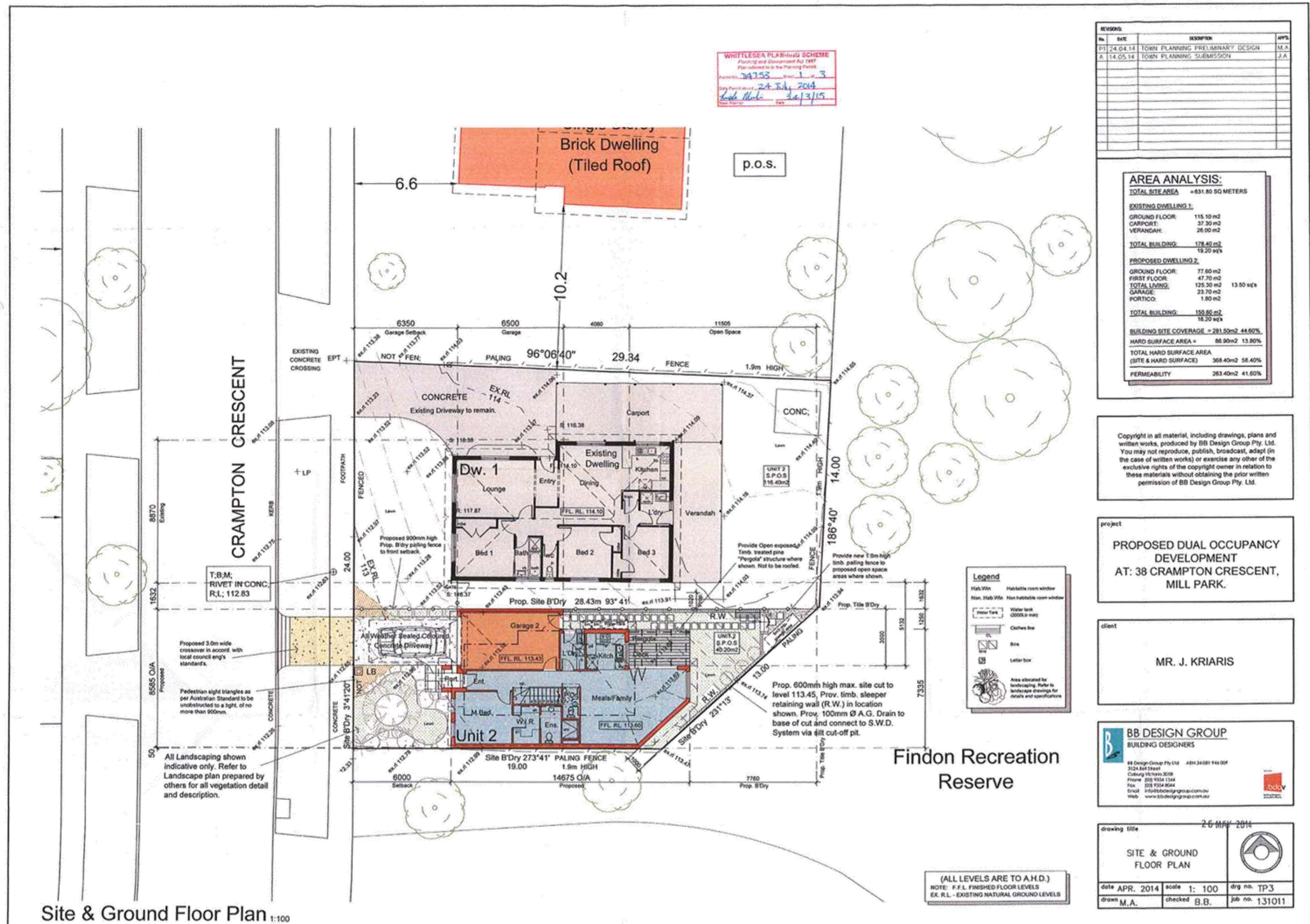


Medium Density Housing

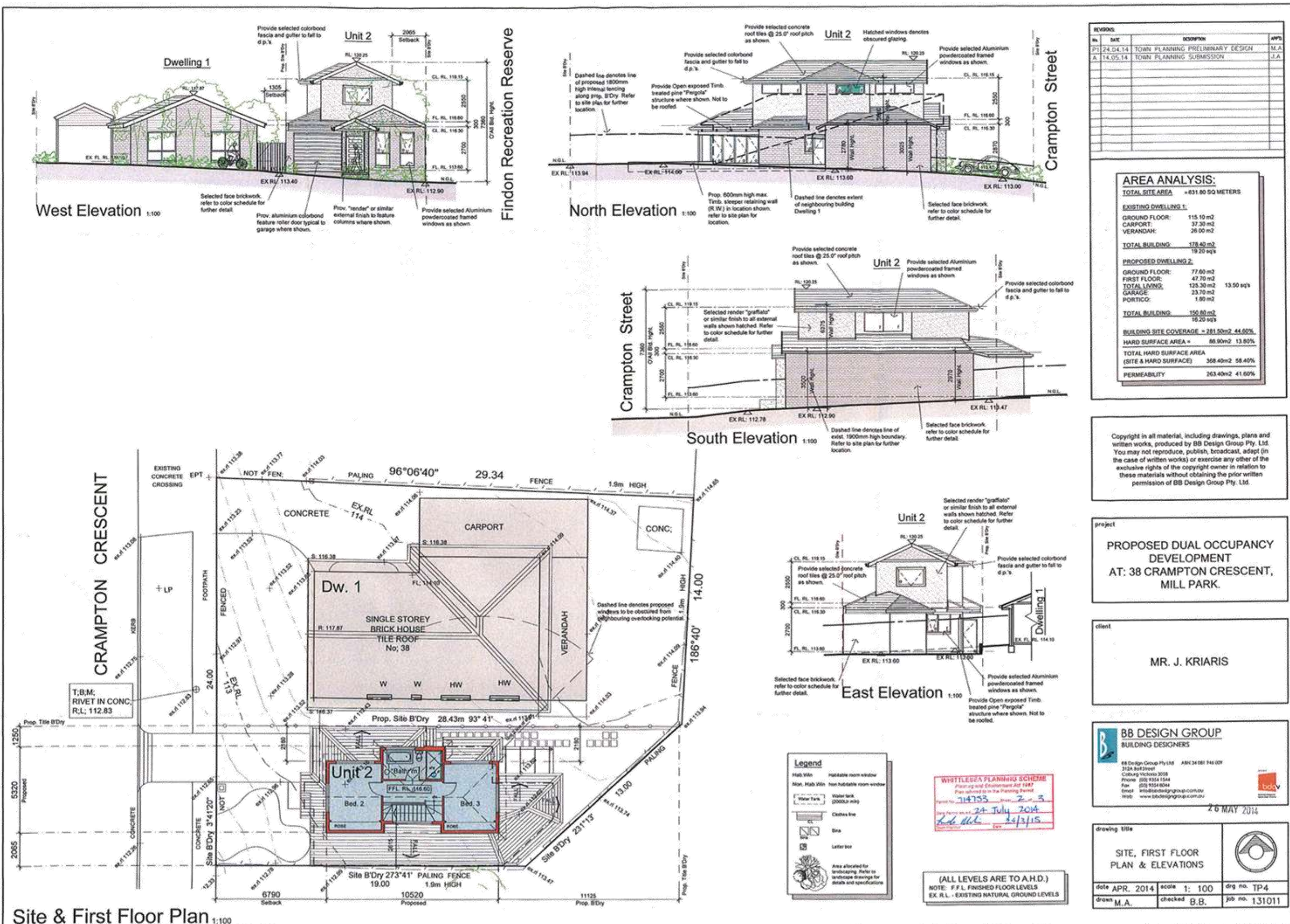
City of  
Whittlesea

ESTABLISHED AREAS PLANNING REPORT















## PLANNING APPLICATION NO. 714701



**Subject Land**



**Medium Density Housing**



**City of  
Whittlesea**

**ESTABLISHED AREAS PLANNING REPORT**



## PLANNING APPLICATION NO. 714701



Subject Land

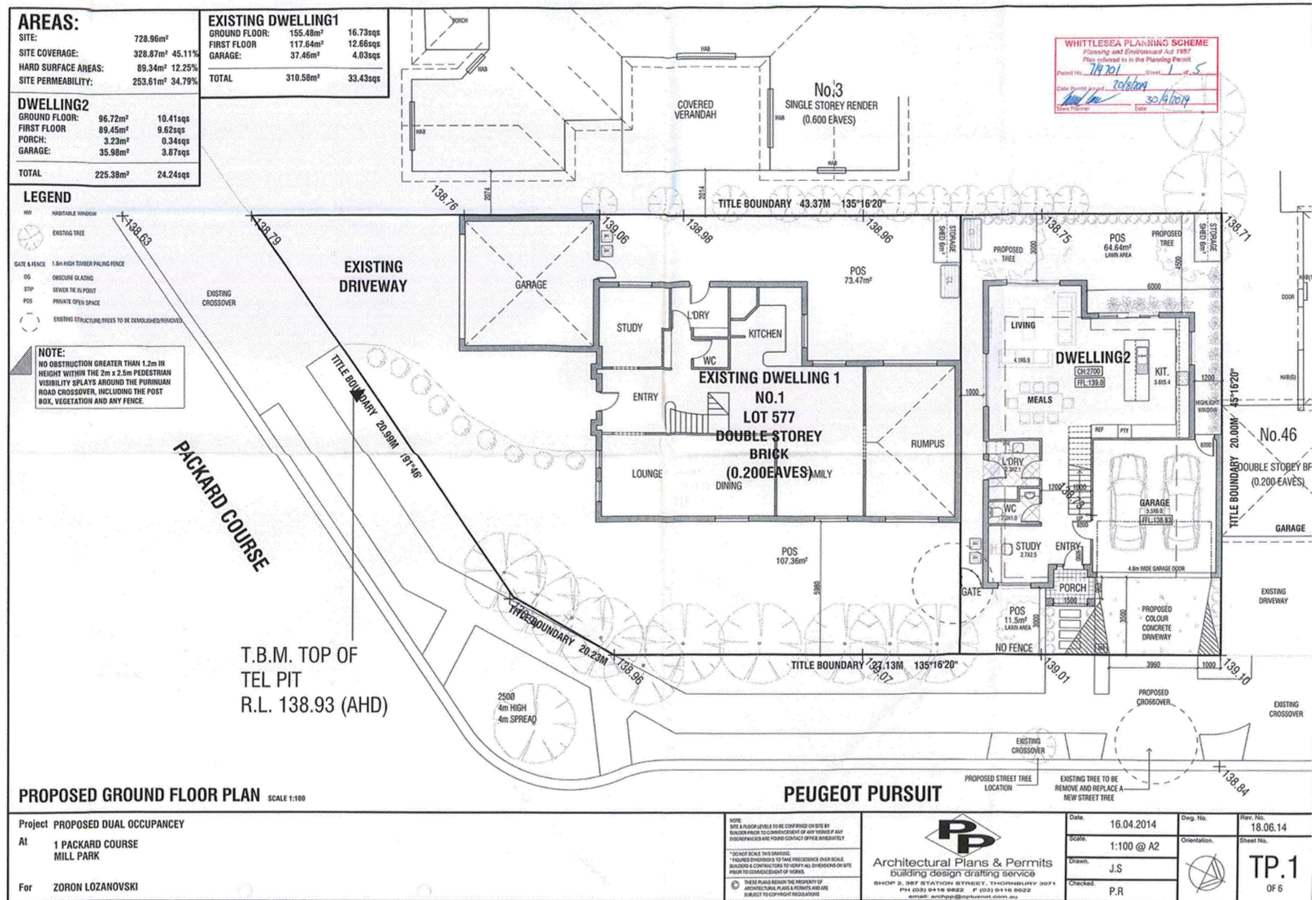


Medium Density Housing

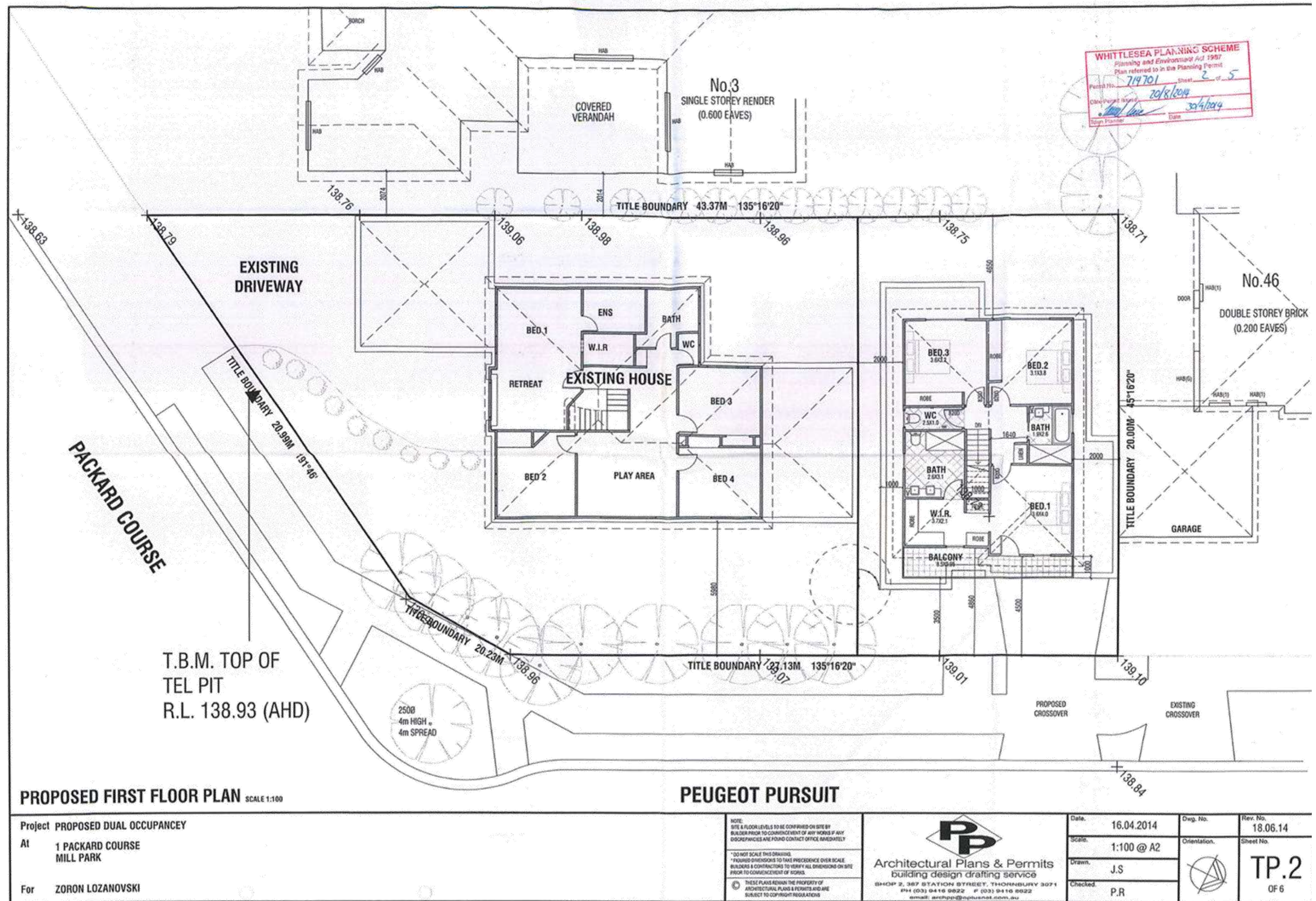
City of  
Whittlesea

ESTABLISHED AREAS PLANNING REPORT

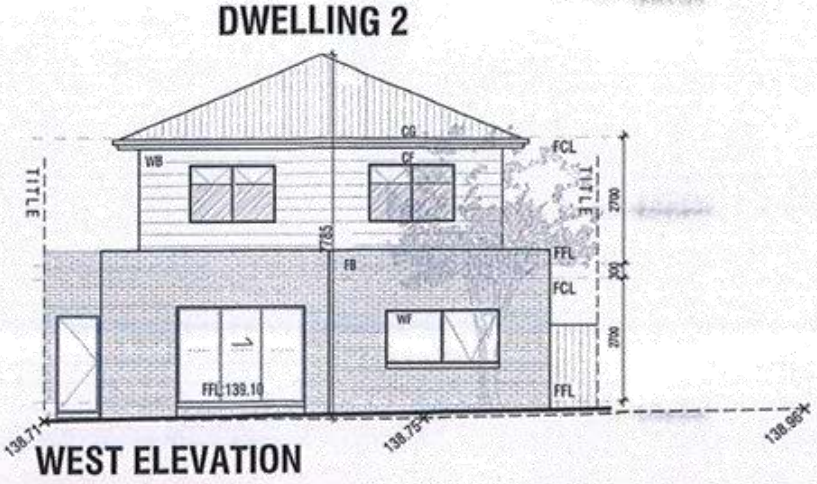










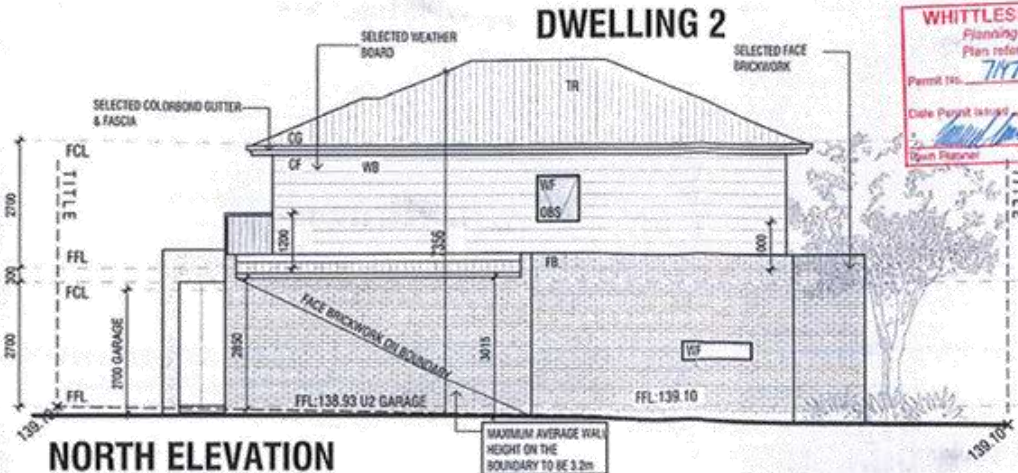


**DWELLING 2**

**WEST ELEVATION**

FFL: 139.10

138.71, 138.75, 138.84



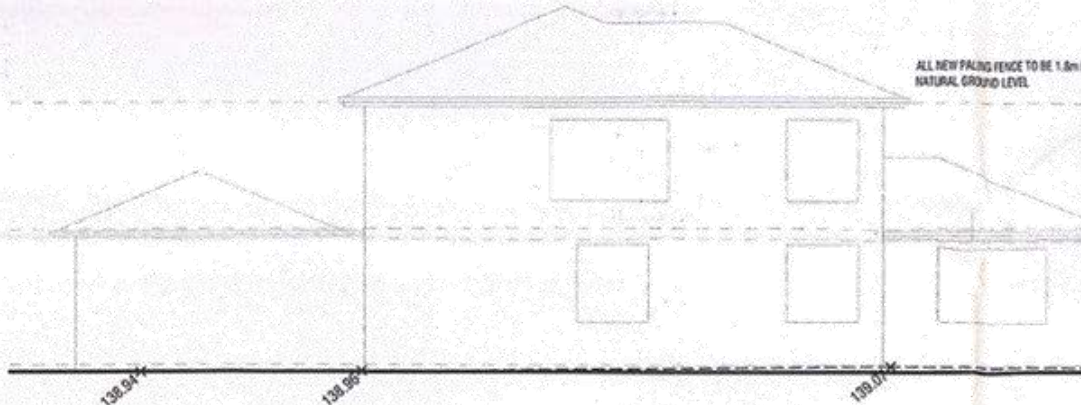
**DWELLING 2**

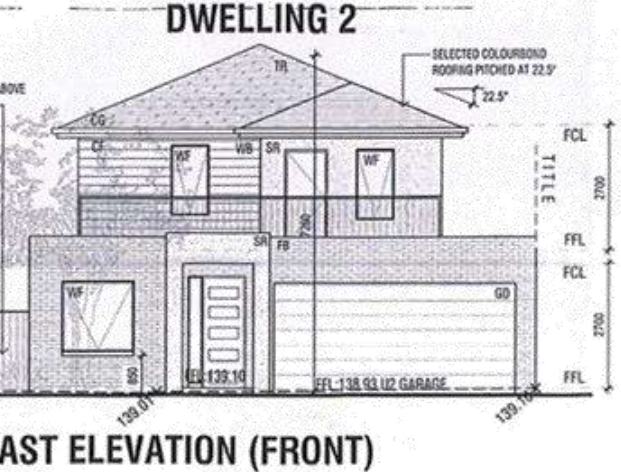
**NORTH ELEVATION**

FFL: 138.93 U2 GARAGE, FFL: 139.10

138.71, 138.75, 138.84

**EXISTING DWELLING 1**



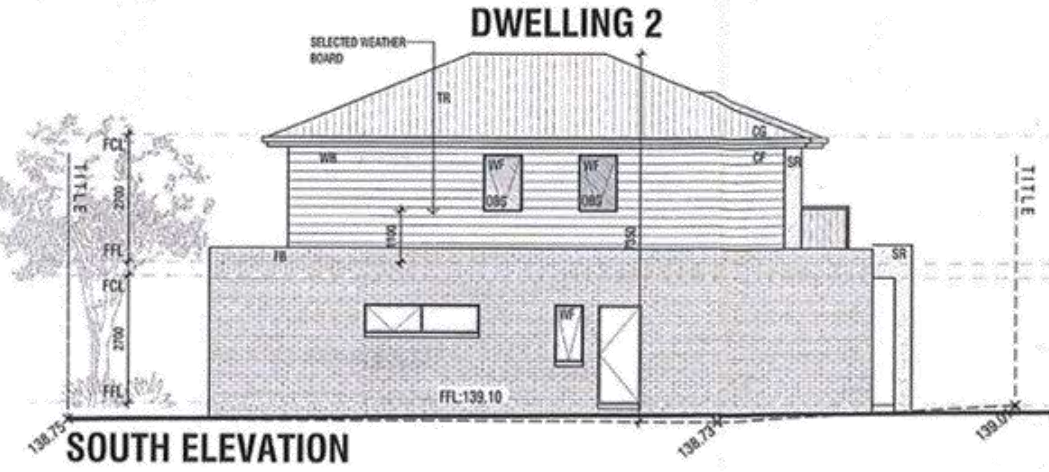


**DWELLING 2**

**EAST ELEVATION (FRONT)**

FFL: 139.10, FFL: 138.93 U2 GARAGE

138.71, 138.75, 138.84



**DWELLING 2**

**SOUTH ELEVATION**

FFL: 139.10

138.71, 138.75, 138.84

**EXTERNAL COLOUR AND MATERIAL SCHEDULE**

SR	SMOOTH RENDER FINISH
WF	ALL WINDOWS ARE ALUMINIUM FRAMED
CG	ALL COLORBOND GUTTERS
CF	ALL COLORBOND FASCIAS
TR	COLORBOND ROOF AT 22.5° PITCH
GD	ALL GARAGE DOORS
FB	FACE BRICKWORK
CONC	CONCRETE PAVED DRIVEWAY
WB	WEATHER BOARD
OBS	OBSCURED GLAZING

**Project** PROPOSED DUAL OCCUPANCY

**At** 1 PACKARD COURSE MILL PARK

**For** ZORON LOZANOVSKI

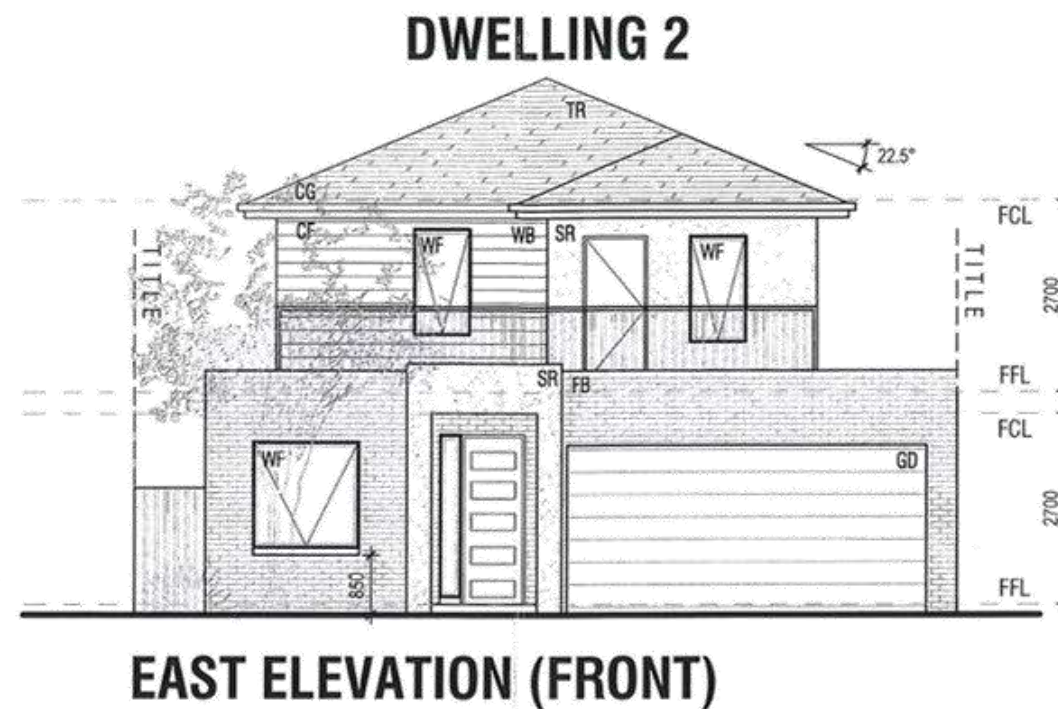
**Architectural Plans & Permits**  
building design drafting service  
SHOP 2, 307 STATION STREET, THORNHURST 3071  
PH (03) 9416 9022 F (03) 9416 8622  
email: archpp@optusnet.com.au

**Date:** 16.04.2014 **Dwg. No.** 18.06.14 **Rev. No.** 18.06.14

**Scale:** 1:100 @ A2 **Orientation:** **Sheet No.** TP.3 OF 6

**Drawn:** J.S. **Checked:** P.R.





**WHITTLESEA PLANNING SCHEME**  
Planning and Environment Act 1987  
Plan referred to in the Planning Permit

Permit No. \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_

Date Permit Issued: \_\_\_\_\_

Town Planner: \_\_\_\_\_ Date: \_\_\_\_\_

**WHITTLESEA PLANNING SCHEME**  
Planning and Environment Act 1987  
Plan referred to in the Planning Permit

Permit No. 714701 Sheet 4 of 5

Date Permit Issued: 20/8/2014

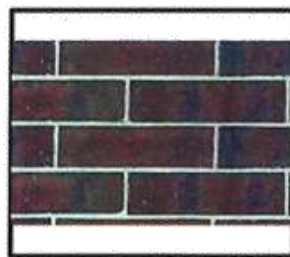
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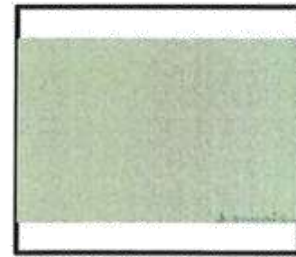
**SELECTED SMOOTH  
RENDER FINISH  
- DULUX  
TOFFEE FINGERS**



**SELECTED ROOFING  
- CSR: ALABAMA RANGE  
SAMBUCA (BLACK)**



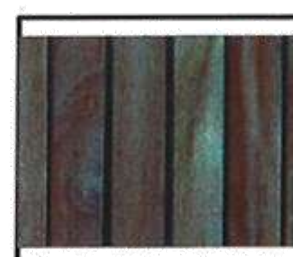
**SELECTED FACE  
BRICKWORK  
- MOCHA**



**SELECTED GARAGE  
DOORS  
- COLORBOND  
PAPERBARK**



**SELECTED FASCIA  
- COLORBOND  
PAPERBARK**



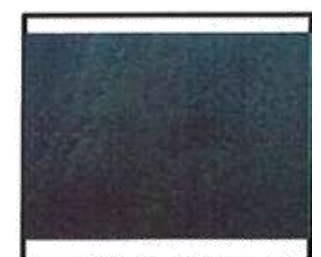
**SELECTED TIMBER  
CLADDING  
- TIMBER NATURAL**



**SELECTED GUTTER  
- COLORBOND  
JASPER**



**SELECTED WINDOW  
FRAMES  
- COLORBOND  
PAPERBARK**



**SELECTED COLOURED  
CONCRETE DRIVEWAY  
- CHARCOAL**

## PROPOSED COLOUR SCHEDULE

Project **PROPOSED UNIT DEVELOPMENT**  
At **1 PACKARD COURSE  
MILL PARK**  
For **ZORON LOZANOVSKI**

NOTE:  
SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY  
BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS IF ANY  
DISCREPANCIES ARE FOUND CONTACT OFFICE IMMEDIATELY

\* DO NOT SCALE THIS DRAWING.  
\* FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.  
BUILDERS & CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE  
PRIOR TO COMMENCEMENT OF WORKS.

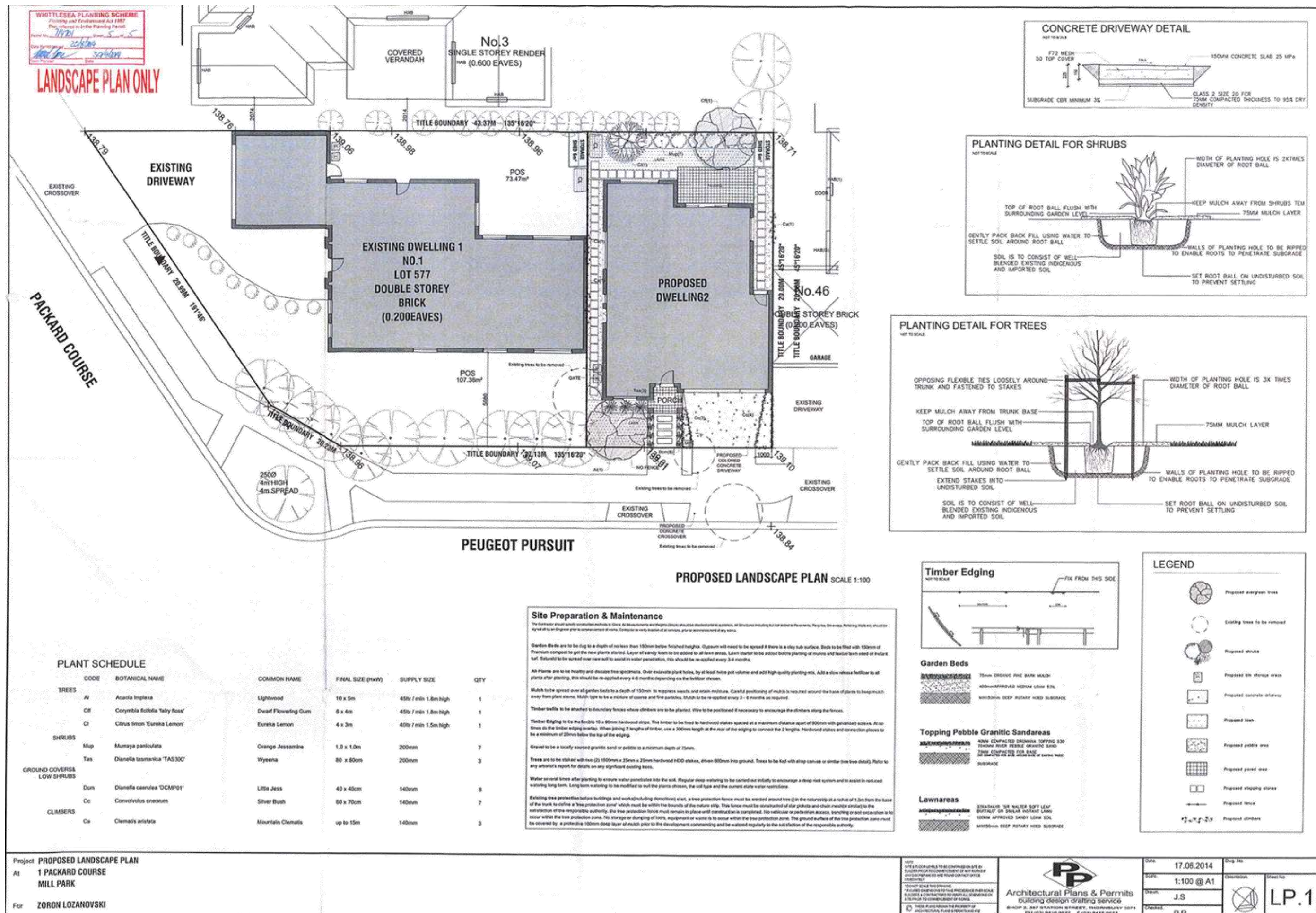
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PH (03) 9416 9822 F (03) 9416 8622

Date.	06.06.14	Revision	Date.
Scale.	1:100@A3	Dwg. No.	
Drawn.	J. S	Sheet No.	
Checked.	P.R		









## PLANNING APPLICATION NO. 715748



**Subject Land**



**Objector**



**Head Petitioner (with 86 signatories)**



**Medium Density Housing**



**School**



**Activity Centre**

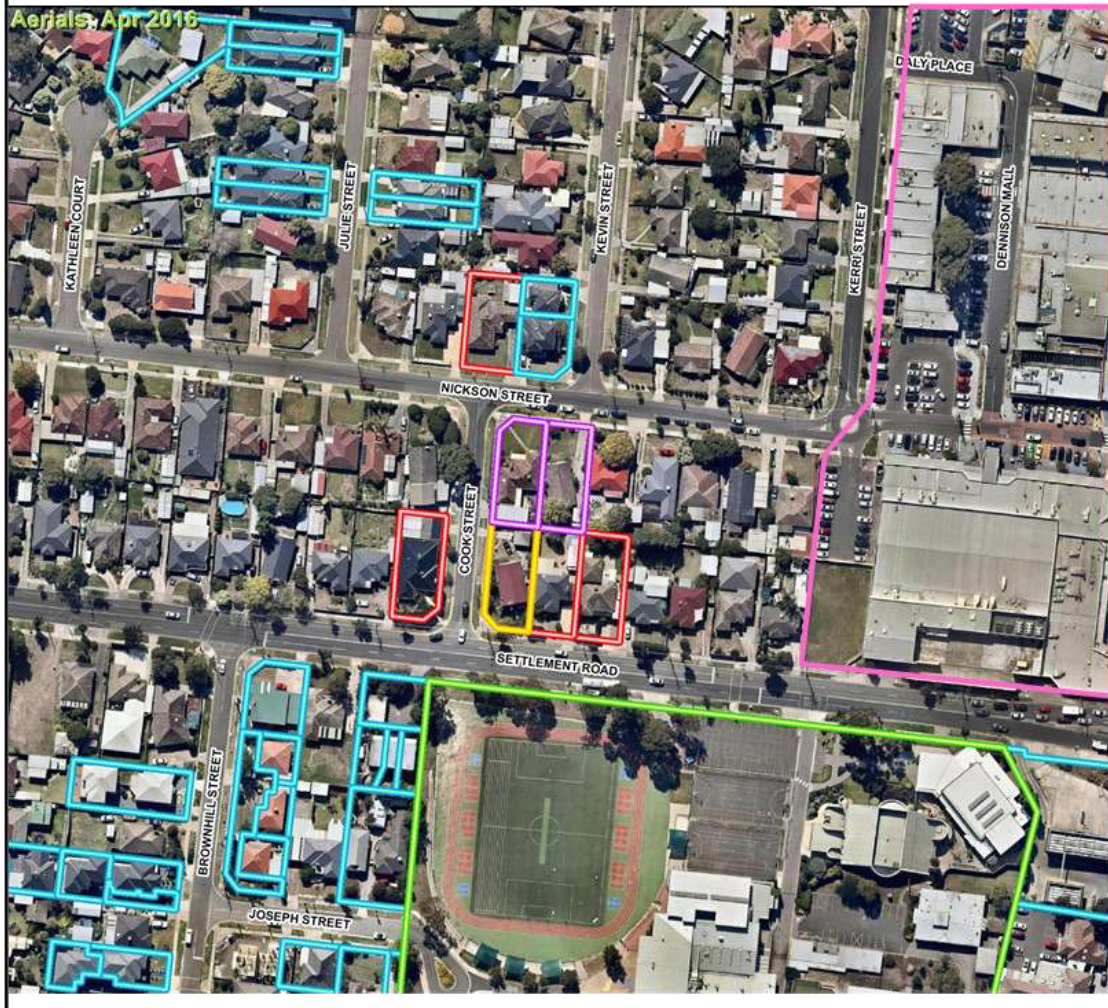


**City of  
Whittlesea**

**ESTABLISHED AREAS PLANNING REPORT**



## PLANNING APPLICATION NO. 715748



- Subject Land
- Objector
- Head Petitioner (with 86 signatories)
- Medium Density Housing
- School
- Activity Centre



City of  
Whittlesea

**ESTABLISHED AREAS PLANNING REPORT**

## PLANNING APPLICATION NO. 715748



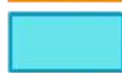
**Subject Land**



**Objector**



**Petition Head**



**Medium or Higher Density Housing**



**Schools**



**Application or Permit for multi dwelling development**



**Activity Centre**



**City of  
Whittlesea**

**ESTABLISHED AREAS PLANNING REPORT**







① NICKSON ST - Looking South - West



② NICKSON ST - Looking South-East



③ COOK ST - Looking South West



④ COOK ST - Looking North East

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### Sheet List

Sheet Number	Sheet Name
A100	COVER PAGE
A101	DESIGN RESPONSE
A102	SITE PLAN
A103	GROUND FLOOR
A104	FIRST FLOOR PLAN
A105	SECOND FLOOR
A106	ROOF PLAN
A107	ELEVATIONS & MATERIAL
A108	ELEVATIONS & MATERIAL
A109	SECTIONS
A110	SHADOW DIAGRAMS
A111	WASTE MANAGEMENT

Rev.	Description	Date
A	TP Application	18.12.2015
B	TP RFI	30.05.2016
C	TP RFI2	24.06.2016

0 5 10 m

CLIENT

Kangjun Huang

PROJECT NAME

23-25 NICKSON STREET  
BUNDOORA  
VIC 3083

DRAWING TITLE

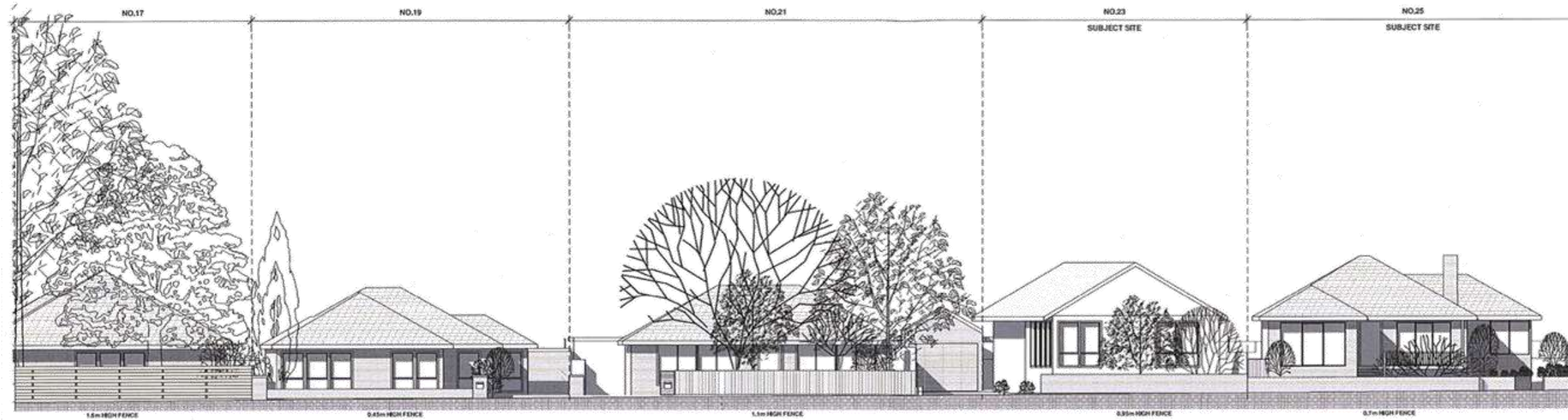
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FOR STEP 4 : Town Planning Application

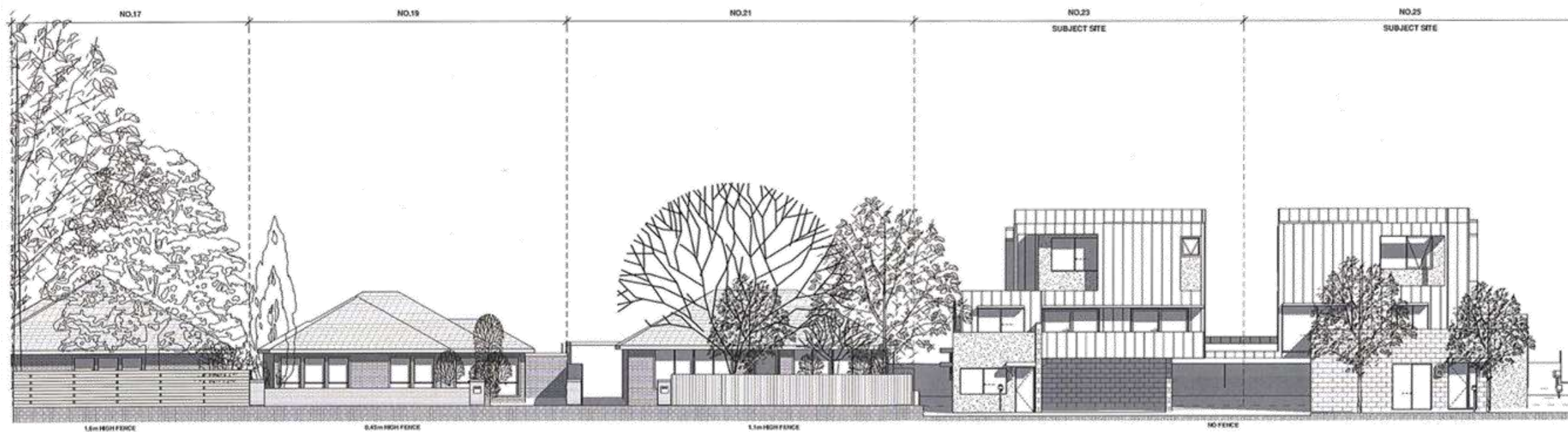
DATE 24.06.2016  
DESIGNED LG/HP DRAWN HP  
SCALE @ A1  
SCALE @ A3  
PROJECT NICKSON 23-25

DRAWING NO A100 REV C





1 STREETScape ELEVATION - NICKSON ST - Existing  
1 : 100



2 STREETScape ELEVATION - NICKSON ST - Proposed  
1 : 100



MATERIALITY - METAL CLADDING  
DESIGN INSPIRATION



MATERIALITY - CONCRETE BLOCKS



SUN SHADING - WINDOW HOODS



MATERIALITY - COLOUR PALLET



MATERIALITY - CONCRETE BLOCKWORK SCREENING



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A110	SHADOW DIAGRAMS
A111	WASTE MANAGEMENT

Rev.	Description	Date
A	TP Application	18.12.2015
B	TP RFI	30.05.2016

0 5 10 m

CLIENT  
Kangjun Huang

PROJECT NAME  
23-25 NICKSON STREET  
BUNDOORA  
VIC 3083

DRAWING TITLE

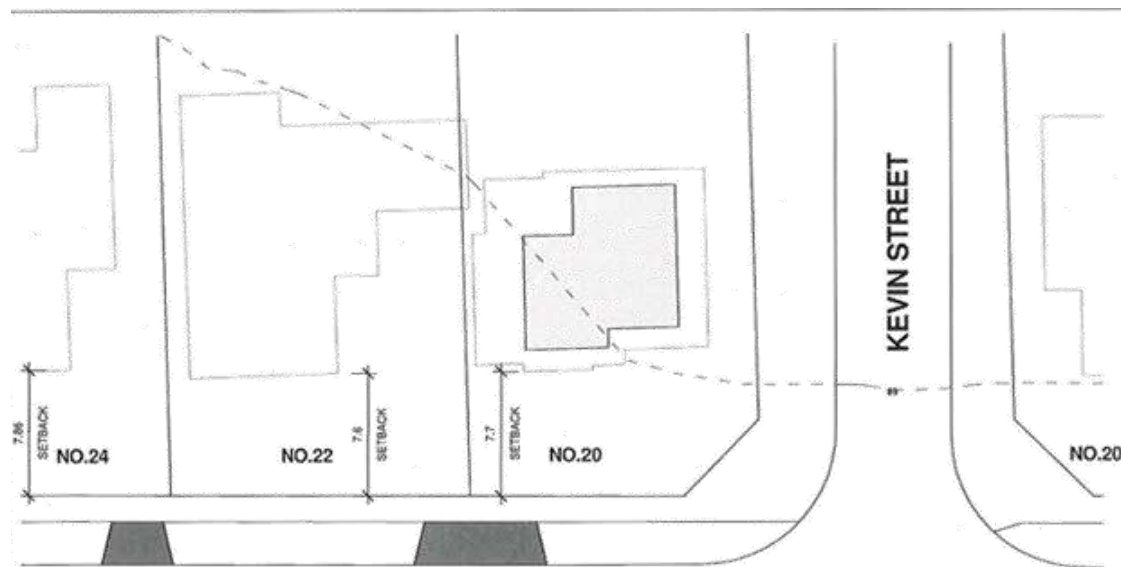
DESIGN RESPONSE

FOR STEP 4 : Town Planning Application

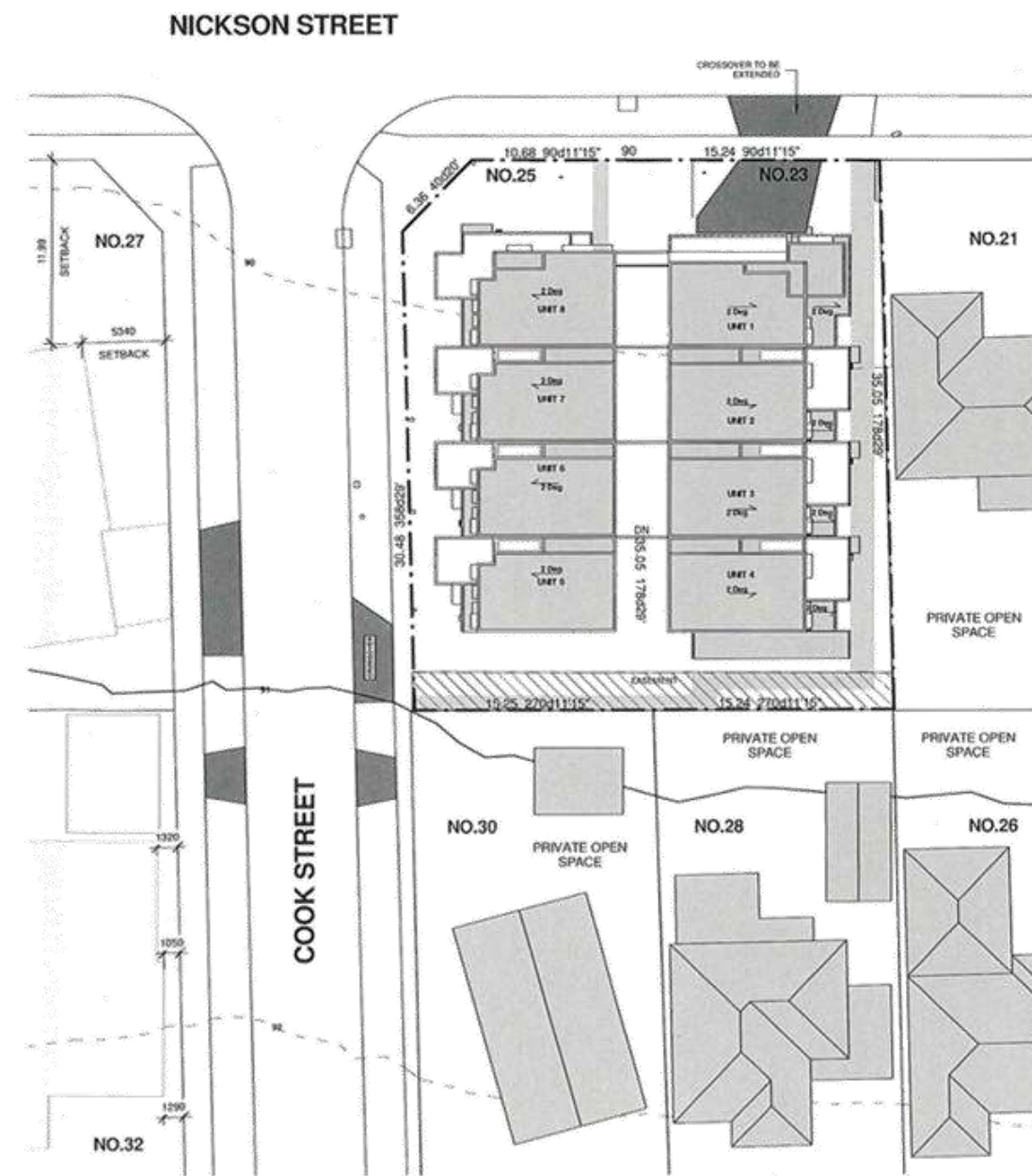
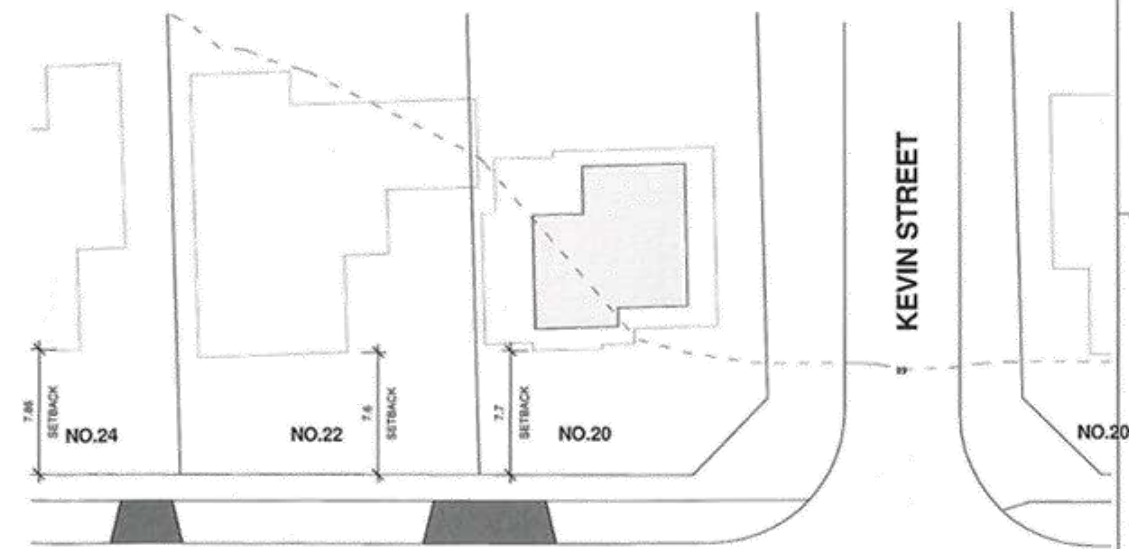
DATE	30.05.2016		
DESIGNED	LG/HP	DRAWN	HP
SCALE @ A1	As indicated		
SCALE @ A3			
PROJECT	NICKSON 23-25		

DRAWING NO	A101	REV	2
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① SITEPLAN - Existing



② SITEPLAN - Proposed

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Rev.	Description	Date
A	TP Application	18.12.2015
B	TP RFI	30.05.2016



CLIENT  
Kangjun Huang

PROJECT NAME  
23-25 NICKSON STREET  
BUNDOORA  
VIC 3083

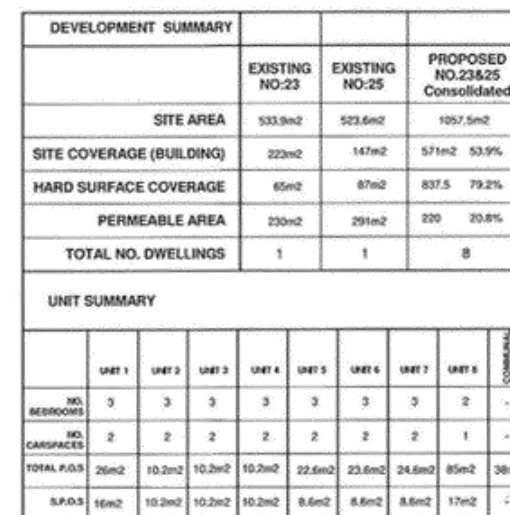
DRAWING TITLE  
SITE PLAN

FOR STEP 4 : Town Planning Application

DATE 30.05.2016  
DESIGNED LG/HP DRAWN HP  
SCALE @ A1 1:200  
SCALE @ A3 1:400  
PROJECT NICKSON 23-25

DRAWING NO. A103 REV. 2





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[illegible]



①

1 : 100



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Rev.	Description	Date
A	TP Application	18.12.2015
B	TP RF1	30.05.2016
C	TP RF1 2	24.06.2016



CLIENT:

Kangjun Huang

PROJECT NAME

23-25 NICKSON STREET  
BUNDOORA  
VIC 3083

DRAWING TITLE

FIRST FLOOR PLAN

FOR STEP 4 : Town Planning Application

DATE	24.06.2016
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DESIGNED	Designer	DRAWN	Author
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SCALE @ A1 1:100

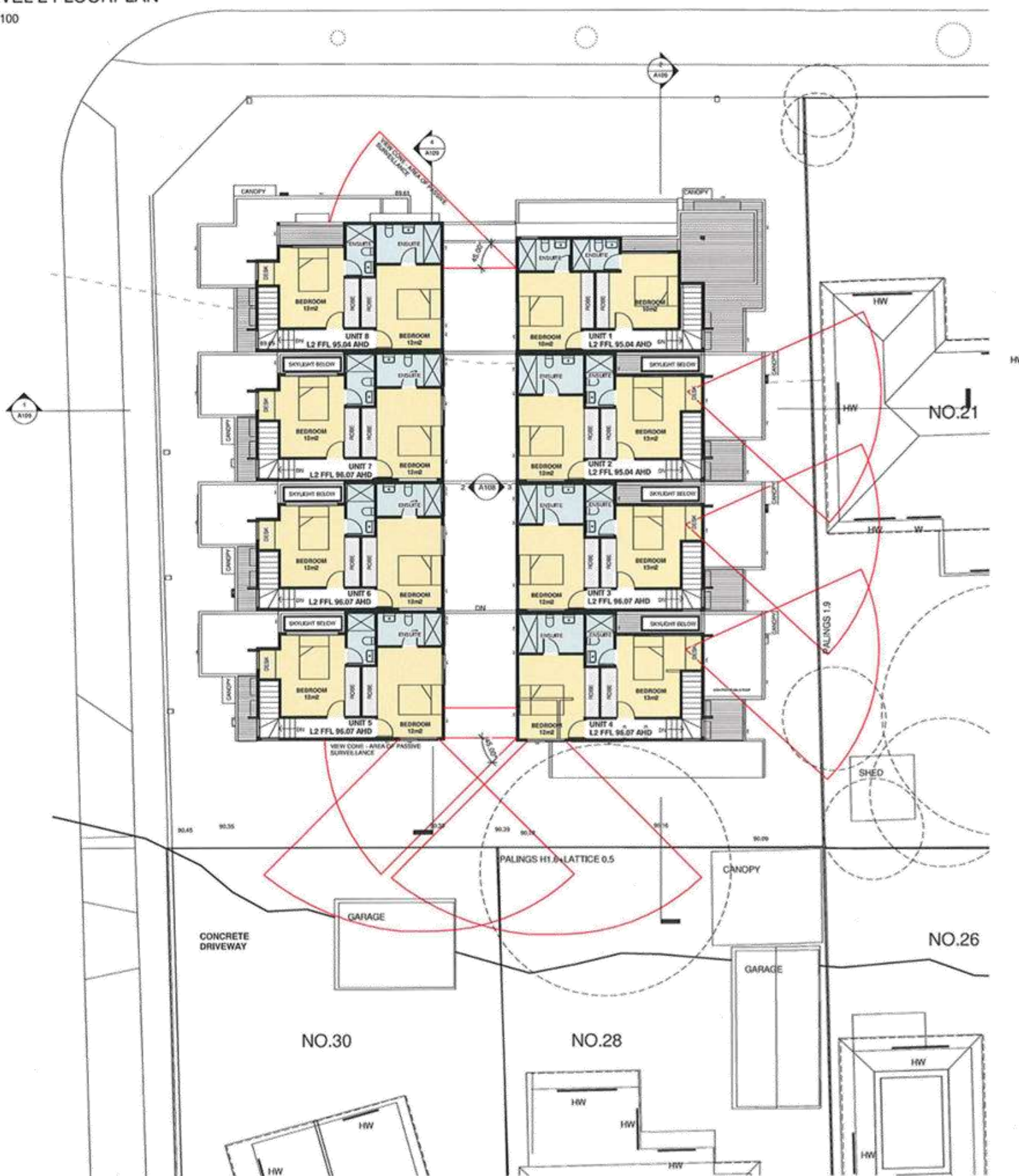
SCALE @ A1 1:200

PROJECT NICKSON 23-25

DRAWING NO	A104	REV	C
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1 LEVEL 2 FLOORPLAN  
1 : 100



DEVELOPMENT SUMMARY								
	EXISTING NO:23	EXISTING NO:25	PROPOSED NO.23&25 Consolidate					
SITE AREA	533.9m <sup>2</sup>	523.6m <sup>2</sup>	1057.5m <sup>2</sup>					
SITE COVERAGE (BUILDING)	223m <sup>2</sup>	147m <sup>2</sup>	571m <sup>2</sup>	53.9%				
HARD SURFACE COVERAGE	65m <sup>2</sup>	87m <sup>2</sup>	837.5	79.2%				
PERMEABLE AREA	290m <sup>2</sup>	291m <sup>2</sup>	220	20.8%				
TOTAL NO. DWELLINGS	1	1	8					
UNIT SUMMARY								
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8
NO. BEDROOMS	3	3	3	3	3	3	3	2
NO. CARSPACES	2	2	2	2	2	2	2	1
TOTAL F.O.S	20m <sup>2</sup>	10.2m <sup>2</sup>	10.2m <sup>2</sup>	10.2m <sup>2</sup>	22.6m <sup>2</sup>	23.6m <sup>2</sup>	24.6m <sup>2</sup>	85m <sup>2</sup>
S.F.O.S	16m <sup>2</sup>	10.2m <sup>2</sup>	10.2m <sup>2</sup>	10.2m <sup>2</sup>	8.6m <sup>2</sup>	8.6m <sup>2</sup>	8.6m <sup>2</sup>	17m <sup>2</sup>

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Rev.	Description	Date
A	TP Application	18.12.2015
B	TP RFI	30.05.2016
C	TP RFI2	24.06.2016



CIENT: Kangjun Huang

PROJECT NAME  
23-25 NICKSON STREET  
BUNDOORA  
VIC 3083

DRAWING TITLE

SECOND FLOOR

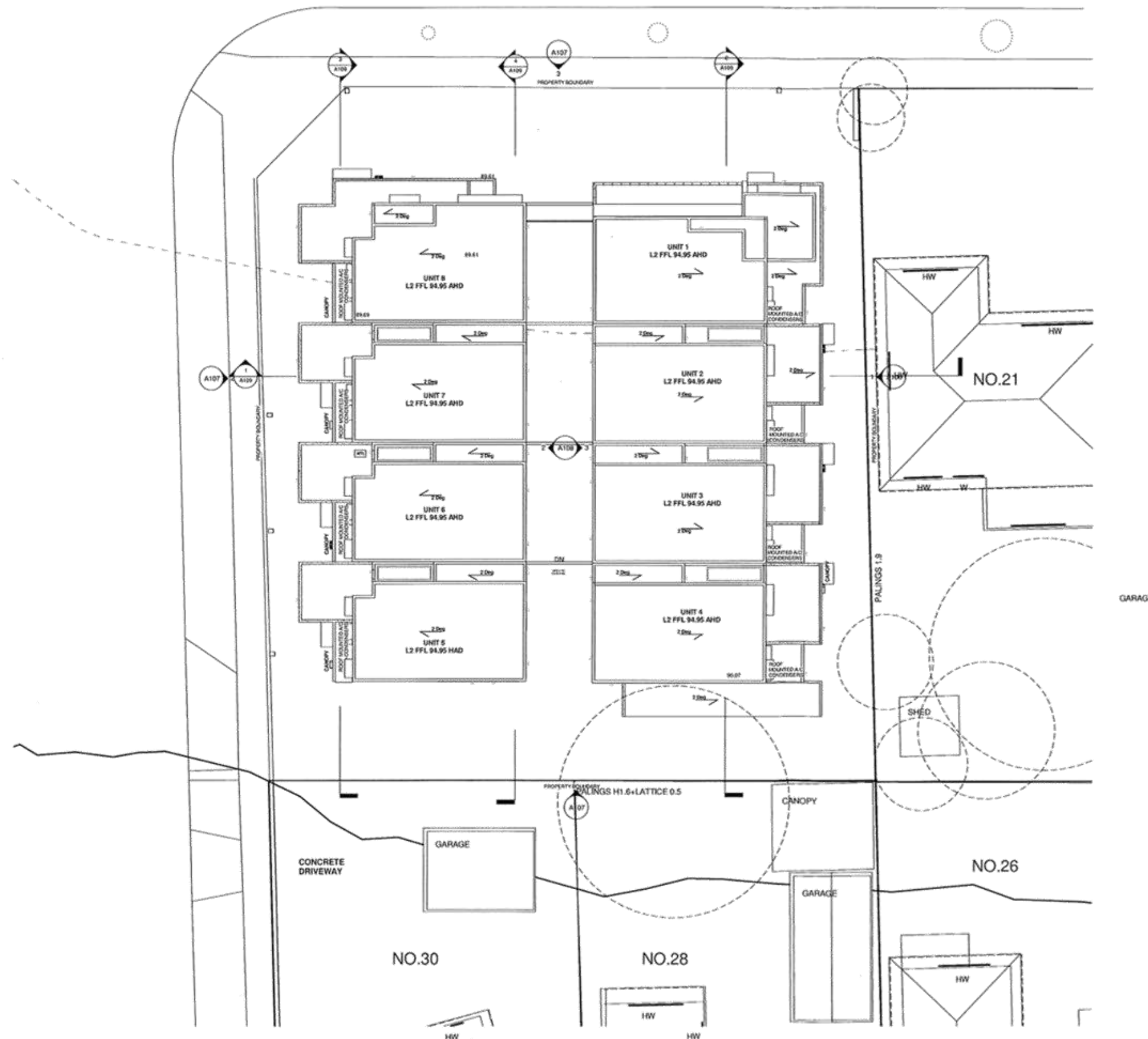
FOR STEP 4 : Town Planning Application

DATE	24.06.2016		
DESIGNED	LG/HP	DRAWN	HP
SCALE @ A1	As indicated		
SCALE @ A3	1:200		

PROJECT NICKSON 23-25

DRAWING NO	A105	REV	C
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① ROOF LEVEL  
1 : 100



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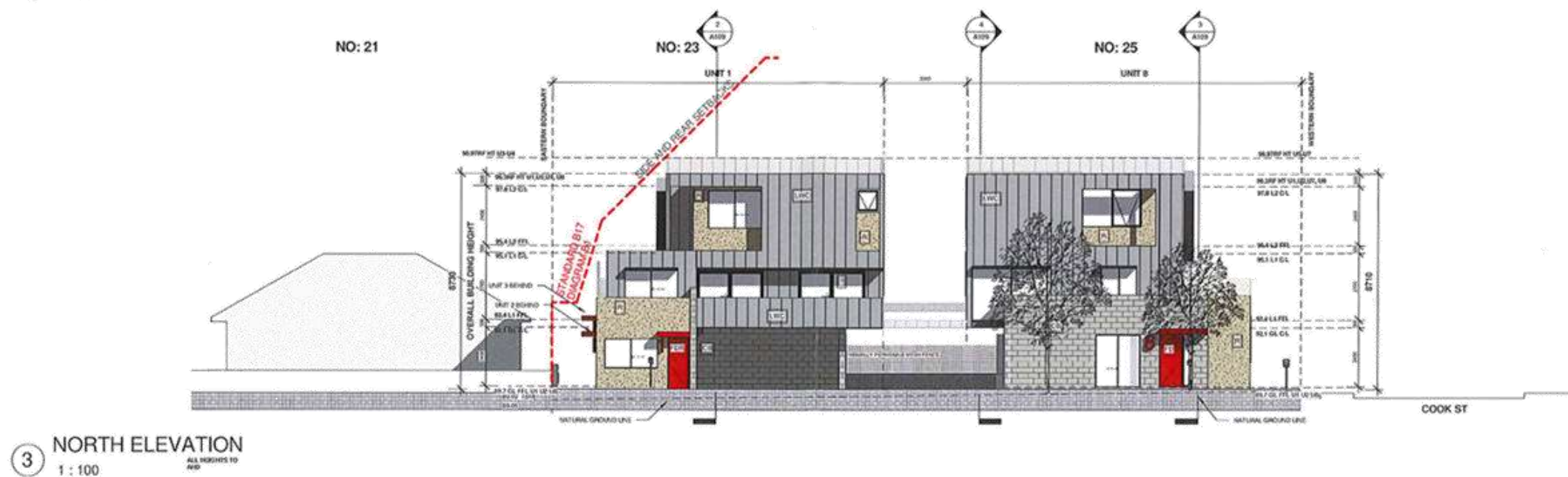
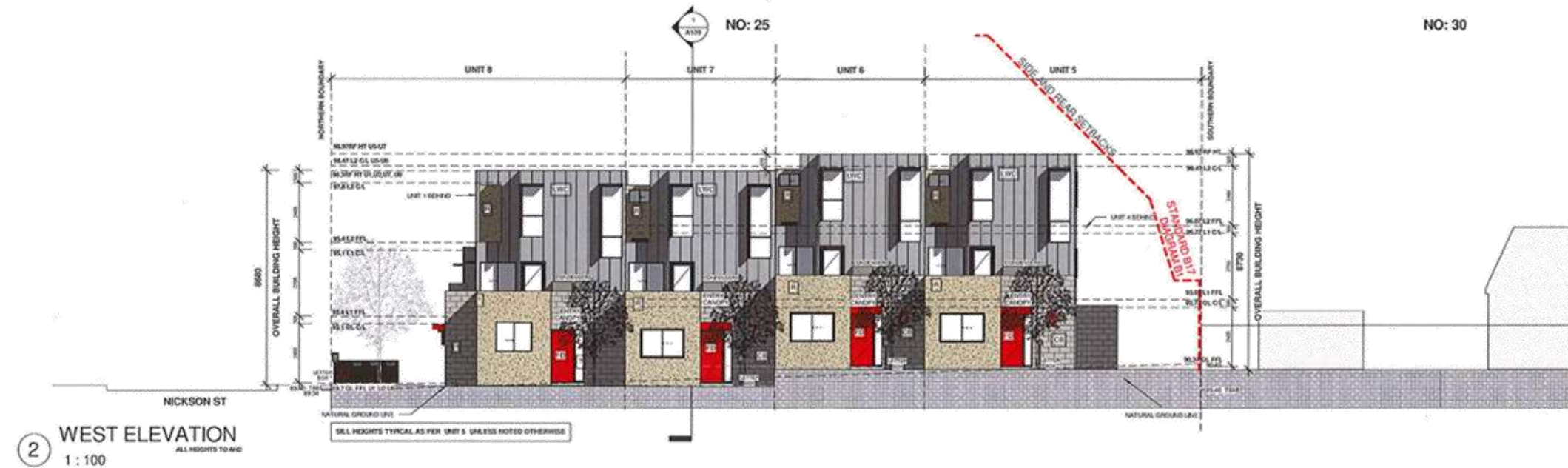
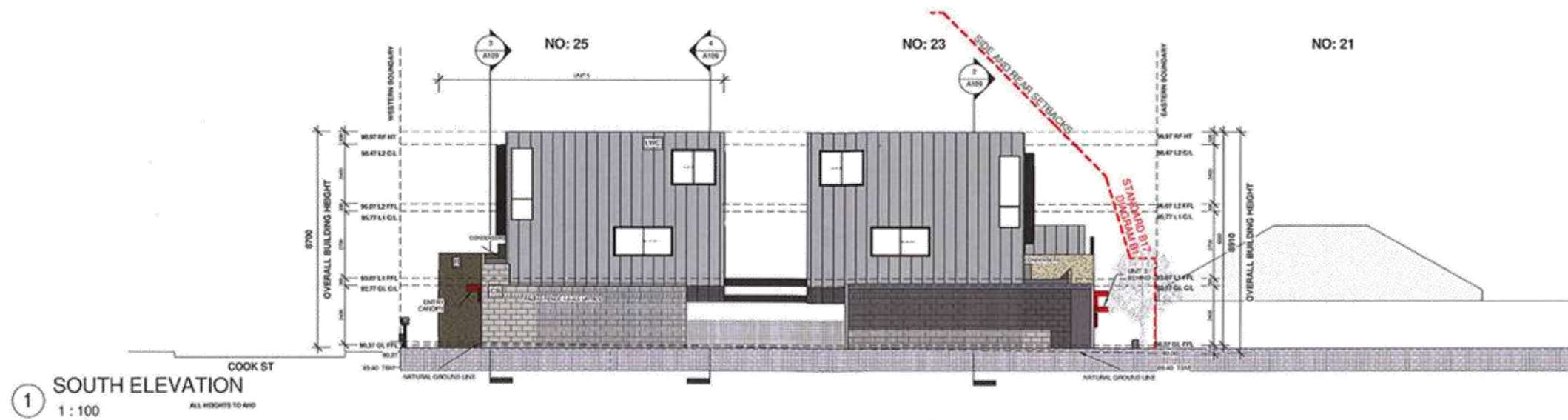
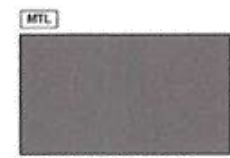
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Rev.	Description	Date
A	TP Application	18.12.2015
B	TP RF1	30.05.2016
C	TP RF1 2	24.06.2016

CLIENT	Kangjun Huang
PROJECT NAME	23-25 NICKSON STREET BUNDOORA VIC 3083
DRAWING TITLE	ROOF PLAN
FOR STEP 4 : Town Planning Application	
DATE	24.06.2016
DESIGNED	Designer
DRAWN	Author
SCALE @ A1	1 : 100
SCALE @ A3	1 : 200
PROJECT	NICKSON 23-25
DRAWING NO	A106
REV	C



## MATERIALS



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A	TP Application	18.12.2015
B	TP RF1	30.05.2016
C	TP RF12	24.06.2016

0 5 10 m

CLIENT  
Kangjun Huang

PROJECT NAME  
23-25 NICKSON STREET  
BUNDOORA  
VIC 3083

DRAWING TITLE  
ELEVATIONS & MATERIAL

FOR STEP 4 : Town Planning Application

DATE 24.06.2016  
DESIGNED LG/HP DRAWN JHP  
SCALE @ A1 1 : 100  
SCALE @ A3 1 : 200  
PROJECT NICKSON 23-25

DRAWING NO A107 REV C



**BLOCKWORK**  
STANDARD GREY



**BALUSTRADE &  
SCREENING**  
TO MATCH  
TIMBER CLADDING



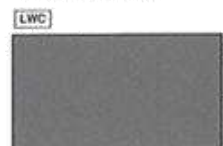
**METAL CLADDING -  
WALL & ROOF**  
COLORBOND - WALLABY



**RENDERED FINISH**



**ENTRY DOORS & CANOPIES**  
TO MATCH  
COLOBOND - MANOR RED



**LIGHT WEIGHT CLADDING**  
PAINTED TO MATCH  
COLOBOND - WALLABY



1 EAST ELEVATION  
1:100



2 WEST - Internal  
1 : 100  
ALL WEIGHTS TO  
AND



3 EAST - Internal  
1 : 100  
ALL RIGHTS TO  
AND

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CUENT  
Kangjun Huang

PROJECT NAME  
23-25 NICKSON STREET  
BUNDOORA  
VIC 3083

DRAWING TITLE

ELEVATIONS & MATERIAL

**FOR STEP 4 : Town Planning Application**

DATE	24.06.2016		
DESIGNED	LG/HP	DRAWN	Author

SCALE @ A1 1:100  
SCALE @ A3 1:200

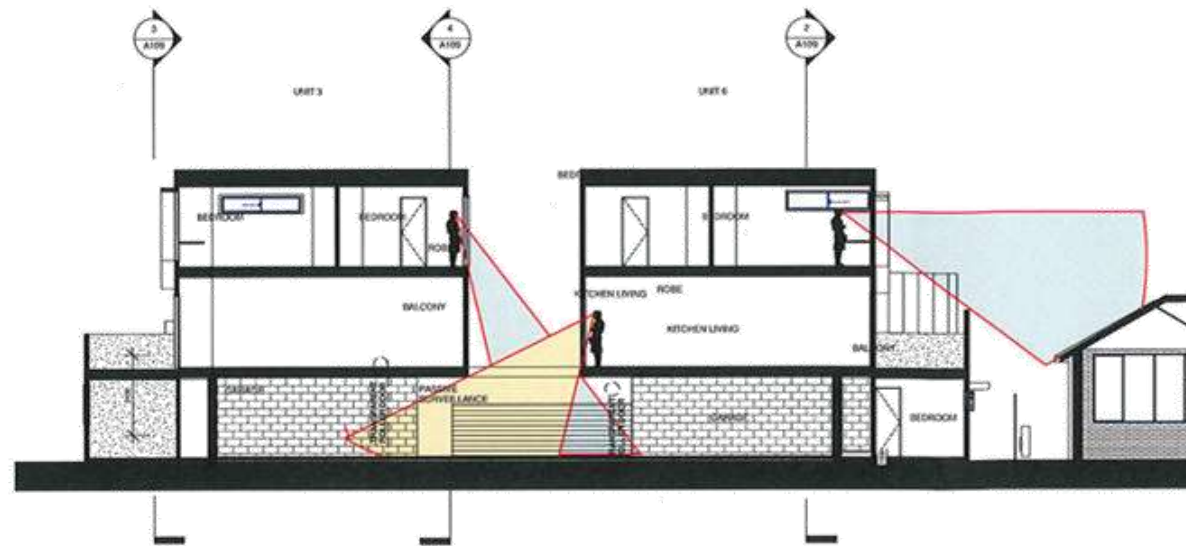
PROJECT	NICKSON 23-25		
DRAWING NO	A108	REV	C



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① Section 1  
1:100



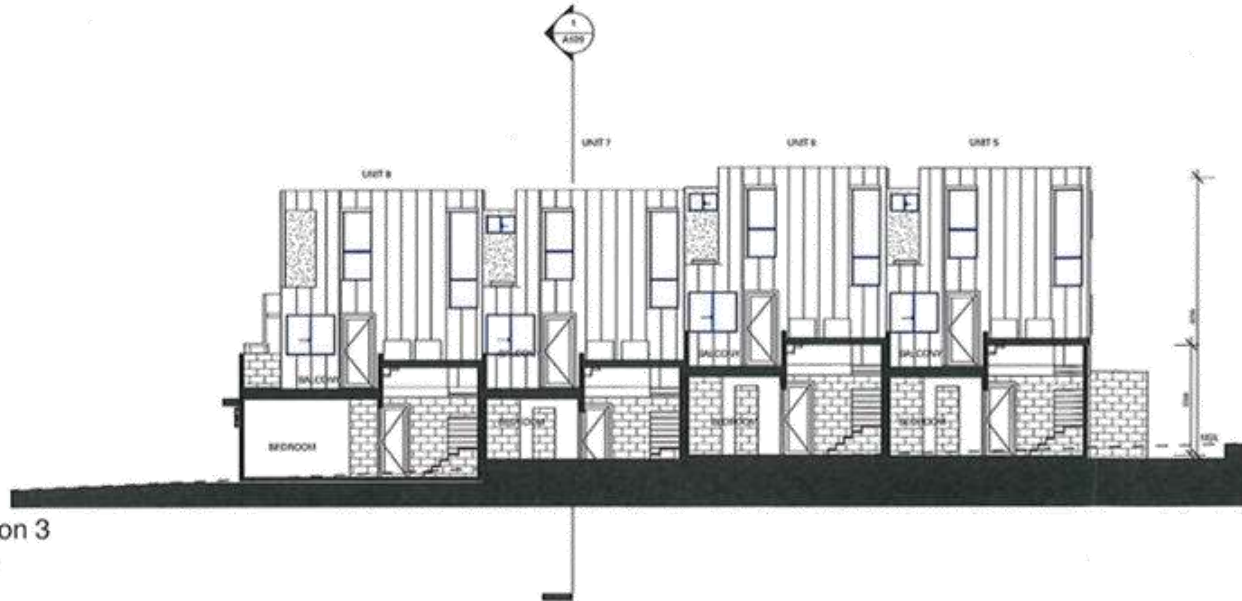
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1:100



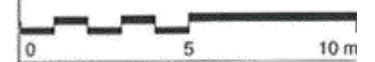
④ Section 4  
1:100



③ Section 3  
1:100



Rev.	Description	Date
B	TP RF1	30.05.2016
C	TP RF12	24.06.2016



CLIENT  
Kangjun Huang

PROJECT NAME  
23-25 NICKSON STREET  
BUNDOORA  
VIC 3083

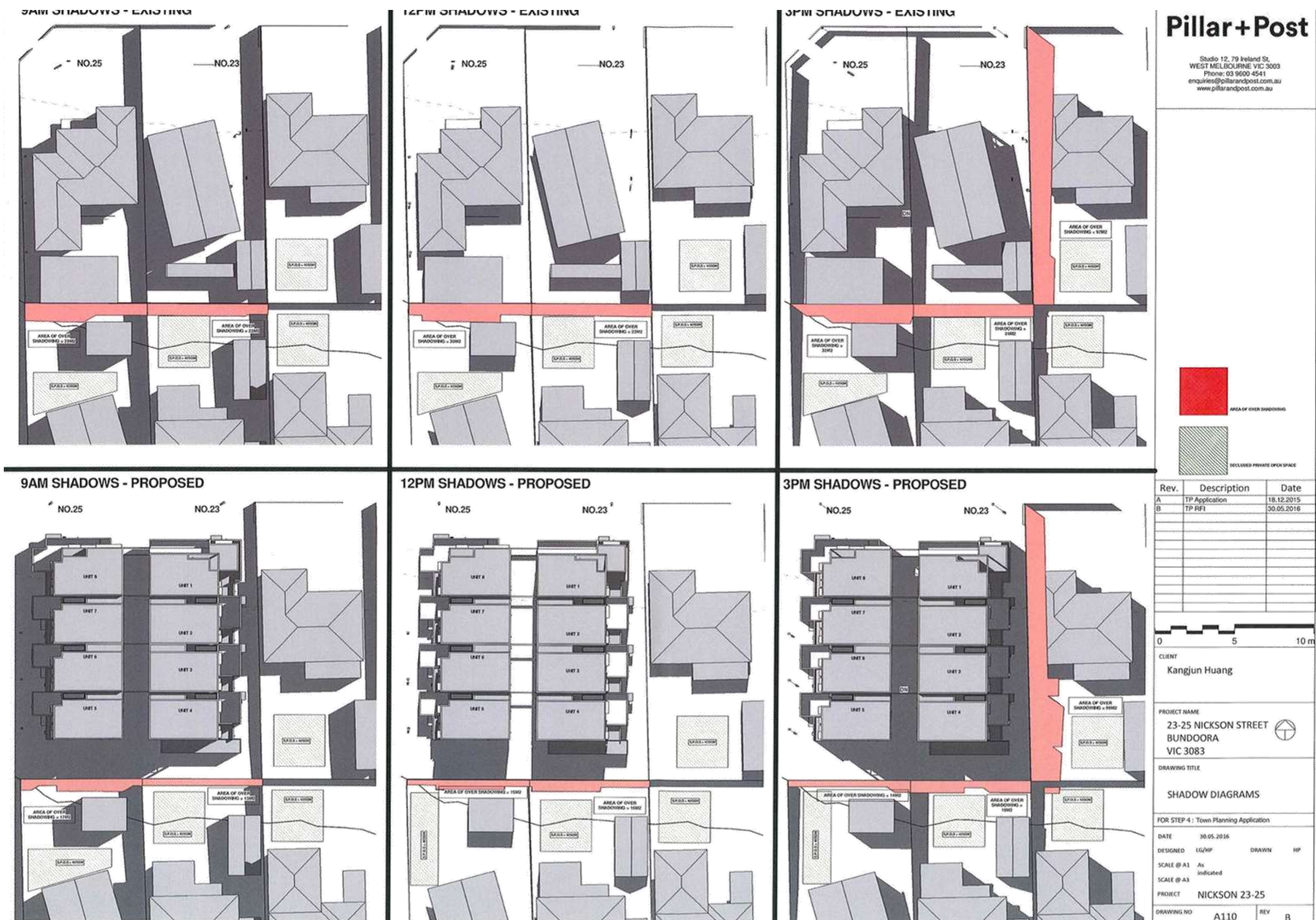
DRAWING TITLE

SECTIONS

FOR STEP 4: Town Planning Application

DATE	24.06.2016	DESIGNED	Designer	DRAWN	Author
SCALE @ A1	1:100	SCALE @ A3	1:200	PROJECT	NICKSON 23-25
DRAWING NO.	A109	REV	C		











① NICKSON ST - Looking South - West



② NICKSON ST - Looking South-East



③ COOK ST - Looking South West



④ COOK ST- Looking North East

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### Sheet List

Sheet Number	Sheet Name
A100	COVER PAGE
A101	DESIGN RESPONSE
A102	SITE PLAN
A103	GROUND FLOOR
A104	FIRST FLOOR PLAN
A105	SECOND FLOOR
A106	ROOF PLAN
A107	ELEVATIONS & MATERIAL
A108	ELEVATIONS & MATERIAL
A109	SECTIONS
A110	SHADOW DIAGRAMS
A111	WASTE MANAGEMENT

Rev.	Description	Date
A	TP Application	18.12.2015
B	TP RFI	30.05.2016
C	TP RFI 2	24.06.2016
D	TP RFI 3	12.09.2016

0 5 10 m

### CLIENT

Kangjun Huang

### PROJECT NAME

23-25 NICKSON ST  
BUNDOORA  
VIC 3083

### DRAWING TITLE

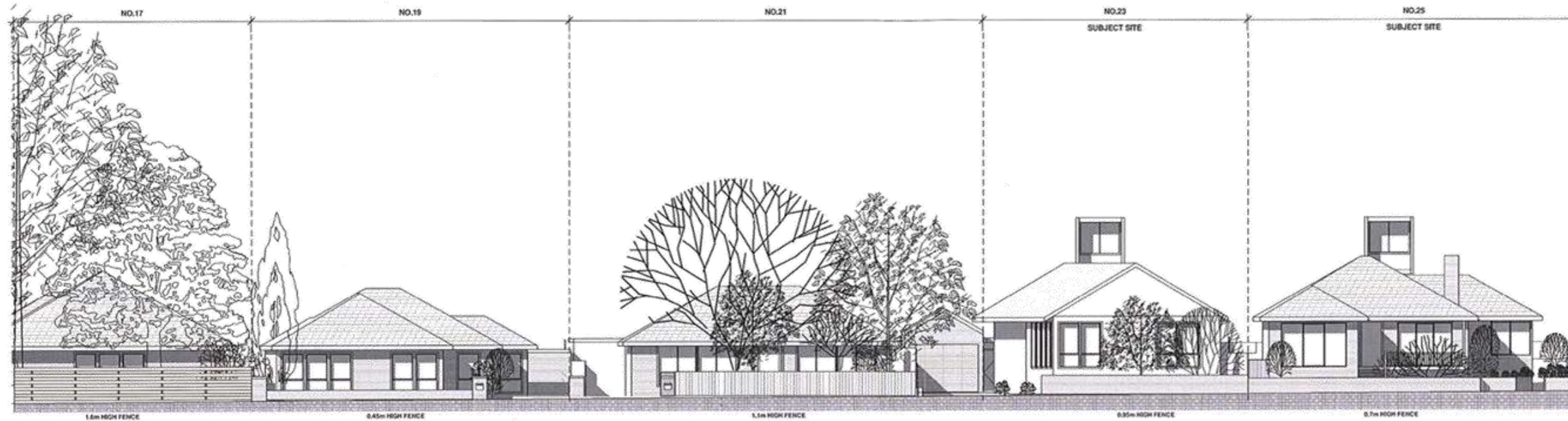
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### FOR STEP 4: Town Planning Application

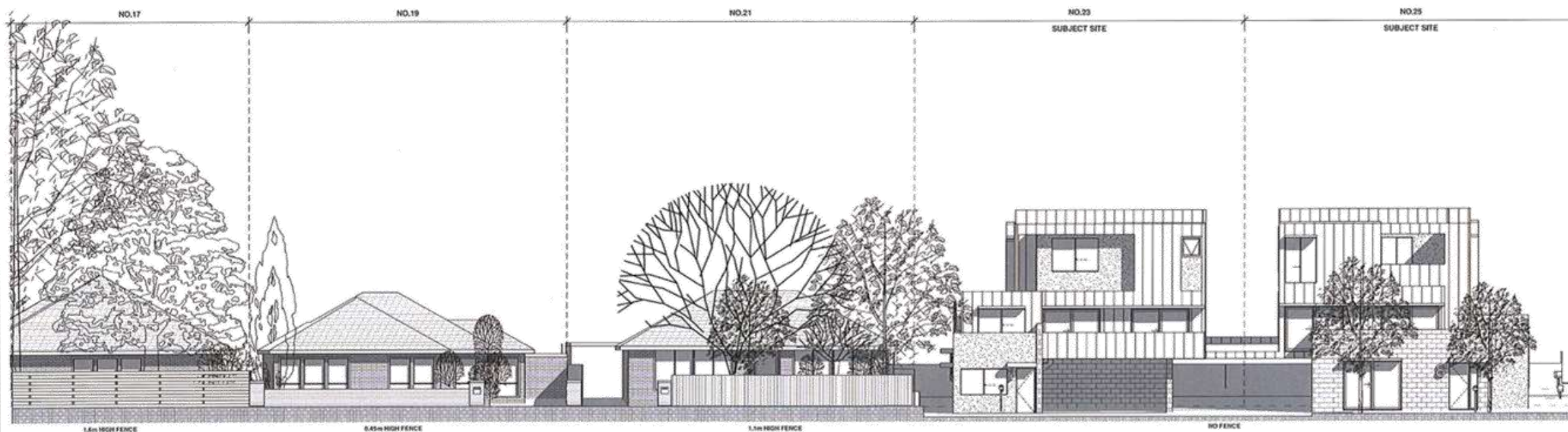
DATE 12.09.2016  
DESIGNED LG/HP DRAWN HP  
SCALE @ A1  
SCALE @ A3  
PROJECT NICKSON 23-25

DRAWING A100 REV D





① STREETScape ELEVATION - NICKSON ST - Existing  
1:100



② STREETScape ELEVATION - NICKSON ST - Proposed  
1:100



MATERIALITY - METAL CLADDING  
DESIGN INSPIRATION



MATERIALITY - CONCRETE BLOCKS



SUN SHADING - WINDOW HOODS



MATERIALITY - COLOUR PALLET



MATERIALITY - CONCRETE BLOCKWORK  
SCREENING



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A109	SECTIONS
A110	SHADOW DIAGRAMS
A111	WASTE MANAGEMENT

Rev.	Description	Date
A	TP Application	18.12.2015
B	TP RFI	30.05.2016
D	TP RFI 3	12.09.2016

0 5 10 m

CLIENT  
Kangjun Huang

PROJECT NAME  
23-25 NICKSON ST  
BUNDOORA  
VIC 3083

DRAWING TITLE  
DESIGN RESPONSE

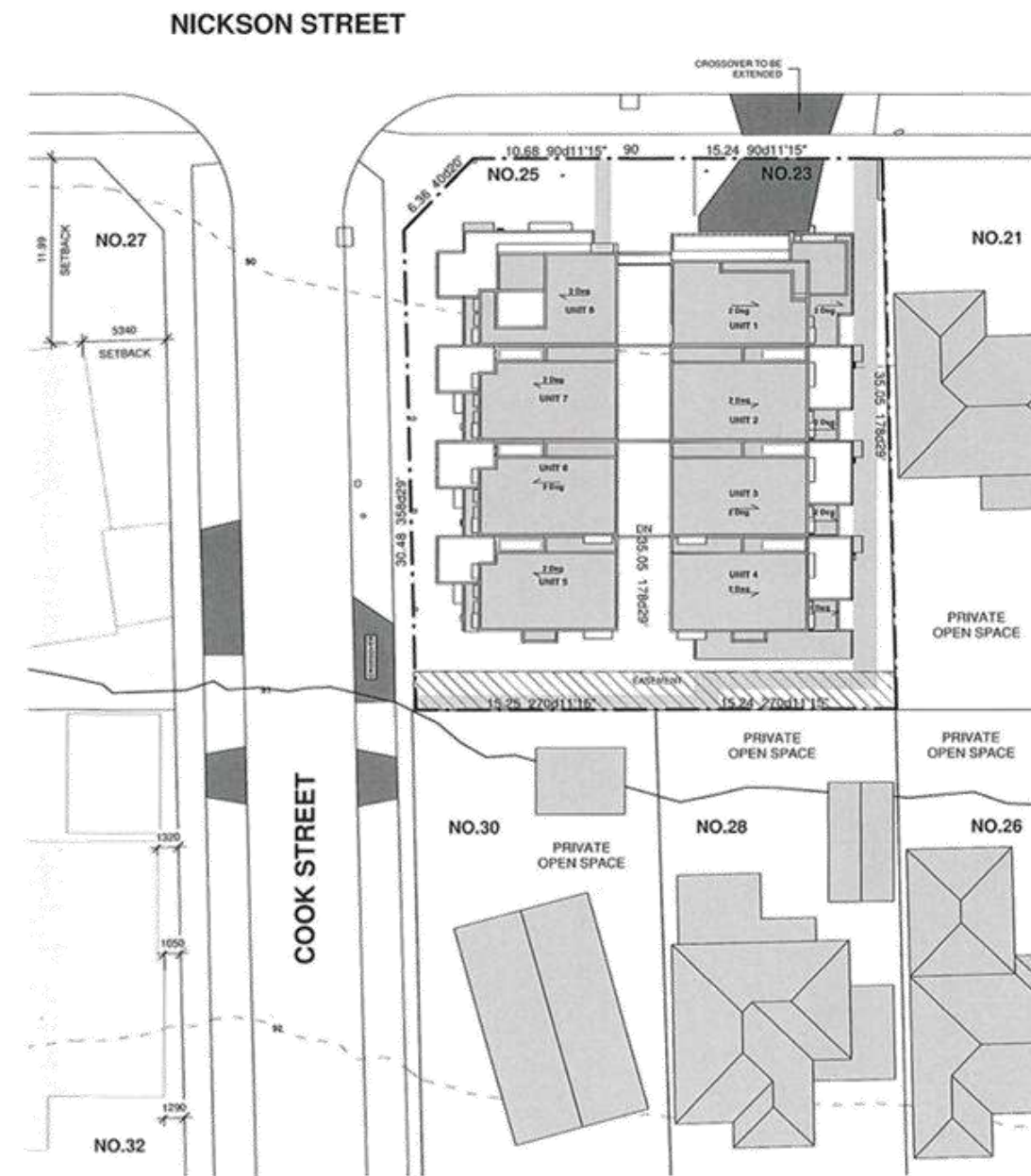
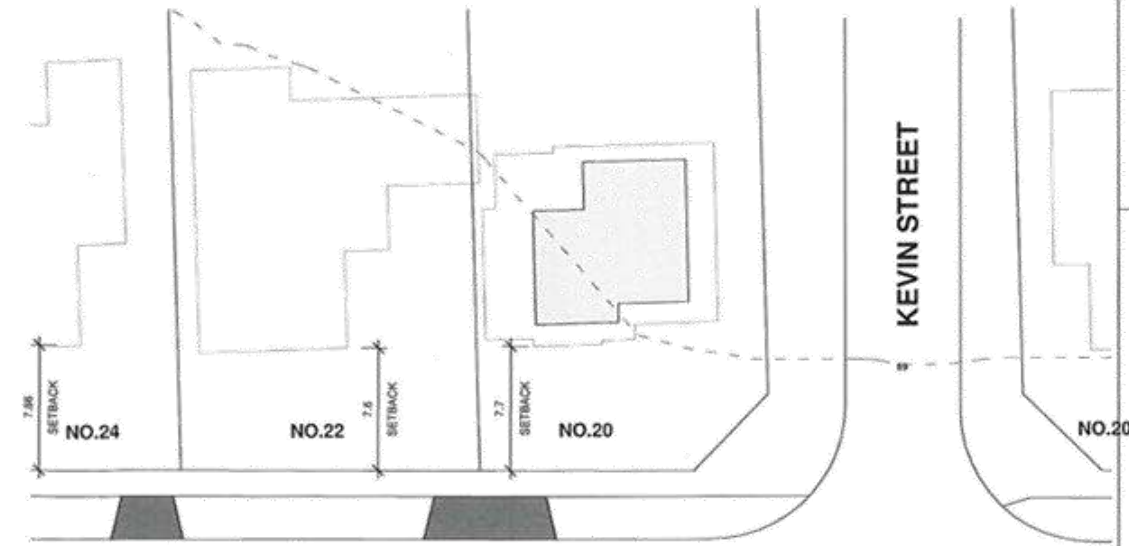
FOR STEP 4: Town Planning Application

DATE	12.09.2016	DRAWN	HP
DESIGNED	LG/HP		
SCALE @ A1	As indicated		
SCALE @ A3			
PROJECT	NICKSON 23-25		
DRAWING	A101	REV	0





① SITEPLAN - Existing  
1:200



② SITEPLAN - Proposed  
1:200

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Rev.	Description	Date
A	TP Application	18.12.2015
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D	TP RFI 3	12.09.2016

0 5 10 m

CLIENT  
Kangjun Huang

PROJECT NAME  
23-25 NICKSON ST  
BUNDOORA  
VIC 3083

DRAWING TITLE  
SITE PLAN

FOR STEP 4: Town Planning Application

DATE	12.09.2016	DRAWN	HP
DESIGNED	LG/HP		
SCALE @ A1	1:200		
SCALE @ A3	1:400		
PROJECT	NICKSON 23-25		
DRAWING	A102	REV	D





DEVELOPMENT SUMMARY									
		EXISTING NO:23		EXISTING NO:25		PROPOSED NO.23&25 Consolidate			
SITE AREA		533.9m2		523.6m2		1057.5m2			
SITE COVERAGE (BUILDING)		223m2		147m2		571m2		53.9%	
HARD SURFACE COVERAGE		65m2		87m2		837.5		79.2%	
PERMEABLE AREA		230m2		291m2		220		20.8%	
TOTAL NO. DWELLINGS		1		1		8			
UNIT SUMMARY									
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	
NO. BEDROOMS	3	3	3	3	3	3	3	2	
NO. CARSPACES	2	2	2	2	2	2	2	1	
TOTAL P.O.S	26m2	10.2m2	10.2m2	10.2m2	22.6m2	23.6m2	24.6m2	85m2	3
S.P.O.S	16m2	10.2m2	10.2m2	10.2m2	8.6m2	8.6m2	8.6m2	17m2	
GFAs	118.8m2	116.5m2	116.5m2	116.5m2	111.8m2	111.8m2	111.8m2	117.3m2	
CARPORT	37.5m2	37m2	37m2	37m2	37m2	37m2	37m2	23.5m2	
BALCONY	15m2	11.5m2	11.5m2	11.5m2	10m2	10m2	10m2	10m2	

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Rev.	Description	Date
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C	TP RFI 2	24.06.2016
D	TP RFI 3	12.09.2016



CLIENT

Kangjun Huang

PROJECT NAME  
23-25 NICKSON ST  
BUNDOORA  
VIC 3083

DRAWING TITLE

GROUND FLOOR

**FOR STEP 4: Town Planning Application**

DATE 12.09.2016  
DESIGNED LG/HP DRAWN HP  
SCALE @ A1 As  
SCALE @ A3 1:200  
PROJECT NICKSON 23-25

DRAWING	REV
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1 LEVEL 1 FLOOR PLAN  
1:100

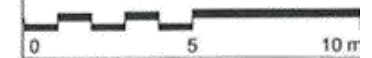


DEVELOPMENT SUMMARY				EXISTING NO:23	EXISTING NO:25	PROPOSED NO.23&25 Consolidated		
SITE AREA				533.8m2	523.6m2	1057.5m2		
SITE COVERAGE (BUILDING)				223m2	147m2	571m2 53.9%		
HARD SURFACE COVERAGE				66m2	87m2	837.5 79.2%		
PERMEABLE AREA				230m2	291m2	220 20.8%		
TOTAL NO. DWELLINGS				1	1	8		
UNIT SUMMARY								
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8
NO. BEDROOMS	3	3	3	3	3	3	3	2
NO. CARSPACES	2	2	2	2	2	2	2	1
TOTAL F.O.S	26m2	10.2m2	10.2m2	10.2m2	22.6m2	23.6m2	24.6m2	85m2
S.P.O.S	16m2	10.2m2	10.2m2	10.2m2	8.6m2	8.6m2	8.6m2	17m2
GFA <sub>s</sub>	118.8m2	116.5m2	116.5m2	116.5m2	111.8m2	111.8m2	111.8m2	117.3m2
CARPORT	37.5m2	37m2	37m2	37m2	37m2	37m2	37m2	23.5m2
BALCONY	13m2	11.5m2	11.5m2	11.5m2	10m2	10m2	10m2	10m2

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Rev.	Description	Date
A	TP Application	18.12.2015
B	TP RFI 1	30.05.2016
C	TP RFI 2	24.06.2016
D	TP RFI 3	12.09.2016



CLIENT  
Kangjun Huang

PROJECT NAME  
23-25 NICKSON ST  
BUNDOORA  
VIC 3083

DRAWING TITLE

**FIRST FLOOR PLAN**

FOR STEP 4 : Town Planning Application

DATE	12.09.2016		
DESIGNED Designer		DRAWN	Author

SCALE @ A1 As  
SCALE @ A3 <sup>indicated</sup> 1:200

PROJECT NICKSON 23-25

DRAWING	A104	REV	0
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① LEVEL 2 FLOORPLAN  
1:100



DEVELOPMENT SUMMARY								
		EXISTING NO:23	EXISTING NO:25	PROPOSED NO.23&25 Consolidated				
SITE AREA		533.9m2	523.6m2	1057.5m2				
SITE COVERAGE (BUILDING)		223m2	147m2	571m2 53.9%				
HARD SURFACE COVERAGE		65m2	87m2	837.5 79.2%				
PERMEABLE AREA		230m2	291m2	220 20.8%				
TOTAL NO. DWELLINGS		1	1	8				
UNIT SUMMARY								
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8
NO. BEDROOMS	3	3	3	3	3	3	3	2
NO. CARSPACES	2	2	2	2	2	2	2	1
TOTAL P.O.S	26m2	10.2m2	10.2m2	10.2m2	22.6m2	23.6m2	24.6m2	65m2
S.P.O.S	16m2	10.2m2	10.2m2	10.2m2	8.6m2	8.6m2	8.6m2	17m2
GFA <sub>s</sub>	118.8m2	116.5m2	116.5m2	116.5m2	111.8m2	111.8m2	111.8m2	117.3m2
CARPORT	37.5m2	37m2	37m2	37m2	37m2	37m2	37m2	23.5m2
BALCONY	13m2	11.5m2	11.5m2	11.5m2	10m2	10m2	10m2	10m2

**Pillar+Post**

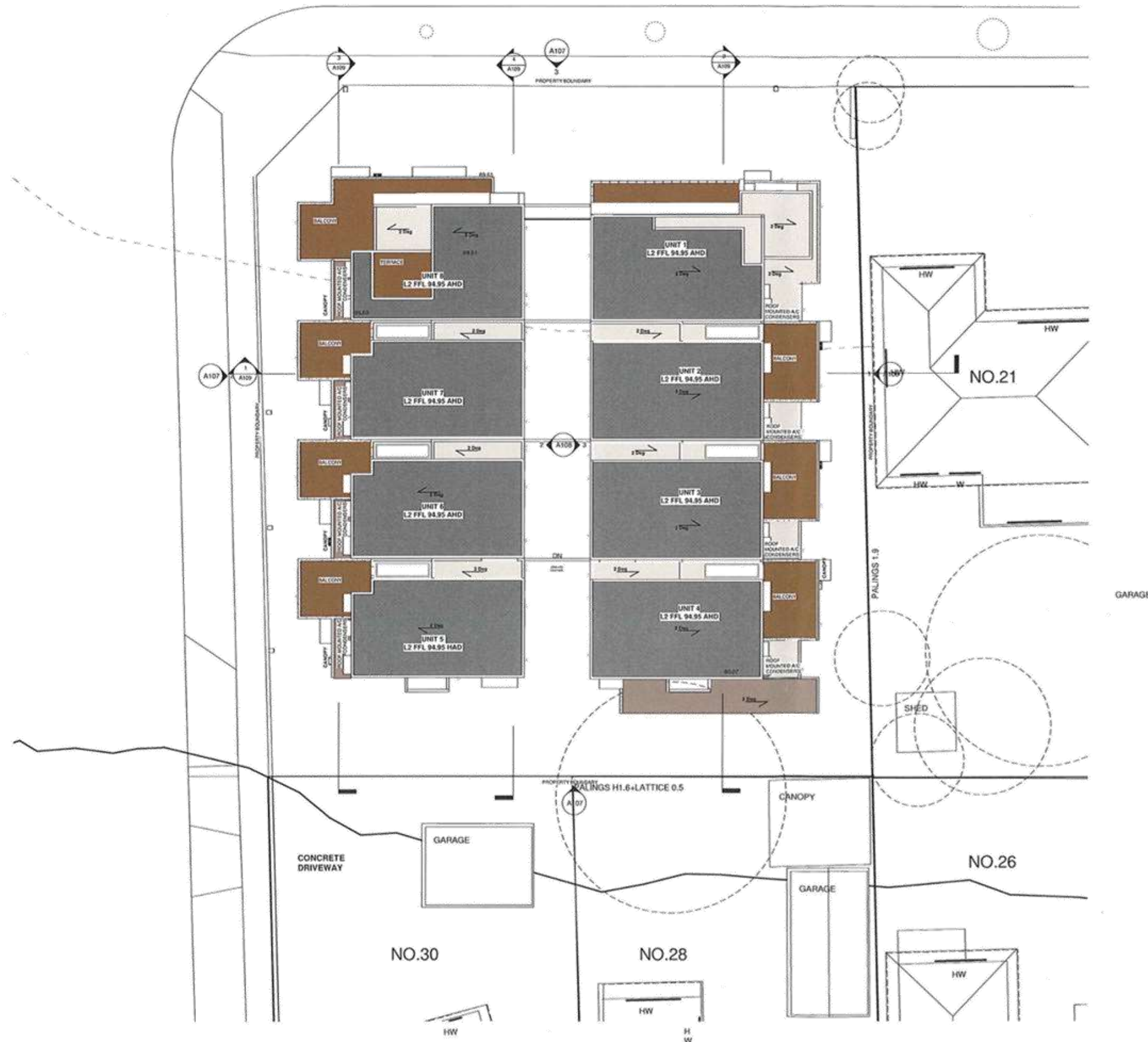
Studio 12, 79 Ireland St.  
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Rev.	Description	Date
A	TP Application	18.12.2015
B	TP RF1	30.05.2016
C	TP RF12	24.06.2016
D	TP RF13	12.09.2016



CLIENT	Kangjun Huang
PROJECT NAME	23-25 NICKSON ST BUNDOORA VIC 3083
DRAWING TITLE	SECOND FLOOR
FOR STEP 4: Town Planning Application	
DATE	12.09.2016
DESIGNED LG/HP	DRAWN HP
SCALE @ A1 As indicated	
SCALE @ A3 1:200	
PROJECT	NICKSON 23-25
DRAWING	A105 REV D

① ROOF LEVEL  
1:100



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Rev.	Description	Date
A	TP Application	18.12.2015
B	TP RF1	30.05.2016
C	TP RF1 2	24.06.2016
D	TP RF1 3	12.09.2016

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CLIENT  
Kangjun Huang

PROJECT NAME  
23-25 NICKSON ST  
BUNDOORA  
VIC 3083

DRAWING TITLE  
ROOF PLAN

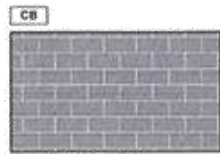
FOR STEP 4: Town Planning Application

DATE 12.09.2016  
DESIGNED Designer DRAWN Author  
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PROJECT NICKSON 23-25

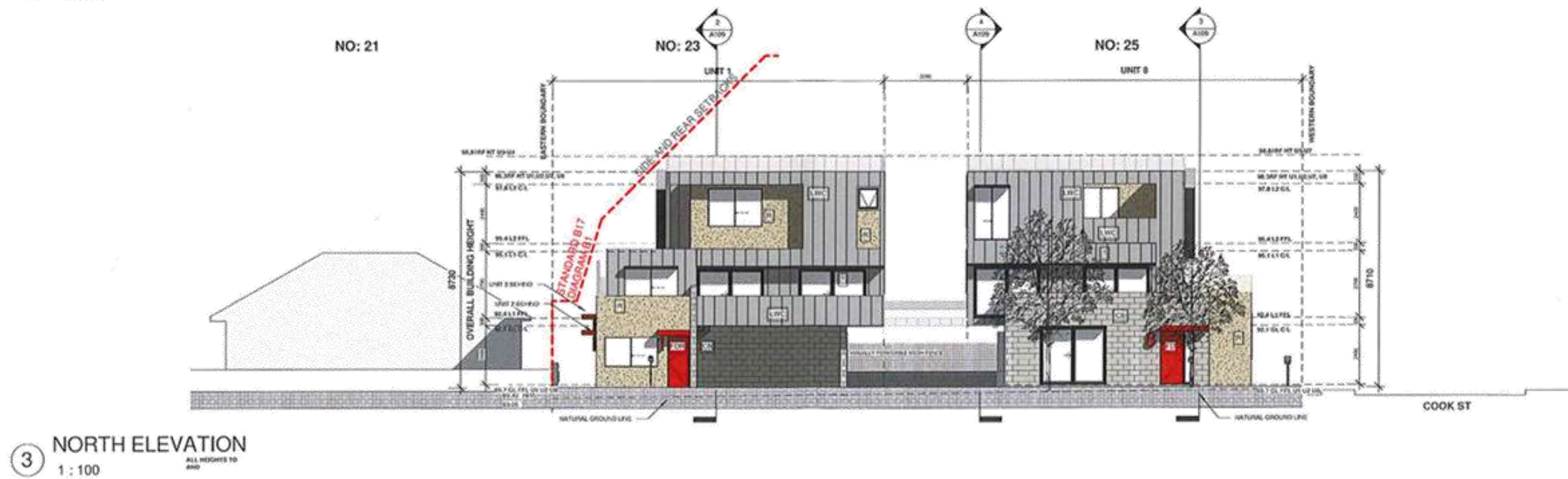
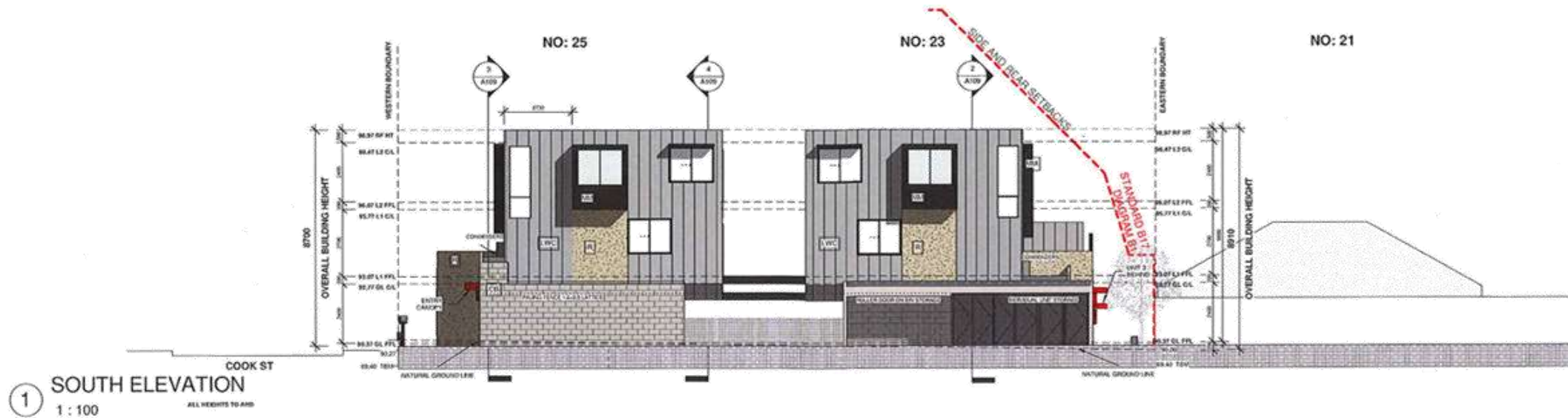
DRAWING A106 REV D



## MATERIALS

BLOCKWORK  
STANDARD GREYBALUSTRADE &  
SCREENING  
TO MATCH  
TIMBER CLADDINGMETAL CLADDING -  
WALL & ROOF  
COLOBOND - WALLABY

RENDERED FINISH

ENTRY DOORS &  
CANOPIES  
TO MATCH  
COLOBOND - MANOR REDLIGHT WEIGHT CLADDING  
PAINTED TO MATCH  
COLOBOND - WALLABYMETAL CLADDING  
COLOBOND - MONUMENT

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Rev.	Description	Date
A	TP Application	18.12.2015
B	TP RFI	30.05.2016
C	TP RFI 2	24.06.2016
D	TP RFI 3	12.09.2016

0 5 10 m

CLIENT  
Kangjun Huang

PROJECT NAME  
23-25 NICKSON ST  
BUNDOORA  
VIC 3083

DRAWING TITLE  
ELEVATIONS & MATERIAL

FOR STEP 4: Town Planning Application

DATE 12.09.2016  
DESIGNED LG/HP DRAWN HP  
SCALE @ A1 1:  
SCALE @ A3 1:200  
PROJECT NICKSON 23-25

DRAWING A107 REV D



CB

**BLOCKWORK**  
STANDARD GREY

845



**BALUSTRADE &  
SCREENING**  
TO MATCH  
TIMBER CLADDING



**METAL CLADDING -  
WALL & ROOF**  
COLORBOND - WALLARY

**R**



**RENDERED FINISH**

**FOR**



**ENTRY DOORS &  
CANOPIES**  
TO MATCH  
COLOBOND - MANOR RED

LWC



**LIGHT WEIGHT CLADDING**  
PAINTED TO MATCH  
COLORBOND - WALLABY

222



**METAL CLADDING**  
COLOBOND - MONUMENT



1 EAST ELEVATION  
1 : 100



2 WEST - Internal  
1 : 100  
ALL RIGHTS TO  
AND



③ EAST - Internal  
1 - 100  
ALL RIGHTS TO  
AND

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Rev.	Description	Date
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CUENT  
Kangjun Huang

PROJECT NAME  
23-25 NICKSON ST  
BUNDOORA  
VIC 3083

DRAWING TITLE

ELEVATIONS & MATERIAL

**FOR STEP 4 : Town Planning Application**

DATE	12.09.2016		
DESIGNED	LG/HP	DRAWN	Author

SCALE @ A1 1:

SCALE @ A3 100  
1:200

PROJECT NICKSON 23-25

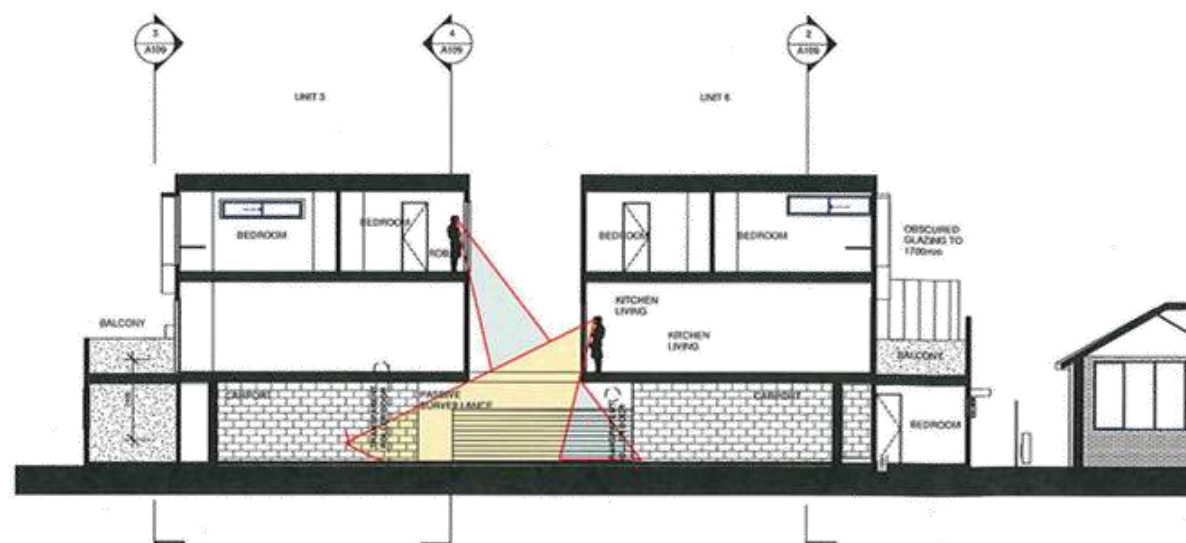
DRAWING	A108	REV	D
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① Section 1  
1 : 100



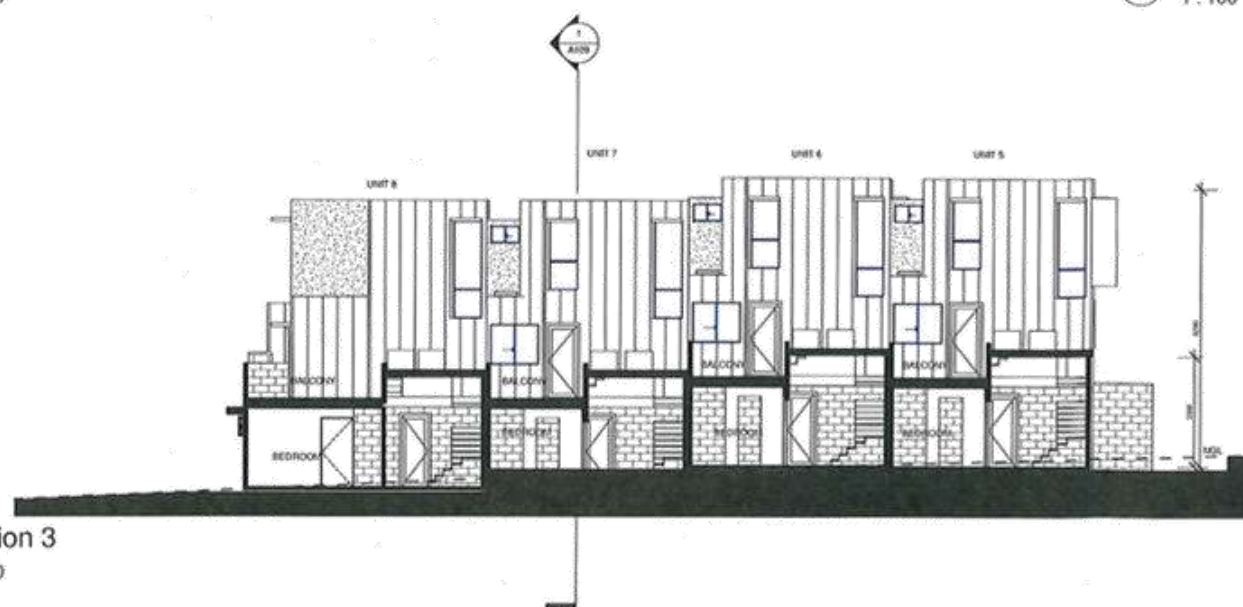
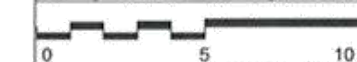
② Section 2  
1 : 100



④ Section 4  
1 : 100



③ Section 3  
1 : 100

[illegible]

CLIENT

Kangjun Huang

PROJECT NAME  
23-25 NICKSON ST  
BUNDOORA  
VIC 3083

DRAWING TITLE

## SECTIONS

FOR STEP 4 : Town Planning Application

DATE 12.09.2016

DESIGNED Designer: DRAWN Author:

SCALE @ A1 1:

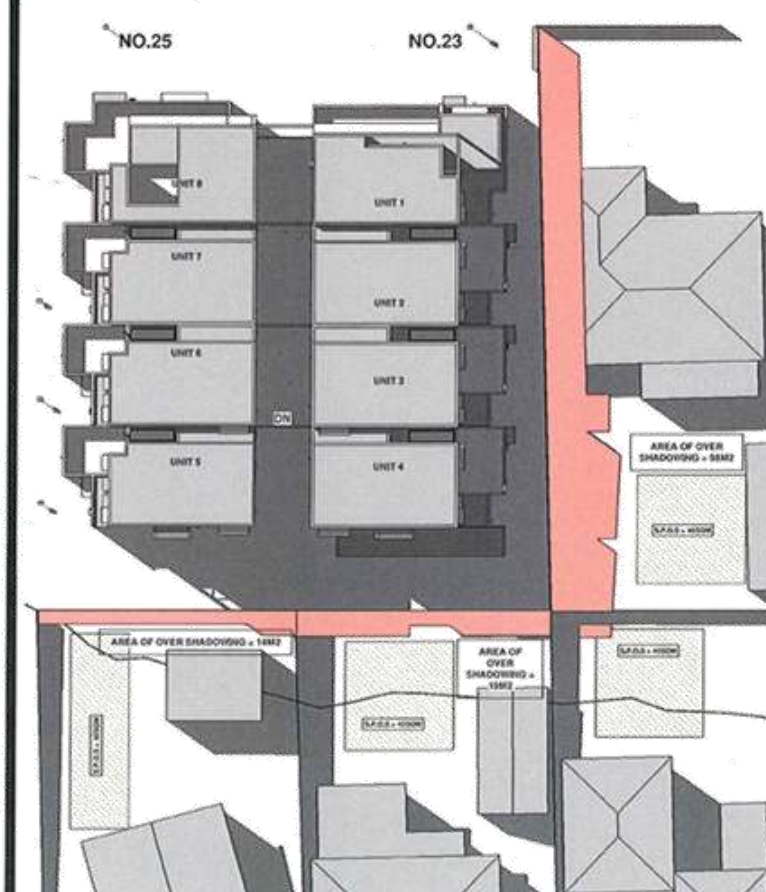
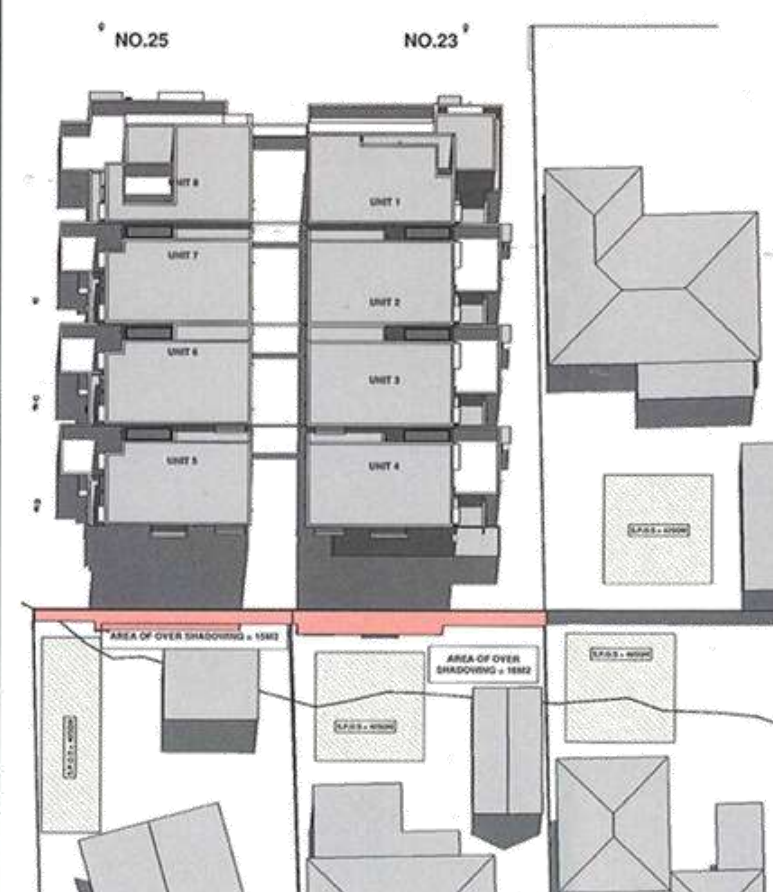
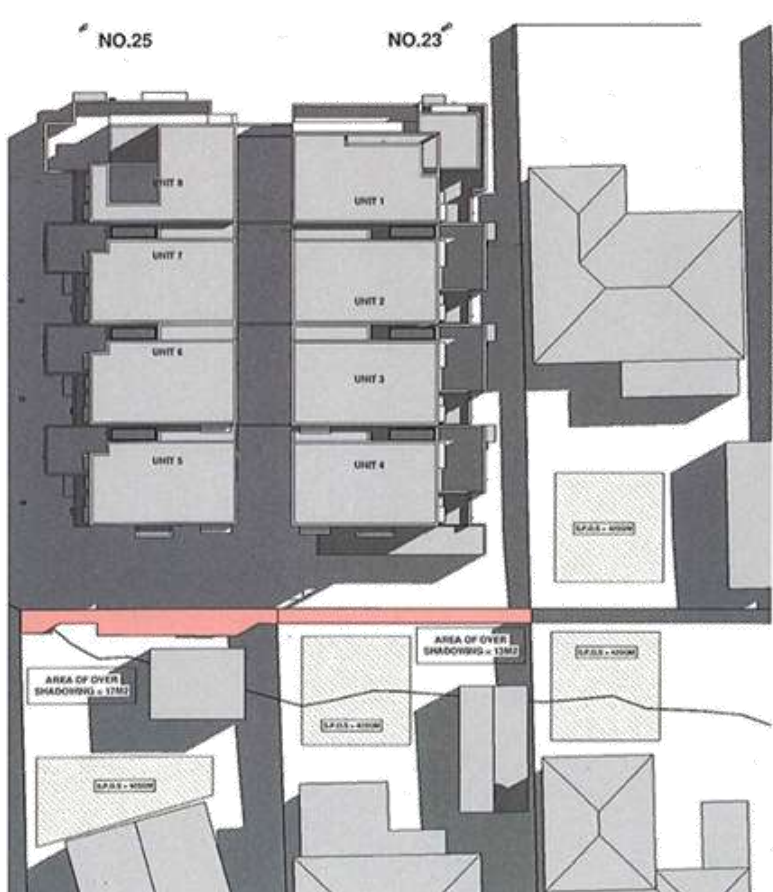
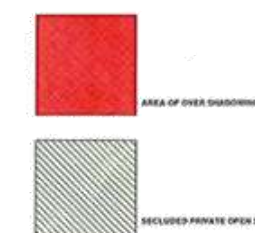
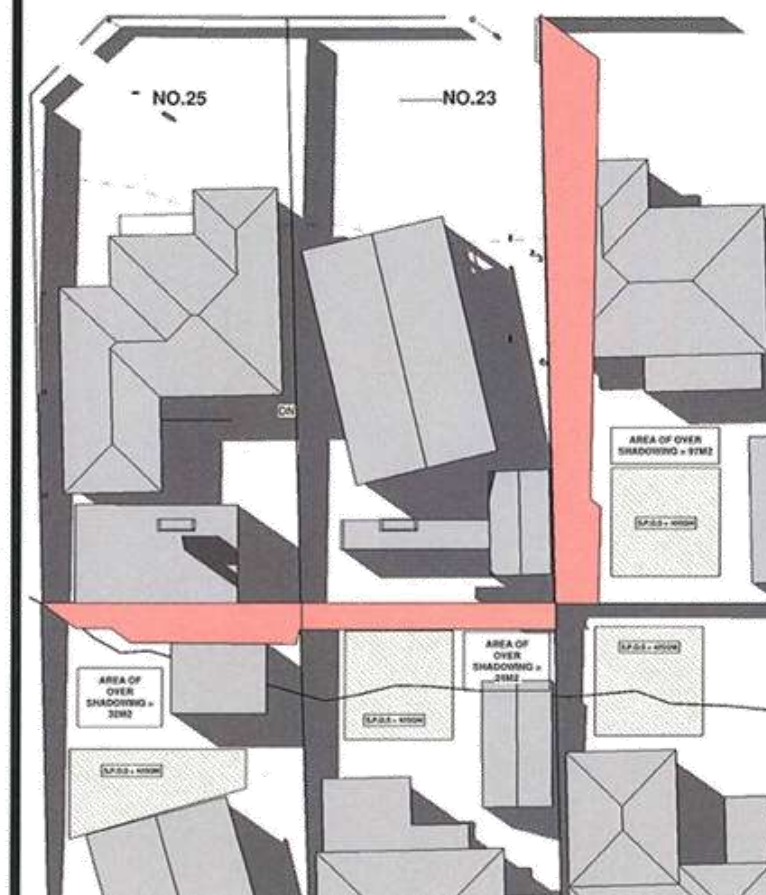
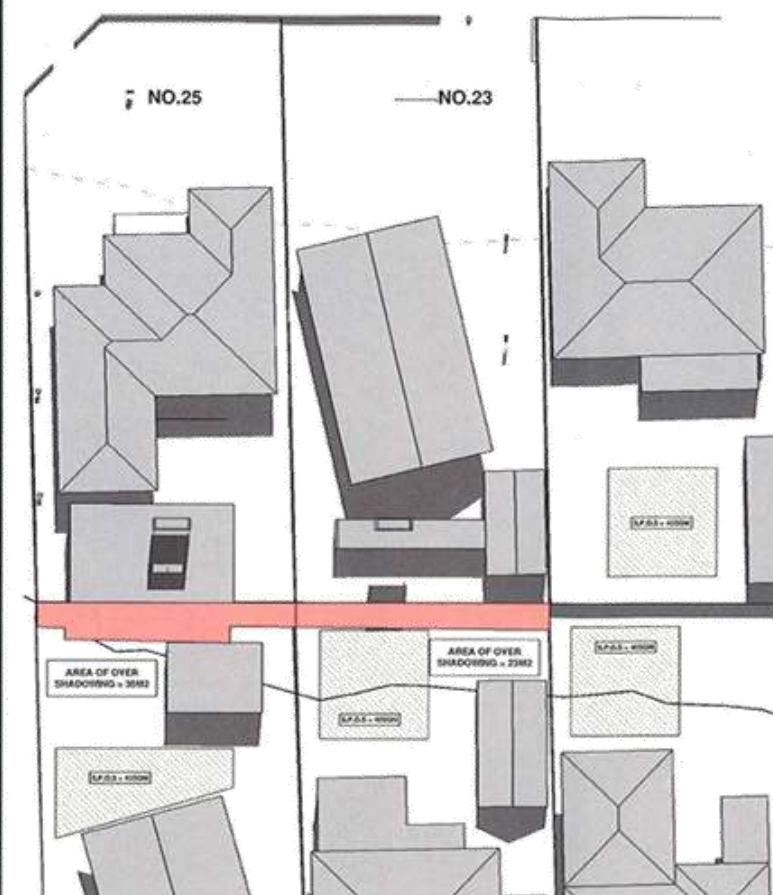
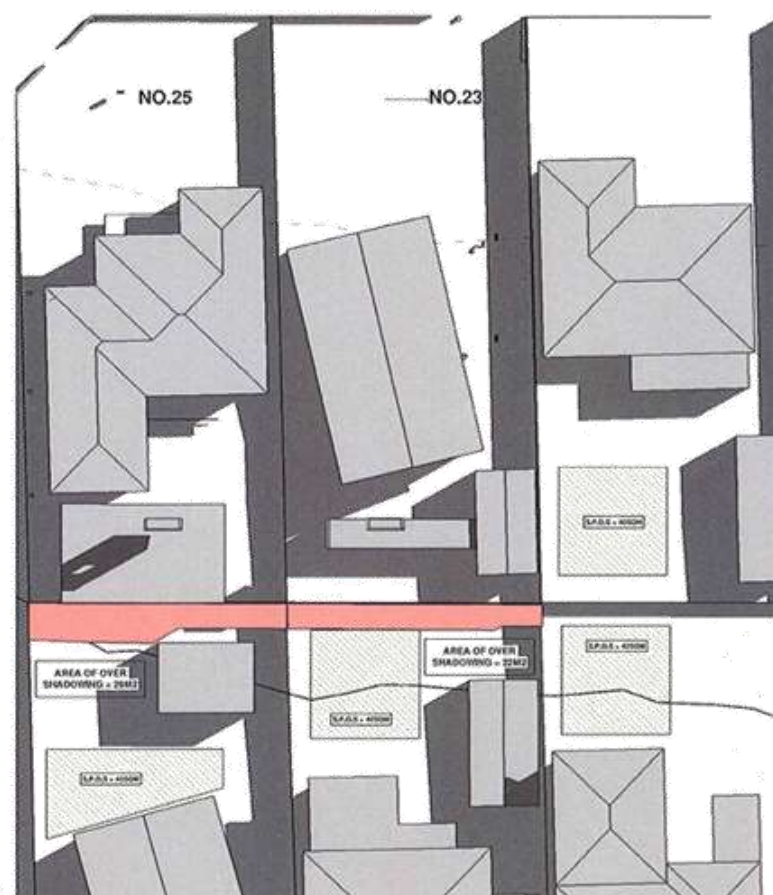
SCALE @ A1 1:100  
SCALE @ A3 1:200

PROJECT NICKSON 23-25

DRAWING	A100	REV	D
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## PLANNING APPLICATION NO. 716024



**Subject Land**



**Objector (Plus one objector outside Locality Map area)**

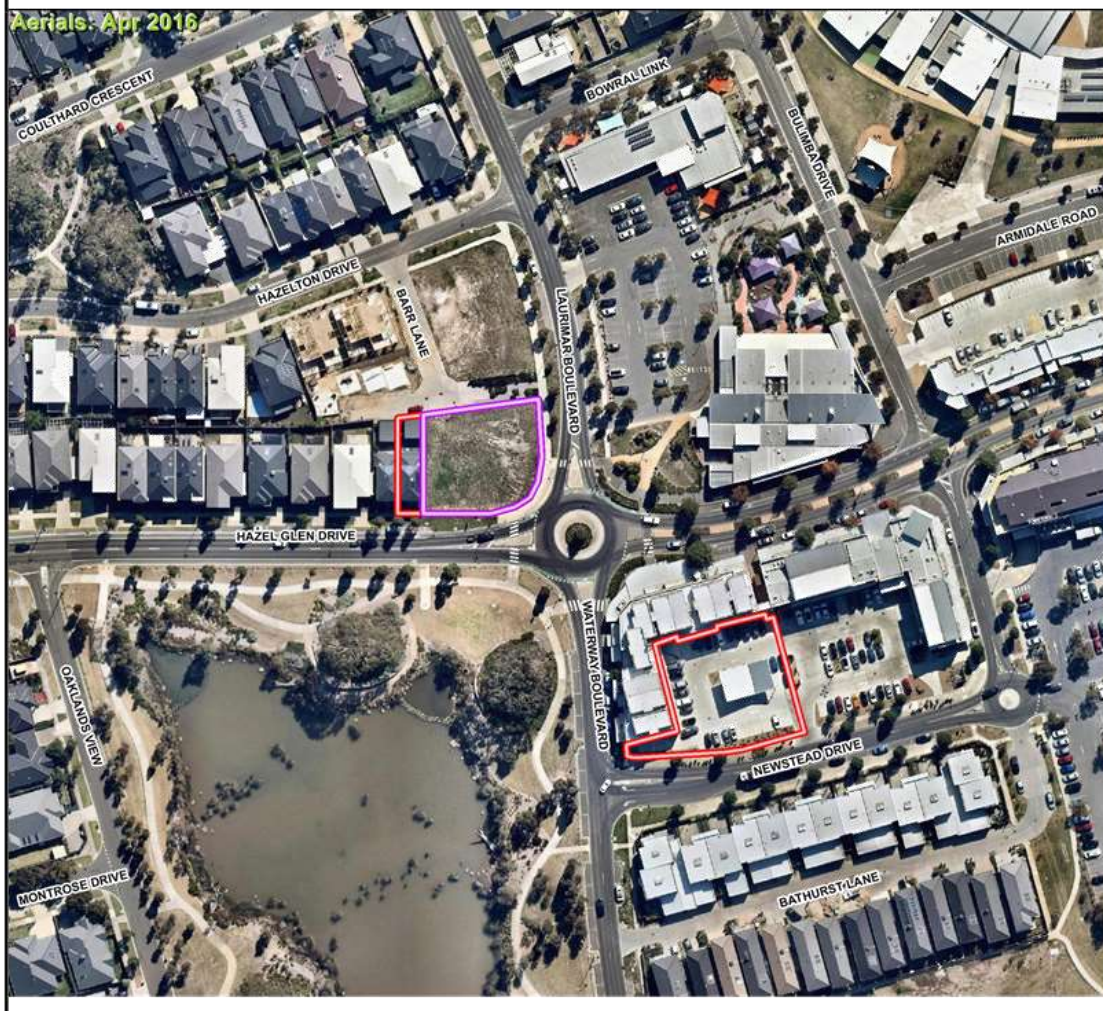


**City of  
Whittlesea**

**ESTABLISHED AREAS PLANNING REPORT**



## PLANNING APPLICATION NO. 716024



**Subject Land**



**Objector** (Plus one objector outside Locality Map area)



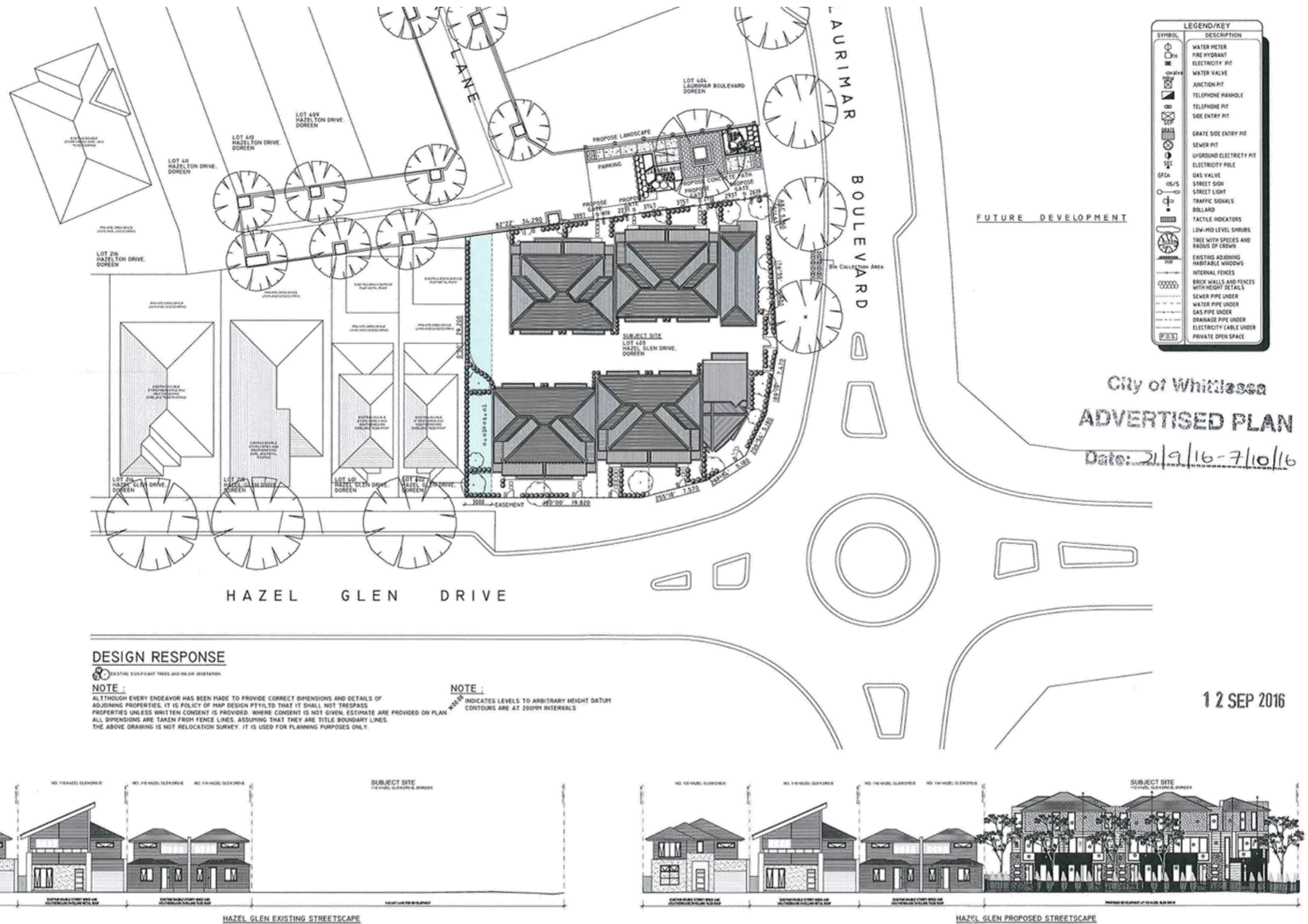
**City of  
Whittlesea**

**ESTABLISHED AREAS PLANNING REPORT**

1. The proposal represents an inappropriate design response for the site and surrounding neighbourhood and will result in amenity impacts to surrounding properties.
2. The proposal represents an inappropriate design response for the site and surrounding neighbourhood and will result in amenity impacts for further residents, particularly in relation to the provision of solar access into the secluded private open space of Dwellings 1 to 5.
3. The height, scale and bulk of the dwellings will have a dominating impact upon the streetscape and surrounding area.
4. The proposal represents an inappropriate design response for the site and surrounding neighbourhood and will result in amenity impacts for future residents, particularly in relation to on-site waste management.
5. The design of the proposal does not satisfy the following objectives and standards pursuant to Clause 55 of the Whittlesea Planning Scheme:
  - a) Street setback (standard B6)
  - b) Building heights (standard B7)
  - c) Parking provision (standard B16)
  - d) Overlooking (standard B22)
  - e) On site services (B34)
  - f) Neighbourhood character (B17)







12 SEP 2016

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**Notes**  
 All dimensions are in millimeters unless otherwise stated. All dimensions are to the center of the line unless otherwise stated. All dimensions are to the center of the line unless otherwise stated. All dimensions are to the center of the line unless otherwise stated.

Rev.	Date	Description	Drawn	Chkd
1	13.05.2016	ISSUE FOR PLANNING APPLICATION	SH	GP

Project  
 Drawing Title

**112 Hazel Glen Drive, Doreen**  
**Proposed Townhouse Development**  
**Design Response**

Drawing Issue	TOWN PLANNING	Project number	161437
Scale	1 : 100	Drawing Number	DR.01
Date	APRIL 2016	Rev	

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# CLAUSE 55: NEIGHBOURHOOD AND SITE DESCRIPTION

## 1. IN RELATION TO THE NEIGHBOURHOOD: (RELEVANT MAP 333 DR)

Dwelling types, heights, setbacks and site densities for the neighbourhood were presented as detailed on the Laurimar Town Centre Plan, with guidelines to ensure certain colours, materials and forms in an attempt to ensure high quality built form which is sensitive to the natural environment of the area which includes ancient Red Gum, Adjutant Forests and elevated views. The Laurimar Township, of which this site is a part, encourages contemporary design of homes which combine built form and suburban features.

As such, a particular neighbourhood character has been established in predominantly two storey dwellings which are setback between 2 and 3 metres from the street and 1 to 2 metres from side boundaries. Building materials consistently brick, rendered brick, lightweight weatherboard cladding and roof tile similar colours, white windows are both timber and aluminium and a number dwellings have also incorporated natural coloured stone into portion of the dwellings are generally double fronted with a projecting room and roof consistently hip and gable.

To the east of the site is Laurimar Town Centre on Hazel Glen Drive between Pines Road and Laurimar Boulevard, which exhibits a more urban quality with 3 storey buildings comprising ground level commercial uses and shop top housing. Town Centre also comprises large buildings accommodating supermarkets and a large scale retail precinct with car parking spaces behind.

In terms of residential neighbourhood, to the north and west of the subject site the character is overwhelmingly open and spacious, with no front fence large grassed naturestrips and most properties having a vehicle overseer. Openness of the streetscape along this portion of Hazel Glen Drive is enhanced by large expanse of each, and setbacks across the road to the south.

## 2. IN RELATION TO THE SITE:

The subject site is currently vacant and located in a subdivision known as East Town Centre where much development has occurred in recent years, however it is still a number of lots old vacant. Number 112 or lot 403 is a designated 'Medium Density housing' allotment within the estate, meaning that it is a corner specifically selected to provide for a number of attached dwellings. It is mandatory that development on the site comprises double storey.

The subject site is irregular in shape and located on the corner of Hazel Glen Drive and Laurimar Boulevard to the east. The site area around the corner measuring approximately 51 metres in length. The northern boundary measures 3 metres, while the western boundary measures 29.2 metres, equating to a site area of 1504 square metres. The site is contained by a building envelope which requires building setbacks of 2 metres from the Hazel Glen Drive and Laurimar Boulevard boundaries and 1 metre from the northern boundary.

The site is relatively flat and even, undulating slightly and there is a 3 metre easement running along the western boundary. While there are no trees on the site there are a number of large native trees on both the Hazel Glen Drive and Laurimar Boulevard nature strips. Two roads have been constructed, one along the site's northern boundary and one leading to Hazel Glen Drive. The road leading off Laurimar Boulevard provides pedestrian access, while the latter enables vehicle access to the site and the two adjoining sites to the west.

## 3. LOCAL INFRASTRUCTURE:

- The site is located within a relatively new residential subdivision and it is expected that traffic will be predominantly local.
- Hazel Glen Drive traverses the Laurimar Estate from Pines Road to the west to Van Yuen Road to the east and is the location for the Town Centre which comprises shopping facilities and community services.
- Laurimar Boulevard traverses the estate from north to south and is a main thoroughfare.
- Pines Road is approximately 1.2 km west of the site and provides access to South Murrumbidgee and the Western Ring Road.
- Van Yuen Road provides connection to Greenborough to the south.

- Despite its relative newness, the estate is well serviced by local buses, with DLR Bus Routes 520 and 572 providing transport in the direction of Greenborough and South Murrumbidgee respectively.
- Train Stations at Greenborough and Tapping are also within close proximity.

- Community facilities
- Shopping Centres in proximity of the site:
 

Facility	Distance	Estimated Travel Time
Laurimar Town Centre	100m	3mins (walking)
Woolfield Home Village	120m	10mins (by car)
River Gum Village	120m	10mins (by car)

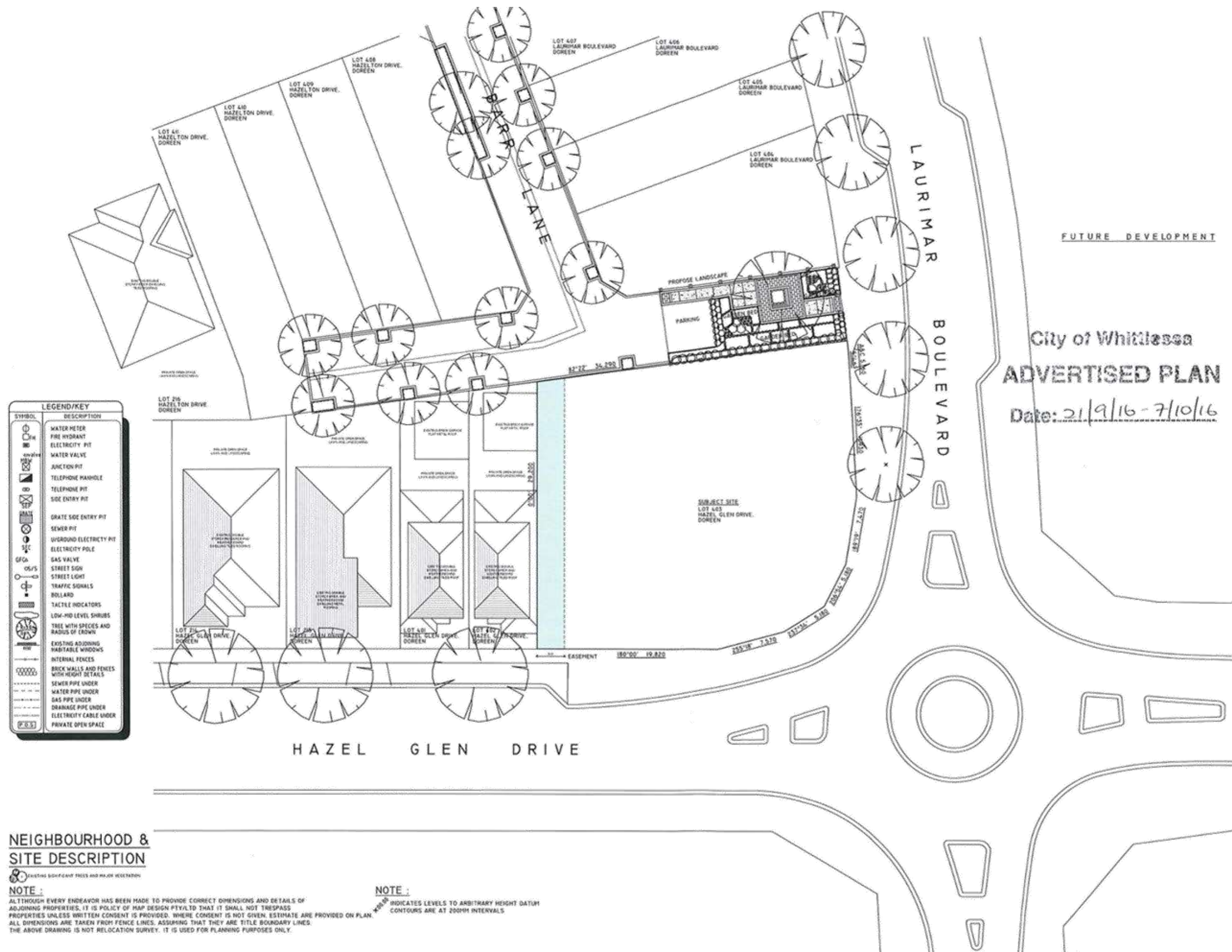
- Schools in proximity:
 

School	Distance	Estimated Travel Time
Laurimar Primary School	150m	3mins (walking)
Marrina Primary School	20m	4mins (by car)
Hamble Grammar (Primary Campus)	3.2km	8mins (by car)
Whitlessa Secondary College	12km	10mins (by car)

- Public Open Space and Major Recreational Facilities:
 

Facility	Distance	Estimated Travel Time
Local reserve (Marrina Drive)	100m	3mins (walking)
Whitlessa	50m	2mins (walking)
Lake Laurimar	500m	15 mins (walking)
Murrumbidgee Sports Fields	500m	15 mins (walking)

\*Please note that these distances and times are approximate and based on well known routes obtained from Google Maps.



## NEIGHBOURHOOD & SITE DESCRIPTION

EXISTING SIGNIFICANT TREES AND MAJOR VEGETATION

### NOTE:

ALTHOUGH EVERY ENDEAVOR HAS BEEN MADE TO PROVIDE CORRECT DIMENSIONS AND DETAILS OF ADJOINING PROPERTIES, IT IS POLICY OF MAP DESIGN PTY LTD THAT IT SHALL NOT TRESPASS PROPERTIES UNLESS WRITTEN CONSENT IS PROVIDED. WHERE CONSENT IS NOT GIVEN, ESTIMATE ARE PROVIDED ON PLAN. ALL DIMENSIONS ARE TAKEN FROM FENCE LINES, ASSUMING THAT THEY ARE TITLE BOUNDARY LINES. THE ABOVE DRAWING IS NOT RELOCATION SURVEY. IT IS USED FOR PLANNING PURPOSES ONLY.

### NOTE:

INDICATES LEVELS TO ARBITRARY HEIGHT DATUM. CONTOURS ARE AT 200MM INTERVALS.

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Rev.	Date	Description	Drawn	Chkd.	Rev.	Date	Description	Drawn	Chkd.
1	13.05.2016	ISSUE FOR PLANNING APPLICATION	SPH	DP					

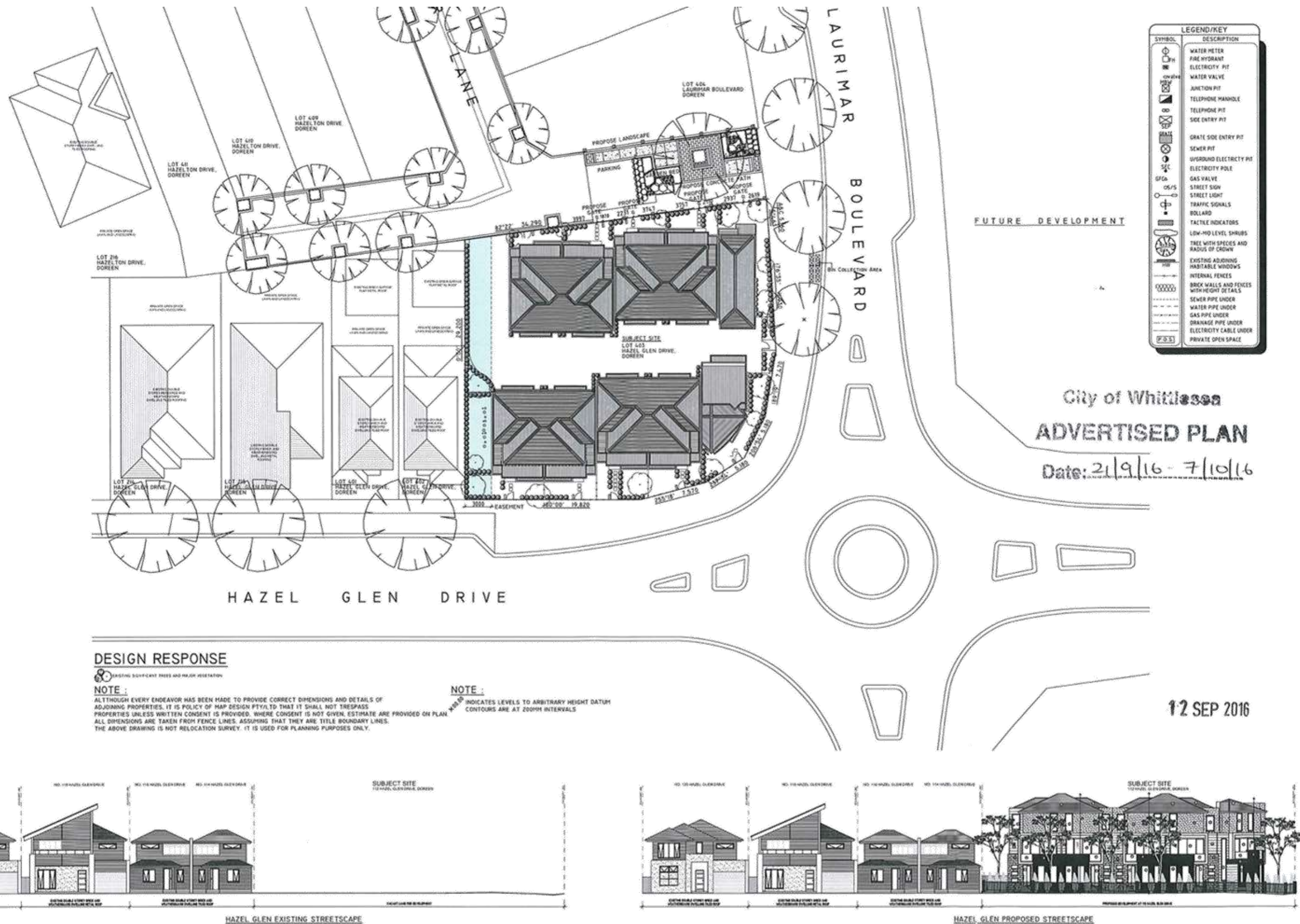
Project  
**112 Hazel Glen Drive, Doreen**  
**Proposed Townhouse Development**  
Drawing Title  
**Neighborhood & Site Description**

Drawing Issue	TOWN PLANNING	Project number	161437
Scale	1 : 100	Drawing Number	SA.01
Date	APRIL 2016	Rev	

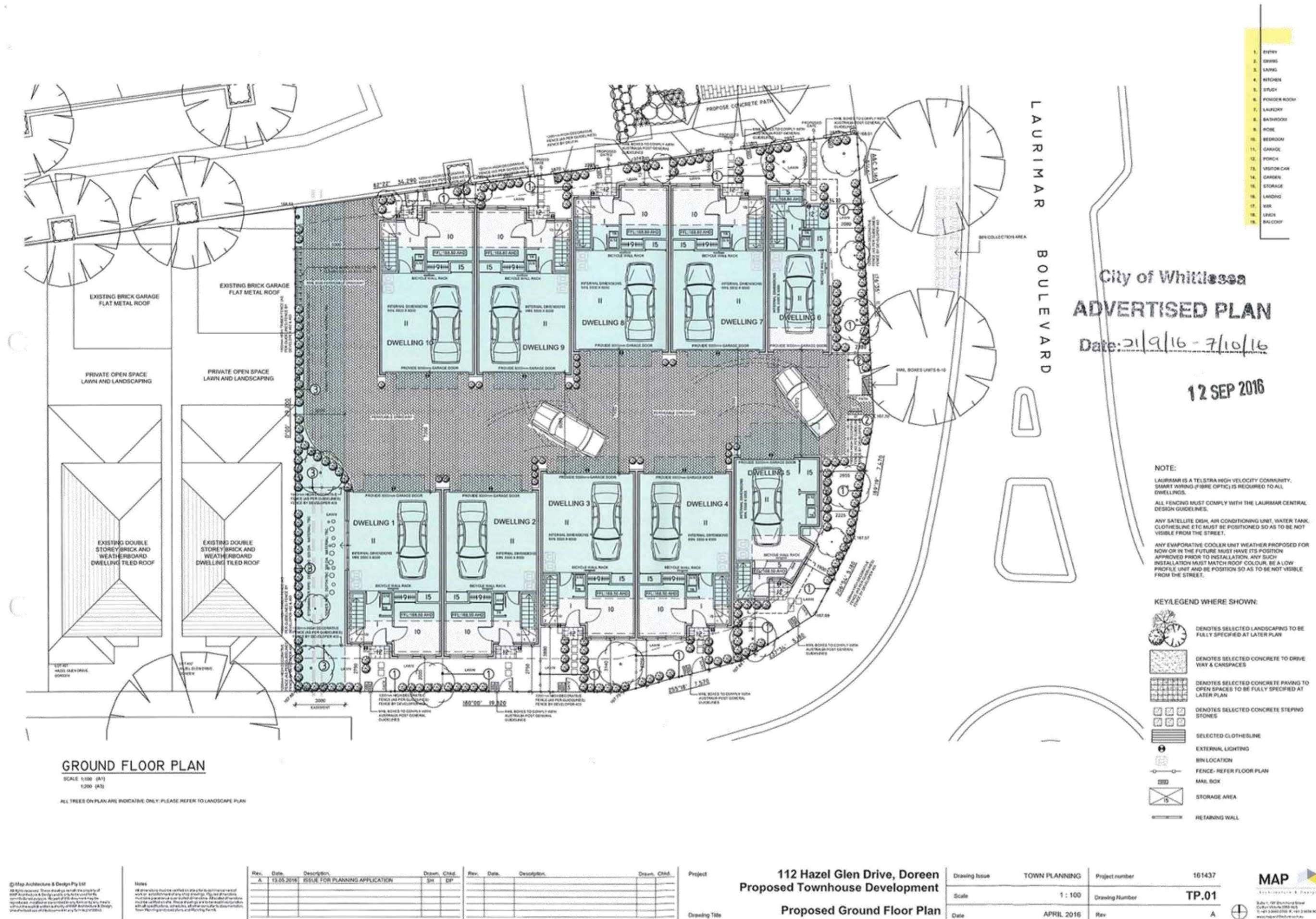
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Greenborough, NSW 2560  
T: 02 9300 0000 F: 02 9300 0001  
www.maparchitecture.com.au







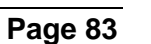




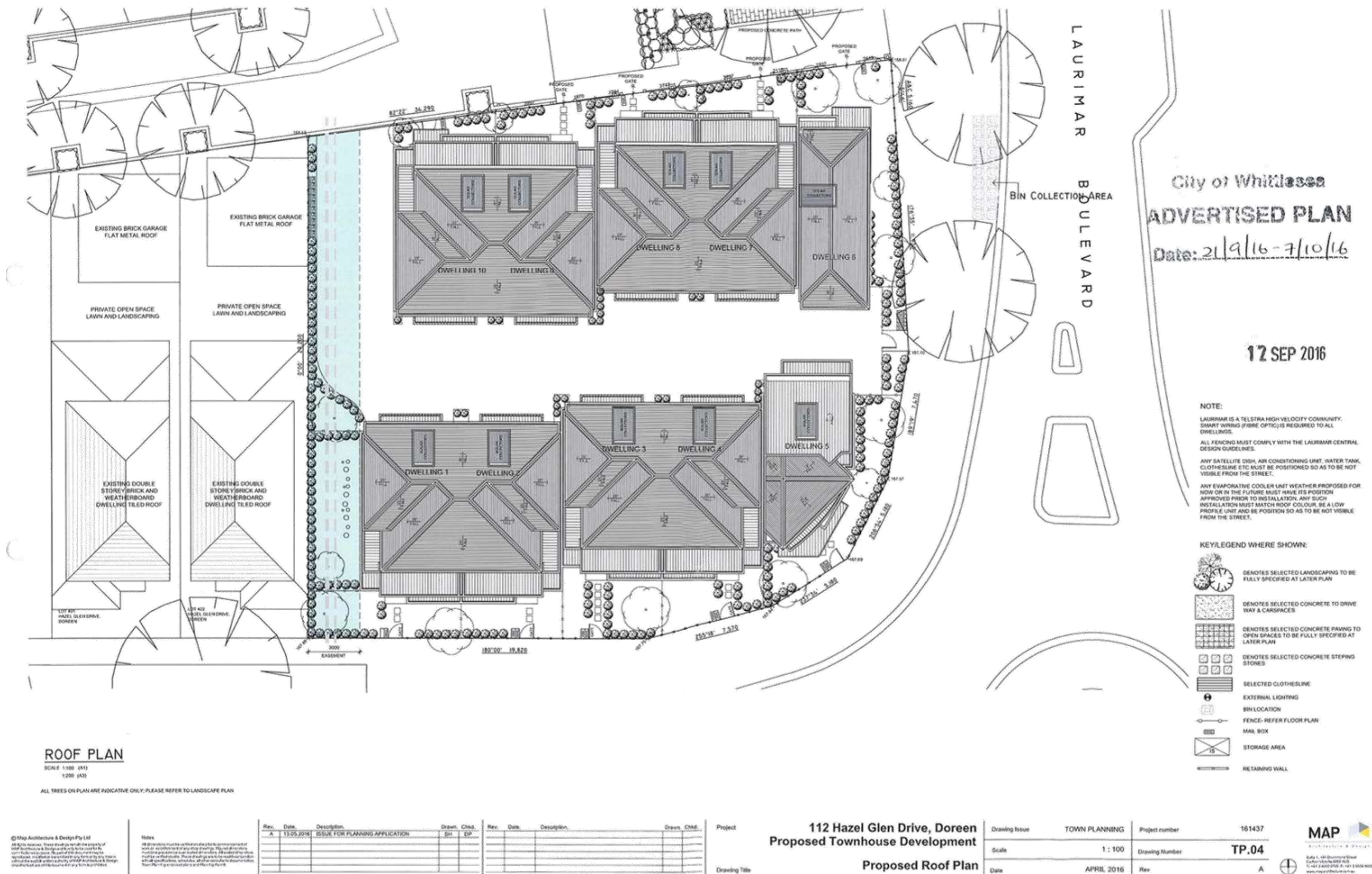




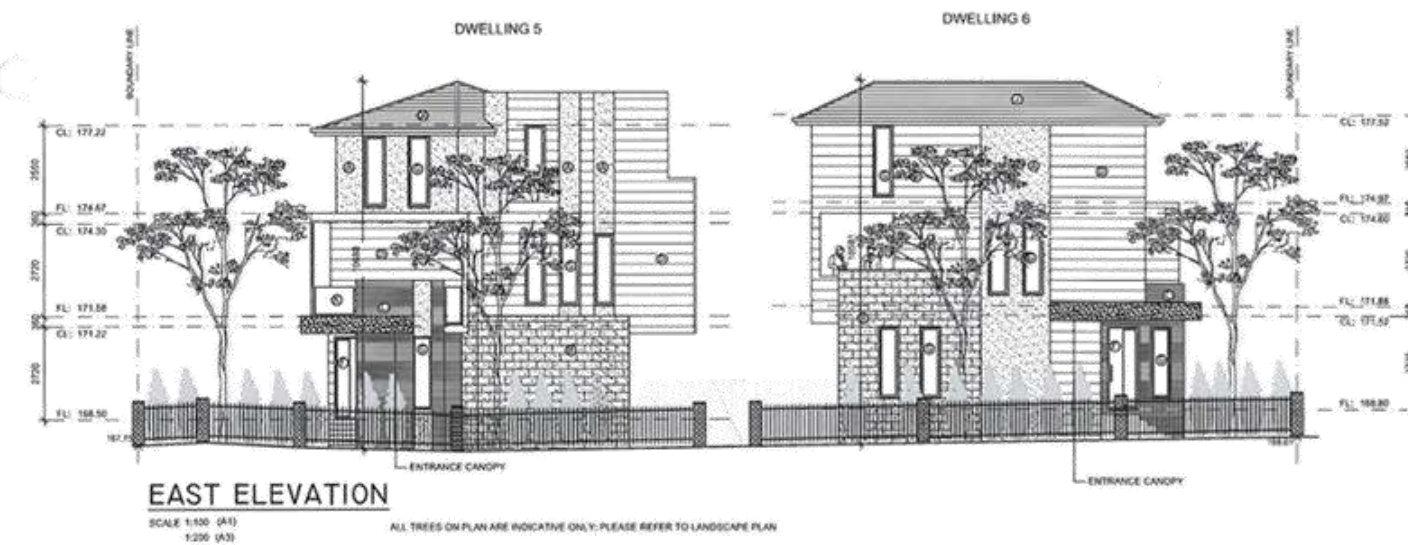
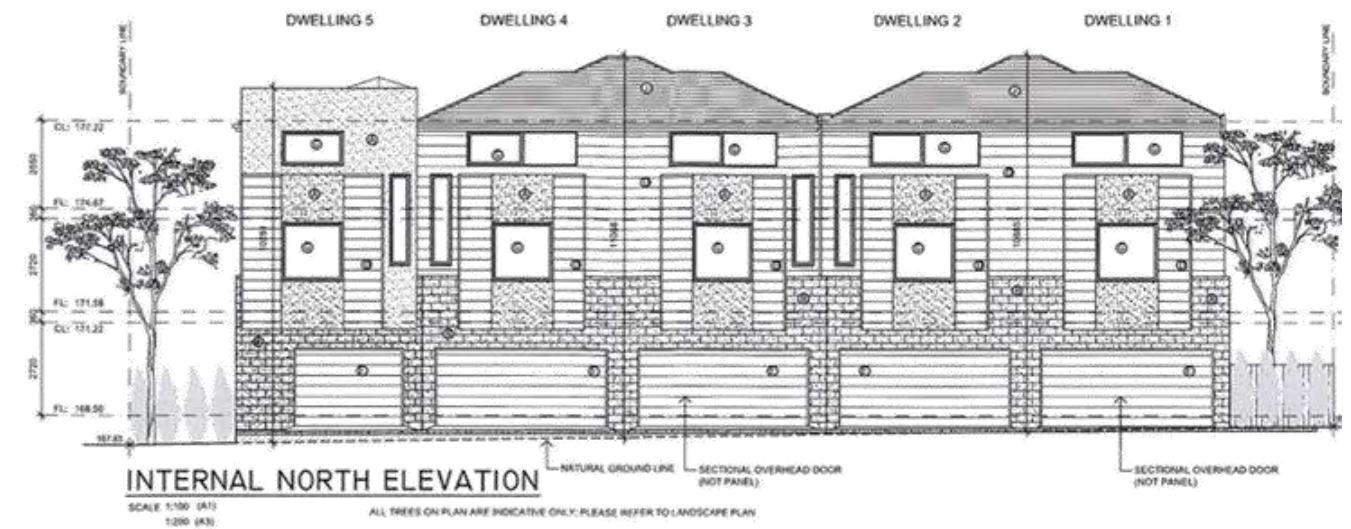












City of Whittlesea  
**ADVERTISED PLAN**  
Date: 21/9/16 - 7/10/16

**NOTE:**

LAURMAR IS A TELSTRA HIGH VELOCITY COMMUNITY. SMART WIRING (FIBRE OPTIC) IS REQUIRED TO ALL DWELLINGS.

ALL FENCING MUST COMPLY WITH THE LAURMAR CENTRAL DESIGN GUIDELINES.

ANY SATELLITE DISH, AIR CONDITIONING UNIT, WATER TANK, CLOTHESLINE ETC MUST BE POSITIONED SO AS TO BE NOT VISIBLE FROM THE STREET.

ANY EVAPORATIVE COOLER UNIT WEATHER PROPOSED FOR NOW OR IN THE FUTURE MUST HAVE ITS POSITION APPROVED PRIOR TO INSTALLATION. ANY SUCH INSTALLATION MUST MATCH ROOF COLOUR, BE A LOW PROFILE UNIT AND BE POSITION SO AS TO BE NOT VISIBLE FROM THE STREET.

- A. SELECTED RENDER
- B. SELECTED BLOCKWORK
- C. SELECTED SLURBARK
- D. SELECTED TIMBER
- E. SECTIONAL OVERHEAD DOOR
- F. SELECTED DOOR
- G. SELECTED ALUMINUM FRAMED WINDOWS
- H. SELECTED ALUMINUM FRAMED SLIDING DOOR
- I. FIXED ALUMINUM FRAMED OBSCURE GLAZING 1700 HIGH ABOVE FINISHED FLOOR
- J. SELECTED TILED HIPPED ROOF
- K. SELECTED GLASS BALUSTRADES

12 SEP 2016

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Rev.	Date	Description	Drawn	Chk'd
A	13.05.2016	ISSUE FOR PLANNING APPLICATION	SH	DP

Rev.	Date	Description	Drawn	Chk'd

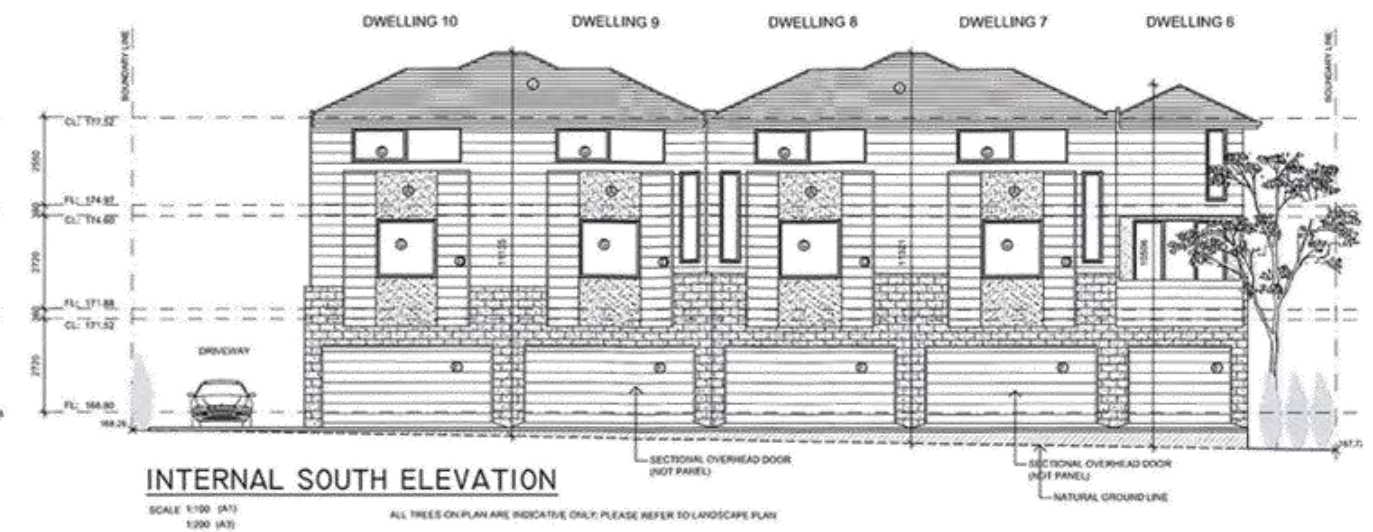
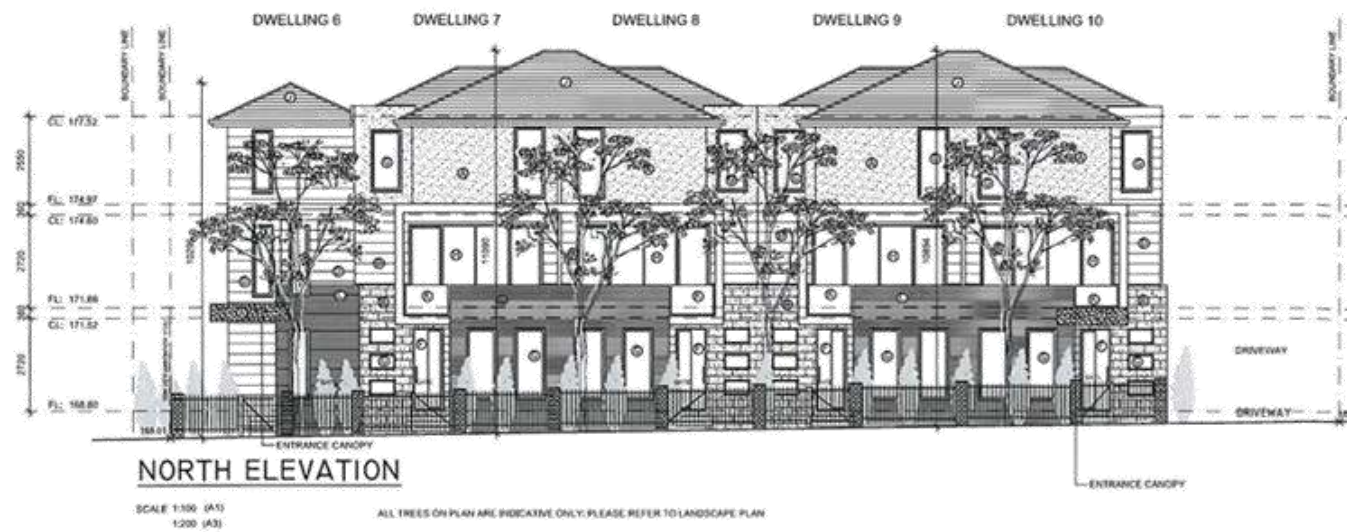
Project  
Drawing Title

112 Hazel Glen Drive, Doreen  
Proposed Townhouse Development  
Proposed Elevations

Drawing Issue	TOWN PLANNING	Project number	161437
Scale	1 : 100	Drawing Number	TP.05
Date	APRIL 2016	Rev	A

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City of Whittlesea  
**ADVERTISED PLAN**

Date: 21/9/16 - 7/10/16

**NOTE:**

LAURMAR IS A TELSTRA HIGH VELOCITY COMMUNITY. SMART WIRING (FIBRE OPTIC) IS REQUIRED TO ALL DWELLINGS.

ALL FENCING MUST COMPLY WITH THE LAURMAR CENTRAL DESIGN GUIDELINES.

ANY SATELLITE DISH, AIR CONDITIONING UNIT, WATER TANK, CLOTHESLINE ETC MUST BE POSITIONED SO AS TO BE NOT VISIBLE FROM THE STREET.

ANY EVAPORATIVE COOLER UNIT WEATHER PROPOSED FOR NOW OR IN THE FUTURE MUST HAVE ITS POSITION APPROVED PRIOR TO INSTALLATION. ANY SUCH INSTALLATION MUST MATCH ROOF COLOUR, BE A LOW PROFILE UNIT AND BE POSITIONED SO AS TO BE NOT VISIBLE FROM THE STREET.

- A. SELECTED RENDER
- B. SELECTED BLOCKWORK
- C. SELECTED SLIPBRICK
- D. SELECTED TIMBER
- E. SECTIONAL OVERHEAD DOOR
- F. SELECTED DOOR
- G. SELECTED ALUMINIUM FRAMED WINDOWS
- H. SELECTED ALUMINIUM FRAMED SLIDING DOOR
- I. FIXED ALUMINIUM FRAMED OBSCURE GLAZING 1700 HIGH ABOVE FINISHED FLOOR
- J. SELECTED TILED HIPPED ROOF
- K. SELECTED GLASS BALUSTRADES

12 SEP 2016

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**Notes**  
All drawings must be sealed on the prior to submission to the Council. All drawings must be submitted in accordance with the requirements of the Planning and Design Act 2015 and the Planning and Design Regulations 2015. All drawings must be submitted in accordance with the requirements of the Planning and Design Act 2015 and the Planning and Design Regulations 2015.

Rev.	Date	Description	Drawn	Chkd.
A	13.05.2016	ISSUE FOR PLANNING APPLICATION	SP	GP

Rev.	Date	Description	Drawn	Chkd.

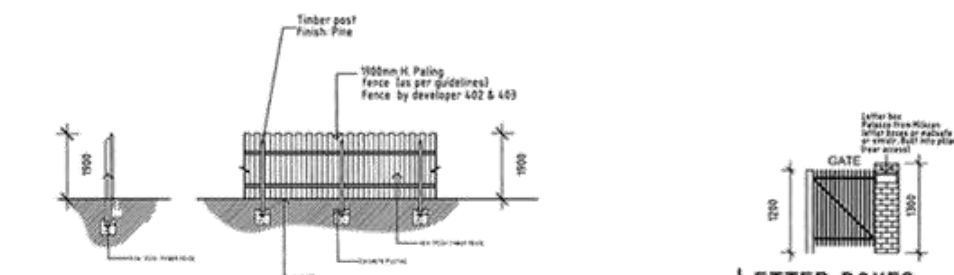
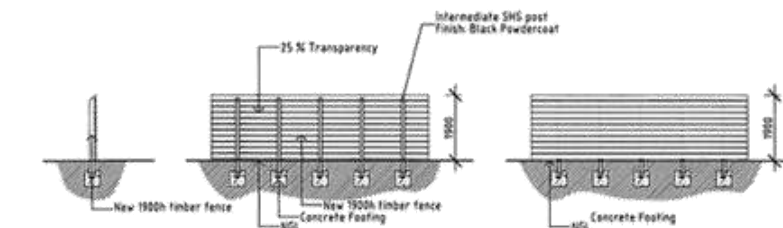
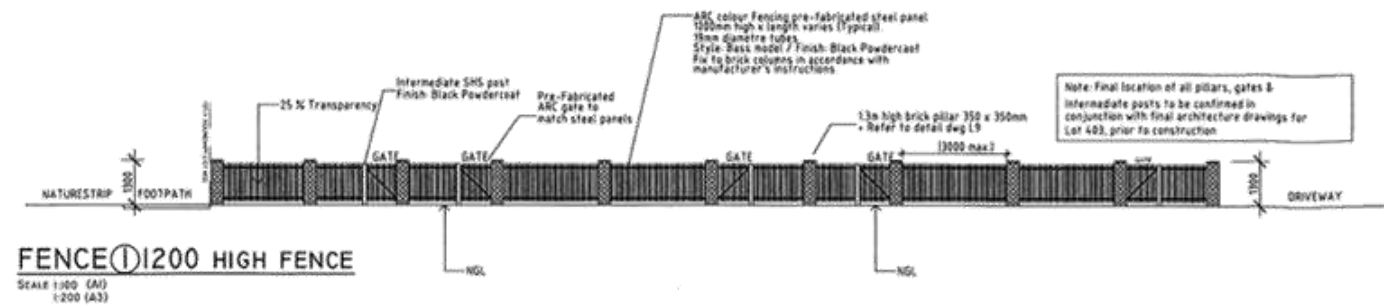
Project

112 Hazel Glen Drive, Doreen  
Proposed Townhouse Development

Proposed Elevations

Drawing Issue	TOWN PLANNING	Project number	161437
Scale	1 : 100	Drawing Number	TP.06
Date	APRIL 2016	Rev	A

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#### LETTER BOXES

SCALE 1:50 (A1)  
1:100 (A3)

#### SITE AREA ANALYSIS

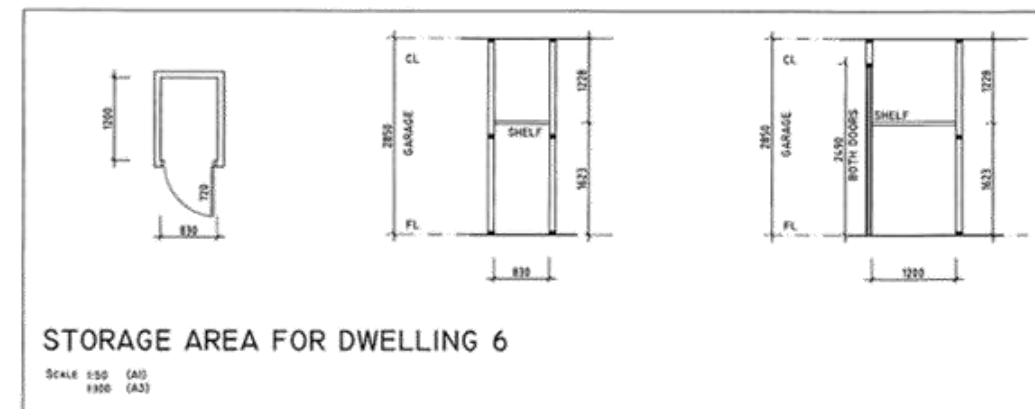
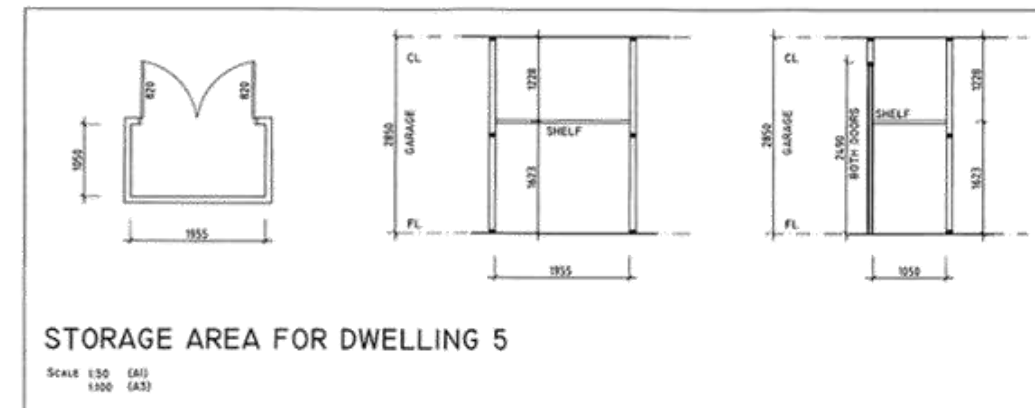
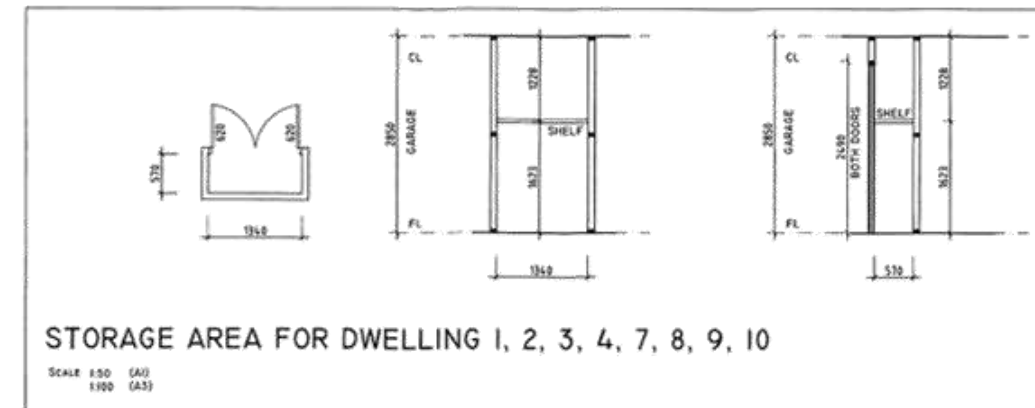
UNIT NO.	GARAGE	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL
1	37 m <sup>2</sup>	18 m <sup>2</sup>	51 m <sup>2</sup>	43 m <sup>2</sup>	149 m <sup>2</sup>
2	37 m <sup>2</sup>	18 m <sup>2</sup>	51 m <sup>2</sup>	43 m <sup>2</sup>	149 m <sup>2</sup>
3	37 m <sup>2</sup>	18 m <sup>2</sup>	51 m <sup>2</sup>	43 m <sup>2</sup>	149 m <sup>2</sup>
4	37 m <sup>2</sup>	18 m <sup>2</sup>	51 m <sup>2</sup>	43 m <sup>2</sup>	149 m <sup>2</sup>
5	32 m <sup>2</sup>	9 m <sup>2</sup>	39 m <sup>2</sup>	40 m <sup>2</sup>	120 m <sup>2</sup>
6	24 m <sup>2</sup>	7 m <sup>2</sup>	31 m <sup>2</sup>	37 m <sup>2</sup>	99 m <sup>2</sup>
7	37 m <sup>2</sup>	18 m <sup>2</sup>	51 m <sup>2</sup>	43 m <sup>2</sup>	149 m <sup>2</sup>
8	37 m <sup>2</sup>	18 m <sup>2</sup>	51 m <sup>2</sup>	43 m <sup>2</sup>	149 m <sup>2</sup>
9	37 m <sup>2</sup>	18 m <sup>2</sup>	51 m <sup>2</sup>	43 m <sup>2</sup>	149 m <sup>2</sup>
10	37 m <sup>2</sup>	18 m <sup>2</sup>	51 m <sup>2</sup>	43 m <sup>2</sup>	149 m <sup>2</sup>

UNIT NO.	REAR SECLUDED OPEN SPACE	FRONT OPEN SPACE	BALCONY	TOTAL
1	28 m <sup>2</sup>	22 m <sup>2</sup>	9 m <sup>2</sup>	59 m <sup>2</sup>
2	N/A	14 m <sup>2</sup>	9 m <sup>2</sup>	23 m <sup>2</sup>
3	N/A	22 m <sup>2</sup>	9 m <sup>2</sup>	31 m <sup>2</sup>
4	N/A	16 m <sup>2</sup>	9 m <sup>2</sup>	25 m <sup>2</sup>
5	N/A	34 m <sup>2</sup>	11 m <sup>2</sup>	45 m <sup>2</sup>
6	N/A	41 m <sup>2</sup>	9 m <sup>2</sup>	50 m <sup>2</sup>
7	N/A	14 m <sup>2</sup>	9 m <sup>2</sup>	23 m <sup>2</sup>
8	N/A	10 m <sup>2</sup>	9 m <sup>2</sup>	19 m <sup>2</sup>
9	N/A	13 m <sup>2</sup>	9 m <sup>2</sup>	22 m <sup>2</sup>
10	N/A	9 m <sup>2</sup>	9 m <sup>2</sup>	18 m <sup>2</sup>

SITE AREA	1044 m <sup>2</sup>
SITE COVERAGE	51%

PERMEABILITY	506 m <sup>2</sup>
PERMEABILITY COVERAGE	48 %

City of Whittlesea  
**ADVERTISED PLAN**  
Date: 21/9/16 - 7/10/16



12 SEP 2016

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#### Notes

All dimensions must be verified on site prior to construction of work or installation of any equipment. If any dimensions are found to be incorrect, the contractor must notify the architect immediately. The architect is not responsible for any errors or omissions in the drawings.

Rev.	Date	Description	Drawn	Chkd.
A	13.05.2016	ISSUE FOR PLANNING APPLICATION	SH	DP

Rev.	Date	Description	Drawn	Chkd.

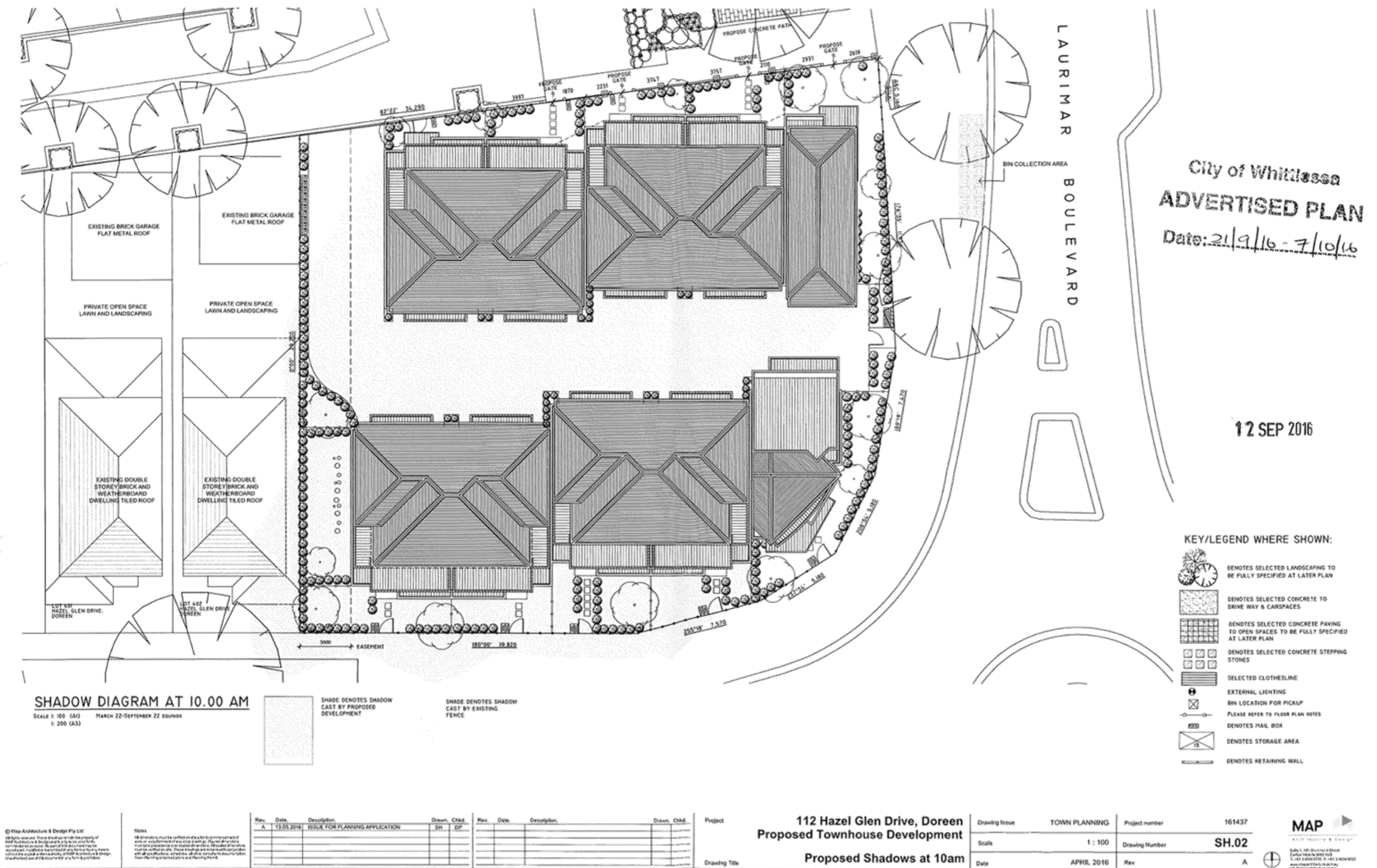
Project  
Drawing Title

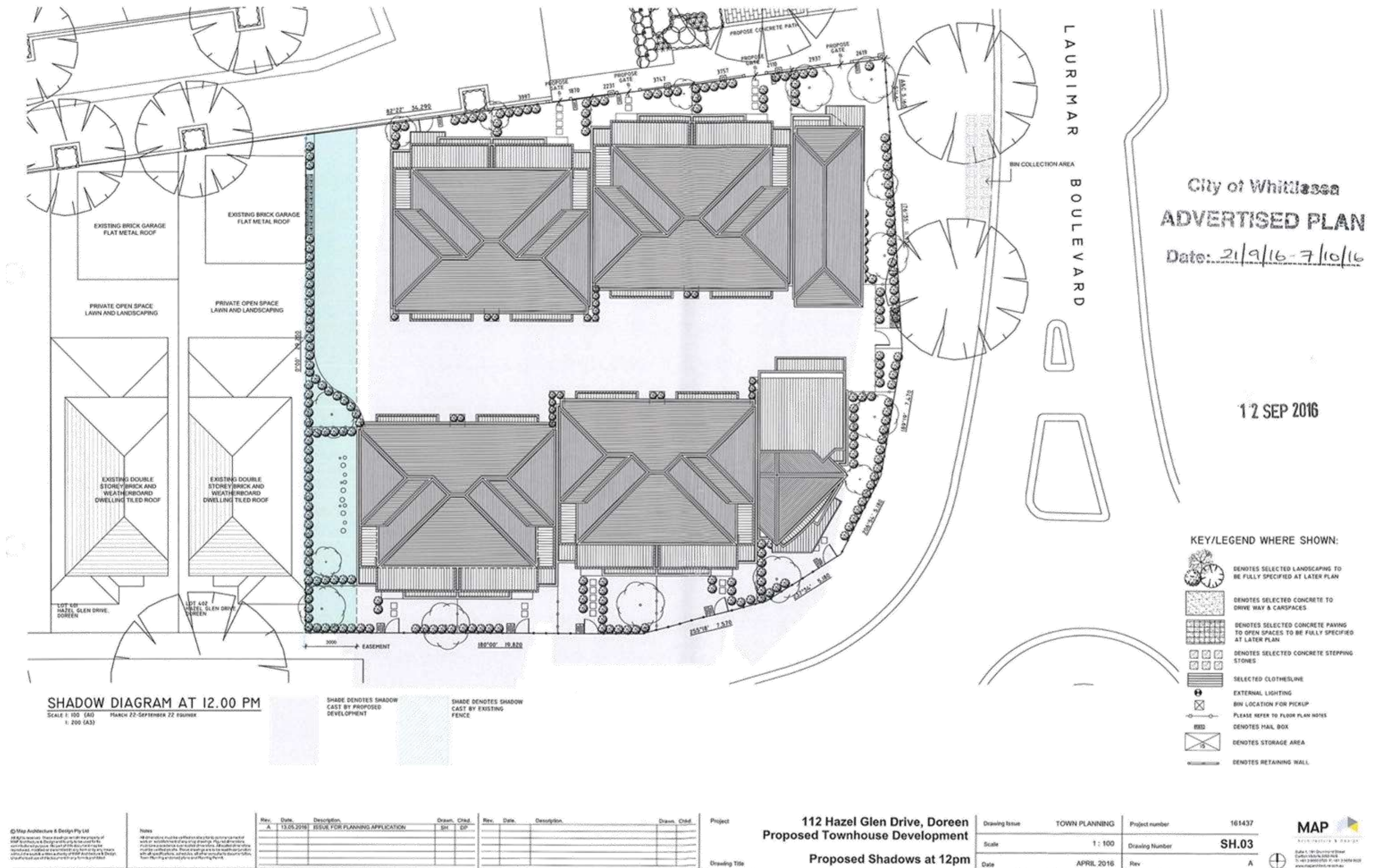
112 Hazel Glen Drive, Doreen  
Proposed Townhouse Development  
Fence Details & Area Analysis

Drawing Issue	TOWN PLANNING	Project number	161437
Scale	1 : 100	Drawing Number	TP.07
Date	APRIL 2016	Rev	A

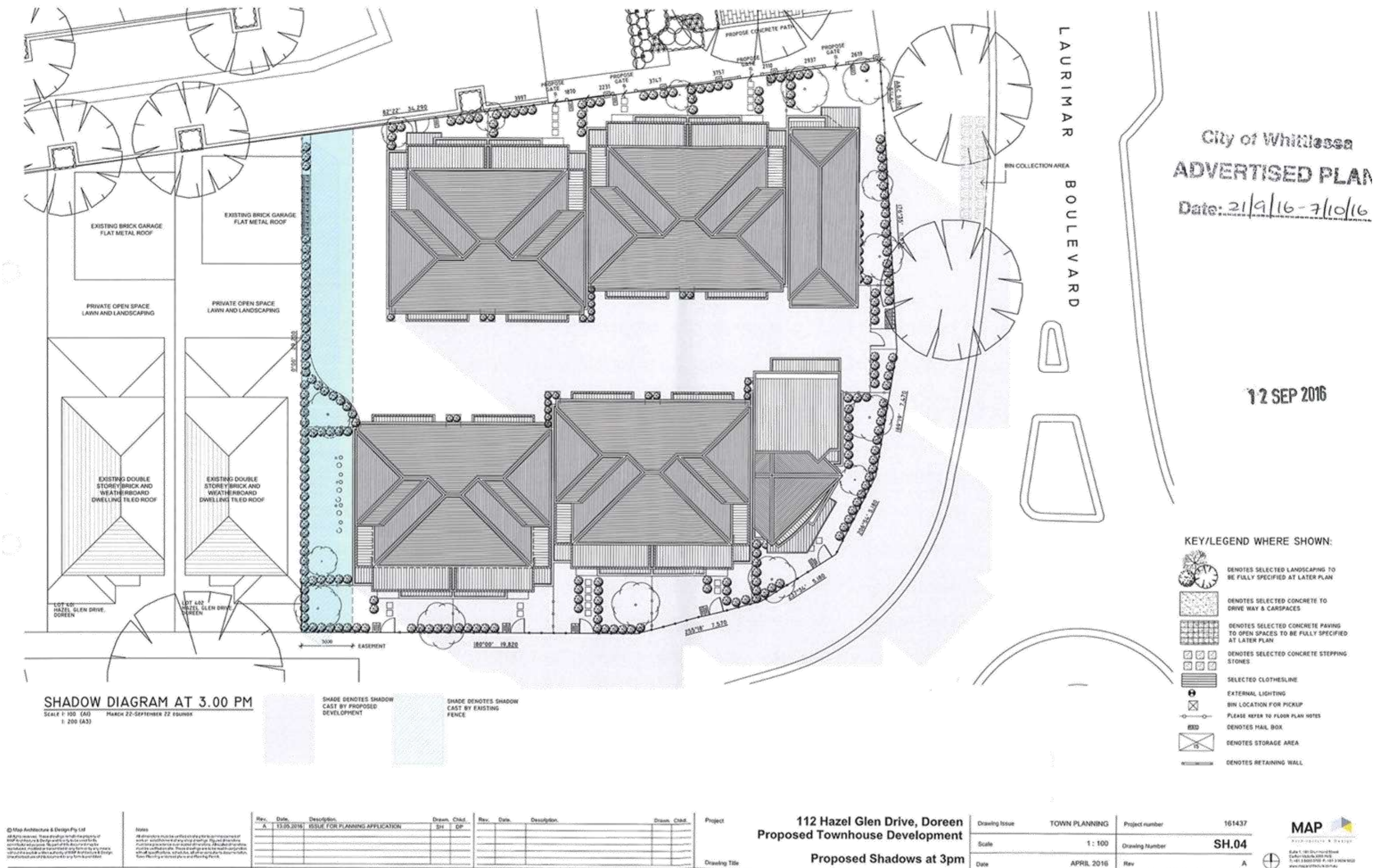
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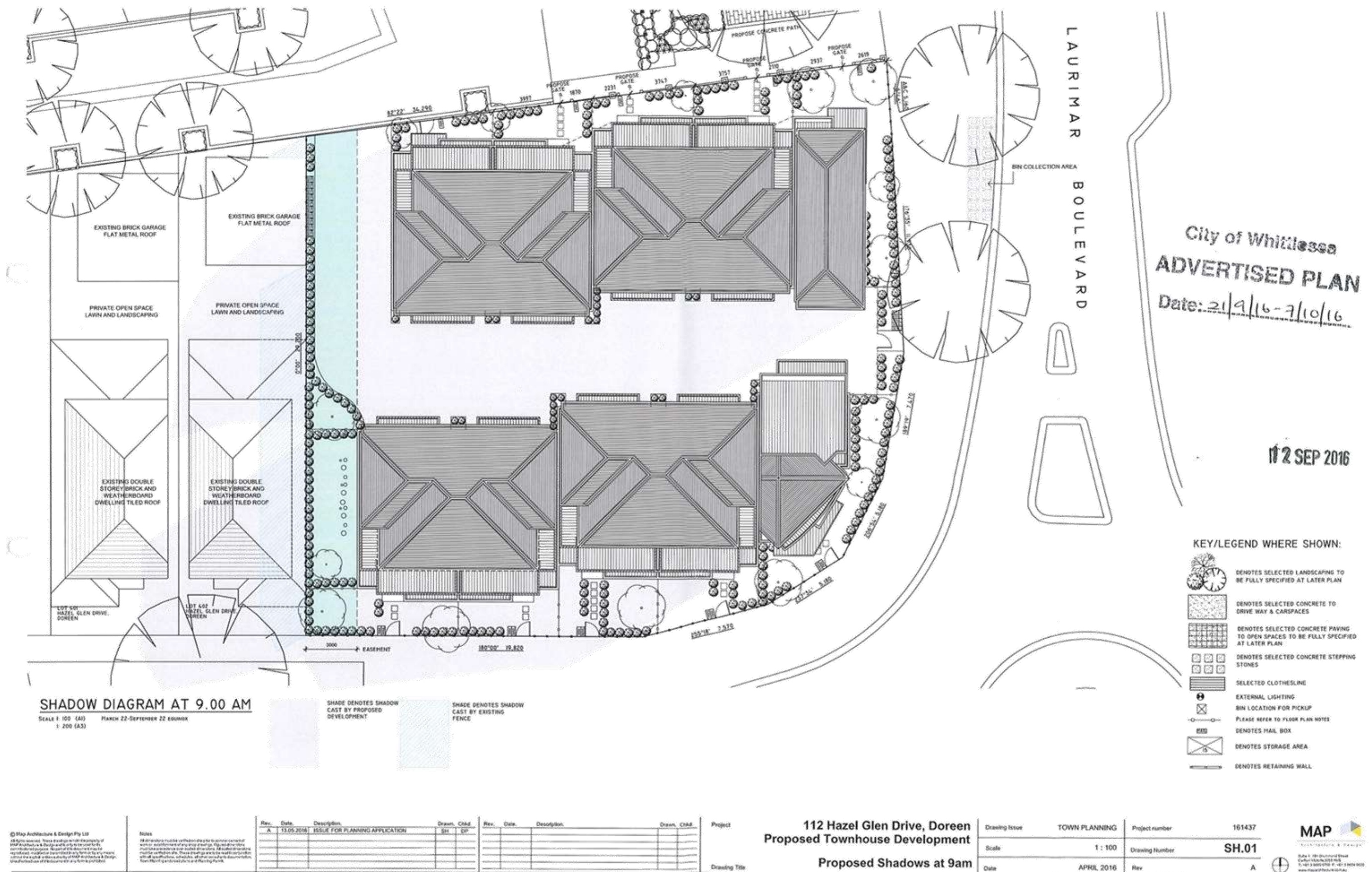






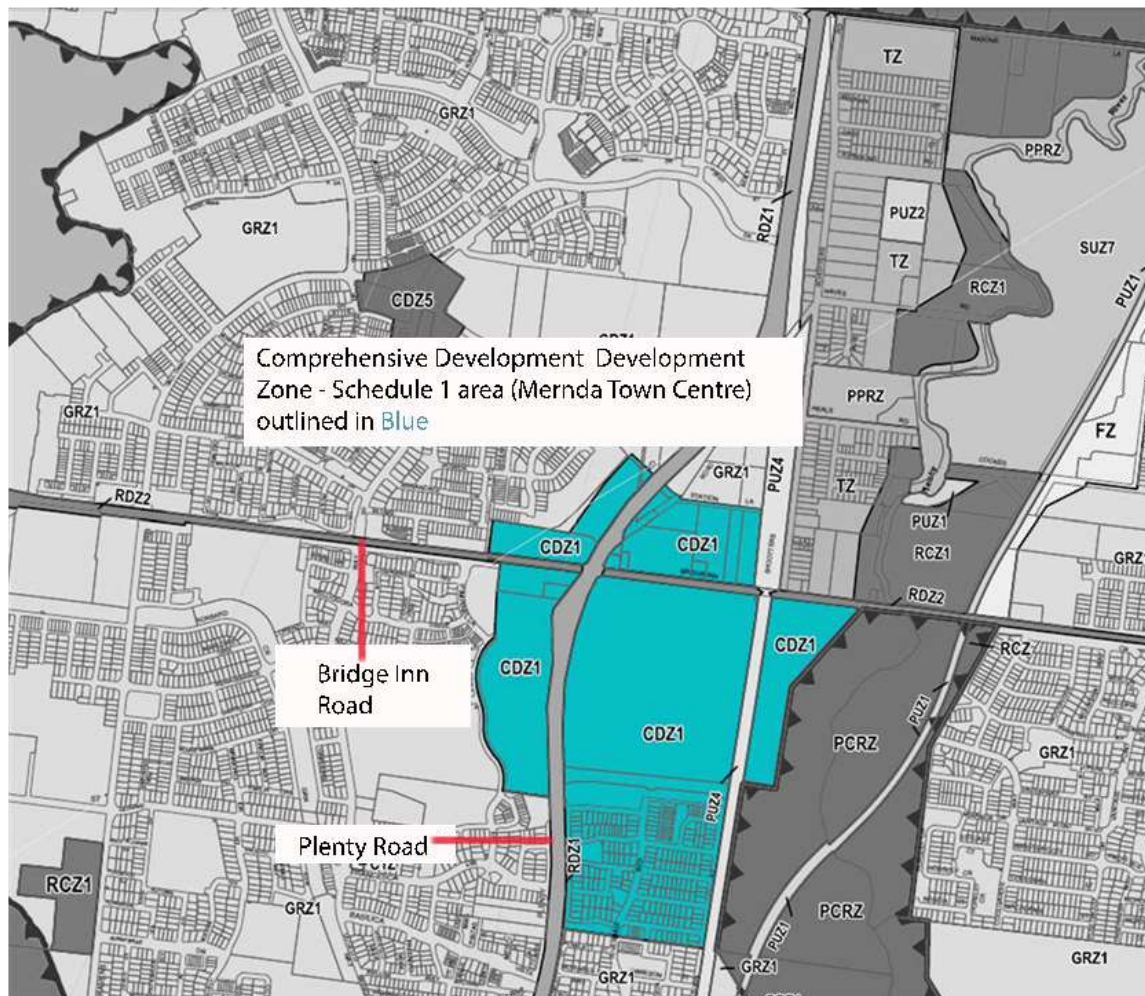
















**EXHIBITED VERSION**  
WHITTLESEA PLANNING SCHEME

**21.07 ENVIRONMENTAL RISK**

27/03/2014  
C177

**21.07-1 Floodplains**

27/03/2014  
C177

Refer to Clause 13.02

**21.07-2 Erosion and Landslip**

27/03/2014  
C177

Refer to Clause 13.03-2

**21.07-3 Salinity**

27/03/2014  
C177

Refer to Clause 13.03-3

**21.07-4 Bushfire**

DD/MM/YYYY  
Proposed C198

Bushfires and grassfires have had significant social, economic, and environmental impacts on the City of Whittlesea and its residents. Council's aim is to strengthen community resilience to bushfire and ensure that fire risks are carefully considered throughout the planning and development process.

The *Regional Bushfire Planning Assessment* (Melbourne Metropolitan Region, 2012) outlines that bushfire hazard is high in the northern rural reaches of the municipality in addition to areas along the Plenty River adjacent to established and emerging residential estates. This hazard is due to the nature and extent of vegetation, topography, settlement patterns and road access arrangements.

Grassland areas also present a fire hazard, particularly at the urban-grassland interface of existing settlements. Residential areas that are bordered by non-urban edges including conservation areas, cleared agricultural land and open space where new development is expected to occur are at a higher risk of grassfire that can spread rapidly and put lives and property in danger.

**Objective 1 To ensure that strategic and settlement planning decisions prioritise the protection of human life.**

Strategy 1.1 Direct growth to areas of lower bushfire risk having regard to the municipal and local context.

Strategy 1.2 Avoid locations where bushfire risk cannot be reduced to an acceptable level.

**Objective 2 To reduce the impact of bushfire risk.**

Strategy 2.1 Ensure that decision-making considers issues of strategic and settlement planning as a primary consideration, followed by precinct and lot level responses.

Strategy 2.2 Consider alternate options for development in areas where required bushfire protection measures may be incompatible with environmental and cultural heritage objectives.

**21.07-5 Implementation**

DD/MM/YYYY  
Proposed C198

**Resource Documents**



**EXHIBITED VERSION**  
WHITTLESEA PLANNING SCHEME

- Clause 22.03 Bushfire Management Local Planning Policy
- Department of Environment, Land, Water and Planning Regional Bushfire Planning Assessment – Metropolitan Melbourne Region (2012).
- City of Whittlesea Municipal Fire Management Plan (2012-2015), as amended from time to time.
- Country Fire Authority Preferred Requirements: Water supplies and access for subdivisions in Residential 1 and 2 and Township Zones (2006).
- Country Fire Authority Preferred Requirements: Water supplies and access for subdivisions in Rural Zones (2006).
- Australian Standard AS 3959: 2011, Construction of Buildings in Bushfire Prone Areas

EXHIBITED VERSION  
WHITTLESEA PLANNING SCHEME

### 22.03 BUSHFIRE MANAGEMENT POLICY

DD/MM/YYYY  
Proposed  
C198

This policy applies to all land in the municipality within a designated Bushfire Prone Area as outlined in the *Building Regulations* 2006, which is not already covered by a Bushfire Management Overlay (BMO).

The policy applies to residential subdivisions of 10 lots or more, new residential and commercial uses, and development applications for:

- Accommodation
- Child Care Centre
- Education centre
- Office
- Place of Assembly
- Emergency services facility
- Hospital
- Research centre
- Cinema-based entertainment facility
- Shop
- Food and drink premises
- Gambling premises
- Animal keeping
- Major sports and recreation facility
- Indoor recreation facility
- Or any application for development that will result in people congregating in large numbers.

#### 22.03-1 Policy Basis

Bushfires and grassfires have had significant social, economic and environmental impacts on the City of Whittlesea and its residents. This policy seeks to strengthen the community's resilience to bushfire and ensure that fire risks are carefully considered in the planning and development process.

Areas in the municipality of high-to-extreme bushfire risk have been mapped and are covered by the Bushfire Management Overlay (BMO). However, fire hazard in the municipality is not limited to areas of extreme bushfire hazard as mapped by the BMO, and areas of low-to-medium fire hazard are more prevalent throughout the municipality. These areas are identified in the State-wide designated Bushfire Prone Area (BPA) map as outlined in the *Building Regulations* 2006.

In particular, the City of Whittlesea has extensive undeveloped areas located at the urban/rural interface of existing settlements. Residential areas that are bordered by non-urban edges including conservation areas, cleared agricultural land and open space where new development is expected to occur are at a higher risk of grassfire that can spread rapidly and put lives and property in danger.

Where residential settlement is permitted, particular attention to fire issues is needed in the design of subdivisions, the siting and design of buildings, and the management of land in areas that are not covered by a Bushfire Management Overlay (BMO).

Decision-making around fire risk will consider strategic and settlement planning as a primary consideration followed by precinct, neighbourhood and site level responses.

#### 22.03-2 Objectives

- To give effect to the relevant objectives and strategies of Clause 13.05 (Bushfire) over all land identified as being at risk of bushfire.



**EXHIBITED VERSION**  
**WHITTLESEA PLANNING SCHEME**

- To ensure that land use planning and development planning applications are informed by a broad consideration of bushfire.
- To avoid intensifying bushfire risk to people and property through inappropriately located, designed or managed uses or developments.
- To ensure that in areas outside of the BMO, bushfire and grassfire protection measures are considered for use and development which may be occupied by potentially vulnerable people and populations.
- To strengthen community resilience to bushfire by ensuring that bushfire and grassfire protection measures are considered and given effect to in large and/or isolated subdivisions outside the BMO.
- To ensure that the threat of grassfire in interface areas is considered at a precinct, sub-precinct, and street level through the provision of appropriate fire breaks and road network arrangements.
- To ensure the protection of environmental and cultural values from bushfire and grassfire risks.

### **22.03-3 Policy**

#### **Strategic and Settlement Planning**

It is policy to:

- Ensure that the views and relevant publications (as outlined in Clause 21.16-6) of the Country Fire Authority (CFA) are taken into account in decision-making.
- Prioritise bushfire management outcomes that are not at the detriment of environmental and cultural heritage assets.
- Consider the views of the Municipal Fire Management Committee as outlined in the *City of Whittlesea Municipal Fire Management Plan* on potential risks to life, property and community infrastructure, and the ongoing resources which will be necessary to maintain those activities in conjunction with the ongoing use of land. Require that potentially vulnerable development outside of the Bushfire Management Overlay:
  - Considers the fire risk at a local level.
  - Incorporates passive fire risk mitigation measures, including through the siting, landscaping and layout of new development, to enhance resilience.

#### **Subdivisions**

It is policy to:

- Ensure that the subdivision of land outside of the Bushfire Management Overlay into more than 10 lots:
  - Consider the need for multiple points of access and egress to the existing and proposed road network.
  - Consider the need for perimeter roads and hard-edges at the urban-hazard interface (including grassland).
  - Require adequate access and egress opportunities for early residents, construction workers and emergency vehicles in emergent developments.
  - Implement a 60 metre fire break (buffer) between a grassland fire threat edge and a residential development edge (as specified in the Australian Standard AS3959: 2011), unless it has been determined that a reduced fire break is appropriate. The 60m fire break includes the widths of hard surfaces such as perimeter roads, footpaths, nature strips (non-vegetated) in addition to any closely managed grasslands or vegetation that is under 10cm in length. The fire break should not be comprised of land with high ecological values.

**EXHIBITED VERSION**  
WHITTLESEA PLANNING SCHEME

**Land Management**

It is policy to:

- Require that non-urban grasslands are maintained to a length of 10cm or under (or as specified in a municipal fire prevention notice), for any development where a Site Management Plan is required under a subdivision permit.

**Siting and Design**

It is policy to:

- Require that all new development considers the likely bushfire behaviour on a site and in the wider landscape.
- Strongly discourage the siting of buildings on north or north-west facing slopes, particularly steeper slopes and the ridges above these slopes.

**Water Supply and Utility**

It is policy to:

- Ensure that rural properties provide adequate water supply with suitable flow rates for fire fighting purposes.
- Ensure that the location of electricity and gas limits the possibility of ignition of surrounding bushland, grassland, or the fabric of buildings.

**Access**

It is policy to:

- Require multiple access and egress opportunities to open space and parklands.
- Require that all development provide appropriate fire authority access to and on the land.
- Require adequate access and egress opportunities for early residents, construction workers and emergency vehicles in emergent developments.

**22.03-4 Decision Guidelines**

Before deciding on an application to use or develop land the responsible authority will consider:

- The bushfire hazard on the land and in the surrounding landscape and the level of risk it poses to human life, property and community infrastructure.
- Whether necessary bushfire protection measures can be established and maintained in conjunction with the ongoing use of the land, including any mechanisms required to achieve this.
- The layout of subdivisions so as to provide for a clear fire break and to optimise the opportunity for escape from bushfires and access.
- The siting and design of buildings so as to reduce fire risk and damage.
- The impact of bushfire management measures on biodiversity and cultural heritage.
- Consistency with the approach to planning and decision-making in bushfire prone areas as outlined in this policy and Clause 21.07-4 of the Municipal Strategic Statement, which seeks to prioritise strategic and settlement planning followed by localised site based responses.
- Any relevant approved State, regional and municipal fire prevention plans.

**22.03-5 Policy Reference**



EXHIBITED VERSION  
WHITTLESEA PLANNING SCHEME

- *Bushfire Prone Area Map* determined under the *Building Regulations 2006* (as amended from time to time).
- *Regional Bushfire Planning Assessment – Metropolitan Melbourne Region* (Department of Environment, Land, Water and Planning, 2012).
- *Municipal Fire Management Plan* (City of Whittlesea, 2012-2015) (as amended from time to time).
- CFA preferred requirements: *Water supplies and access for subdivisions in Residential 1 and 2 and Township Zones* (2006).
- CFA preferred requirements: *Water supplies and access for subdivisions in Rural Zones* (2006).
- Australian Standard AS 3959: 2011, *Construction of Buildings in Bushfire Prone Areas*.

POST EXHIBITION VERSION  
WHITTLESEA PLANNING SCHEME

**21.07 ENVIRONMENTAL RISK**

27/03/2014  
C177

**21.07-1 Floodplains**

27/03/2014  
C177

Refer to Clause 13.02

**21.07-2 Erosion and Landslip**

27/03/2014  
C177

Refer to Clause 13.03-2

**21.07-3 Salinity**

27/03/2014  
C177

Refer to Clause 13.03-3

**21.07-4 Bushfire**

DD/MM/YYYY  
Proposed C198

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Strategy 2.2 Consider alternate options for development in areas where required bushfire protection measures may be incompatible with environmental and cultural heritage objectives.

**21.07-5 Implementation**

DD/MM/YYYY  
Proposed C198

**Reference Documents**

- Clause 22.03 Bushfire Management Local Planning Policy



POST EXHIBITION VERSION  
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POST EXHIBITION VERSION  
WHITTLESEA PLANNING SCHEME

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- Child Care Centre
- Education centre
- Office
- Place of Assembly
- Emergency services facility
- Hospital
- Research centre
- Cinema-based entertainment facility
- Shop
- Food and drink premises
- Gambling premises
- Animal keeping
- Major sports and recreation facility
- Indoor recreation facility
- Or any application for development that will result in people congregating in large numbers.

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Decision-making around fire risk will consider strategic and settlement planning as a primary consideration followed by precinct, neighbourhood and site level responses.

#### 22.03-2 Objectives

- To give effect to the relevant objectives and strategies of Clause 13.05 (Bushfire) over all land identified as being at risk of bushfire.



**POST EXHIBITION VERSION**  
WHITTLESEA PLANNING SCHEME

- To ensure that land use planning and development planning applications are informed by a broad consideration of bushfire.
- To avoid intensifying bushfire risk to people and property through inappropriately located, designed or managed uses or developments.
- To ensure that in areas outside of the BMO, bushfire and grassfire protection measures are considered for use and development which may be occupied by potentially vulnerable people and populations.
- To strengthen community resilience to bushfire by ensuring that bushfire and grassfire protection measures are considered and given effect to in large and/or isolated subdivisions outside the BMO.
- To ensure that the threat of grassfire in interface areas is considered at a precinct, sub-precinct, and street level through the provision of appropriate fire breaks and road network arrangements.
- To ensure the protection of environmental and cultural values from bushfire and grassfire risks.

### 22.03-3 Policy

#### Strategic and Settlement Planning

It is policy to:

- Ensure that the views and relevant publications (as outlined in Clause 21.16-6) of the Country Fire Authority (CFA) are taken into account in decision-making.
- Prioritise bushfire management outcomes that are not at the detriment of environmental and cultural heritage assets.
- Consider the views of the Municipal Fire Management Committee as outlined in the *City of Whittlesea Municipal Fire Management Plan* on potential risks to life, property and community infrastructure, and the ongoing resources which will be necessary to maintain those activities in conjunction with the ongoing use of land. Require that potentially vulnerable development outside of the Bushfire Management Overlay:
  - Considers the fire risk at a local level.
  - Incorporates passive fire risk mitigation measures, including through the siting, landscaping and layout of new development, to enhance resilience.

#### Subdivisions

It is policy to:

- Ensure that the subdivision of land outside of the Bushfire Management Overlay into more than 10 lots:
  - Consider the need for multiple points of access and egress to the existing and proposed road network.
  - Consider the need for perimeter roads and hard-edges at the urban-hazard interface (including grassland).
  - Require adequate access and egress opportunities for early residents, construction workers and emergency vehicles in emergent developments.
  - Implement ~~an~~ 60-metre appropriate fire break (buffer) between ~~a~~ grassland fire threat edge and the lot boundary of the residential development ~~edge to meet the (as specified in the~~ Australian Standard (AS3959: 2011), ~~or as amended), unless it has been determined that~~ a reduced fire break has been determined by a fire management plan approved by the Municipal Fire Prevention Officer is appropriate. The ~~60m~~ fire break includes the widths of hard surfaces such as perimeter roads, footpaths, nature strips (non-vegetated) in addition to any

**POST EXHIBITION VERSION**  
WHITTLESEA PLANNING SCHEME

closely managed grasslands or vegetation that is under 10cm in length. The fire break should not be comprised of land with high ecological values.

- Require that non-urban grasslands are maintained to a length of 10cm or under (or as specified in a municipal fire prevention notice), for any development where a subdivision permit is required under other provisions of the planning scheme to include a Site Management Plan.

#### **Buildings and works**

It is policy to:

#### **Land Management**

It is policy to:

- ~~Require that non-urban grasslands are maintained to a length of 10cm or under (or as specified in a municipal fire prevention notice), for any development where a Site Management Plan is required under a subdivision permit.~~

#### **Siting and Design**

It is policy to:

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- Ensure that the location of electricity and gas limits the possibility of ignition of surrounding bushland, grassland, or the fabric of buildings.

#### **Access**

~~It is policy to:~~

- Require multiple access and egress opportunities to open space and parklands.
- Require that all development provide appropriate fire authority access to and on the land.
- Require adequate access and egress opportunities for early residents, construction workers and emergency vehicles in emergent developments.

### **22.03-4 Decision Guidelines**

Before deciding on an application to use or develop land the responsible authority will consider:

- The bushfire hazard on the land and in the surrounding landscape and the level of risk it poses to human life, property and community infrastructure.
- Whether necessary bushfire protection measures can be established and maintained in conjunction with the ongoing use of the land, including any mechanisms required to achieve this.
- The impact of bushfire management measures on biodiversity and cultural heritage.
- The layout of subdivisions so as to provide for a clear fire break and to optimise the opportunity for escape from bushfires and access.

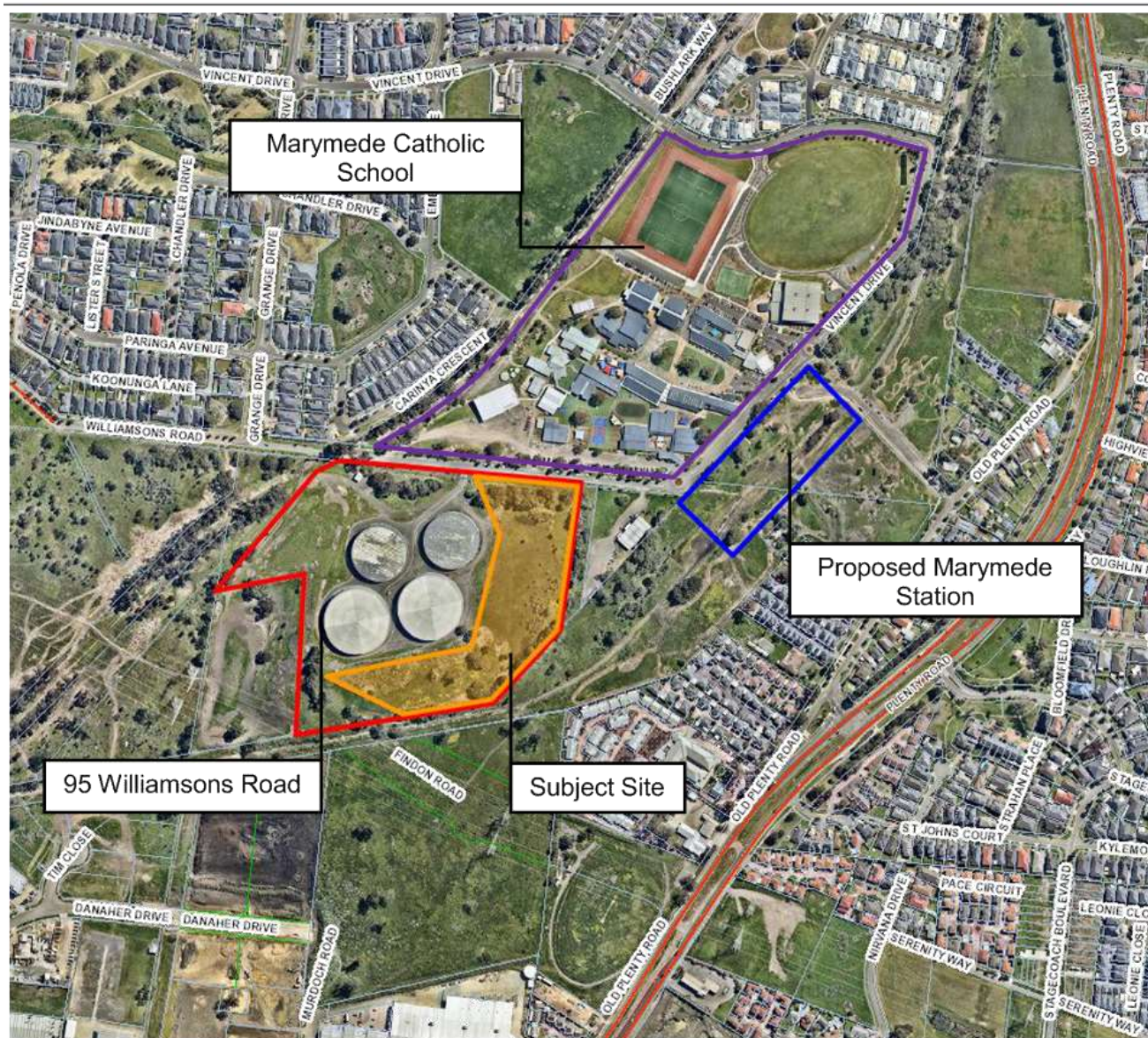


POST EXHIBITION VERSION  
WHITTLESEA PLANNING SCHEME

- The siting and design of buildings so as to reduce fire risk and damage.
- ~~The impact of bushfire management measures on biodiversity and cultural heritage.~~
- Consistency with the approach to planning and decision-making in bushfire prone areas as outlined in this policy and Clause 21.07-4 of the Municipal Strategic Statement, which seeks to prioritise strategic and settlement planning followed by localised site based responses.
- Any relevant approved State, regional and municipal fire prevention plans, [Site Management Plan, or Precinct Structure Plan applying to the land.](#)

#### 22.03-5 ~~Policy Reference~~ [Reference Documents](#)

- [Australian Standard AS 3959: 2011, Construction of Buildings in Bushfire Prone Areas \(as amended from time to time\).](#)
- *Bushfire Prone Area Map* determined under the *Building Regulations 2006* (as amended from time to time).
- [CFA preferred requirements: Water supplies and access for subdivisions in Residential 1 and 2 and Township Zones \(2006\).](#)
- [CFA preferred requirements: Water supplies and access for subdivisions in Rural Zones \(2006\).](#)
- [Municipal Fire Management Plan \(City of Whittlesea, 2012-2015\) \(as amended from time to time\).](#)
- [Planning Practice Note 64: Local Planning for bushfire protection \(September 2015\) \(as amended from time to time\)](#)
- ~~Regional Bushfire Planning Assessment – Metropolitan Melbourne Region (Department of Environment, Land, Water and Planning, 2012).~~
- ~~Municipal Fire Management Plan (City of Whittlesea, 2012-2015) (as amended from time to time).~~
- ~~CFA preferred requirements: Water supplies and access for subdivisions in Residential 1 and 2 and Township Zones (2006).~~
- ~~CFA preferred requirements: Water supplies and access for subdivisions in Rural Zones (2006).~~
- ~~Australian Standard AS 3959: 2011, Construction of Buildings in Bushfire Prone Areas.~~



**Subject Site**



**95 Williamsons Road, South Morang**



**Marymede Catholic School**



**Proposed Marymede Station**





## Submission to the Government Land Standard Advisory Committee:

### Part 95 Williamsons Road, South Morang

#### 1. Introduction:

This submission responds to the exhibition of a proposal to amend the Whittlesea Planning Scheme as it applies to 95 Williamsons Road, South Morang. It is understood that the submission will be referred to the Government Land Standard Advisory Committee which will make recommendations to the Minister of Planning on the proposed amendment.

In preparing this submission, the City of Whittlesea has reviewed the planning controls and the supporting planning report prepared by Planisphere, October 2016.

#### 2. Subject Site

The site is approximately 2.8ha and is generally flat. It is adjacent to four large water tanks to the west of the site. It is approximately 80m from the proposed Marymede railway station, and 500m from South Morang Station. The site is located in an area consisting of residential and education facilities, commercial and industrial uses and the Mernda Railway Extension reserve.

FIGURE 1: Subject Site



#### 3. Proposed Amendment

The proposed amendment is to rezone the subject land from Public Use Zone 1 - Service and Utility to Mixed Use Zone (MUZ) and apply a Development Plan Overlay (DPO) and Vegetation Protection Overlay (VPO).

##### 3.1 Mixed Use Zone (MUZ)

The purposes of the Mixed Use Zone (MUZ) are:

*To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*

*To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.*



*To provide for housing at higher densities.*

*To encourage development that responds to the existing or preferred neighbourhood character of the area.*

*To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.*

The City of Whittlesea consider the application of the Mixed Use Zone (MUZ) accompanied with the proposed overlays to the subject site to be appropriate.

### 3.2 Development Plan Overlay (DPO)

The purposes of the Development Plan Overlay (DPO) are:

*To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*

*To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*

*To exempt an application from notice and review if it is generally in accordance with a development plan.*

The City of Whittlesea strongly supports the application of the DPO to the subject site. The DPO will require a Development Plan to be prepared which will provide a framework for the future development of the site. This is important to ensure that the development of the site occurs in co-ordinated manner which maximises the strategic attributes of the site whilst sensitively addressing the site sensitivities and constraints.

The City of Whittlesea has reviewed the draft DPO schedule and is supportive of the schedule subject to the following amendment. It is requested that the following requirement or similar be added to the draft DPO to support the provision of the social and affordable housing on the site:

#### Condition and requirements for permits

*An agreement under section 173 of the Planning and Environment Act 1987, or as otherwise agreed in writing, is to be entered into between the applicant and the Responsible Authority, to the satisfaction of the Responsible Authority that the owners will:*

- *provide for construction of road, bicycle and pedestrian connections from the site to the future Marymede Train Station*
- *provide for 5% the total number of dwellings for the purpose of social housing developed in association with an accredited housing association ~~to the satisfaction of the Responsible Authority.~~*

#### Requirements for the development plan

- *A Housing Diversity Statement that explains the proposed mix of housing on the site including the provision of social and affordable housing. The statement is to demonstrate how it is proposed to provide 5% of the overall housing stock as social housing.*

The strategic support for the inclusion of this requirement is outlined in section 4 of this submission.

### 3.2 Vegetation Protection Overlay (VPO)

The purposes of the Vegetation Protection Overlay (VPO) are:

*To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*

*To protect areas of significant vegetation.*

*To ensure that development minimises loss of vegetation.*

*To preserve existing trees and other vegetation.*

*To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.*

*To maintain and enhance habitat and habitat corridors for indigenous fauna.*

*To encourage the regeneration of native vegetation.*

The City of Whittlesea supports the application of the VPO1: *Significant Vegetation (River Redgum Grassy Woodland)*, to the subject site. The subject site contains native vegetation including River Red Gums. Surrounding land in private land ownership contains this VPO1.

## 4. Social and Affordable Housing

The provision of Social and Affordable housing is significant issues in the City of Whittlesea and more widely throughout Metropolitan Melbourne. The City of Whittlesea in particular has low levels of public housing, private rental housing and housing diversity. This is reflected in the significant state and local strategic and local policy support for its provision particularly on existing public land and land in close proximity to public transport and services. Therefore, it is strongly recommended that the proposed sale of this surplus public land include requirements for the provision of social and affordable housing to be integrated as part of the overall development of the site.

### 4.1 State Policy Planning Framework (SPPF)

Subclause 16.01-5 Housing affordability provides State policy and guidance in respect to planning for housing affordability.

The objective of the policy is to:

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

Of particular relevance is the strategy to:

***Increase the supply of well-located affordable housing by:***

- ***Facilitating a mix of private, affordable and social housing in activity centres and strategic redevelopment sites.***

The subject site is a strategic redevelopment site within proximity to jobs, transport (future train station) and services. It is therefore appropriate for it to include a mix of private, affordable and social housing.



#### 4.2 Local Planning Policy Framework (LPPF) – Amendment C197

Amendment C197 to the Whittlesea Planning Scheme updates the Whittlesea Municipal Strategic Statement (MSS).

Subclause 21.09-3 Social and Affordable Housing provides policy and guidance in respect to planning for social and affordable housing in the City of Whittlesea. The subclause implements the Social and Affordable Housing – Policy and Strategy.

The objective of the policy is to:

*To facilitate the provision and access to social and affordable housing for low and moderate income households.*

Of particular relevance are the strategies to:

*Support the provision of social and affordable housing associated with larger residential development/ mixed use development or on strategic redevelopment sites.*

*Promote and facilitate affordable housing in locations with good access to public transport and/ or services.*

*Facilitate a balanced mix of private, affordable and social housing within new developments.*

#### 4.2 City of Whittlesea: Social and Affordable Housing – Policy and Strategy

The City of Whittlesea Social and Affordable Housing – Policy and Strategy responds to a shortage of social and affordable housing in the municipality and aims to:

*encourage and facilitate the growth of affordable, accessible and appropriate housing for very low, low and moderate income households across the municipality.*

The strategy identifies that:

*That Council, in the structure plan of any Established and new Greenfield housing development, advocate to the State Government to designate the appropriate and desired proportion of affordable and social housing of 10% for affordable housing and 5% for social housing.*

Further the strategy supports social housing to be located on sites close to public transport in areas such as South Morang and on underutilised public land.

*Council actively promote and facilitate the development of 500 additional social housing dwellings with government and non-government housing providers to be constructed in areas with public transport:*

*Established West (excluding Epping North): 200 dwellings*

*Established East: 200 dwellings*

*Urban Growth (South Morang only): 100 dwellings*

*That Council identify and map under-utilised government (Commonwealth, State and local) land suitable for residential development.*

The subject site is an ideal location for the provision of a proportion of social and affordable housing as part of an integrated development.

In discussing social and affordable housing the strategy outlines the following definitions:

*Affordable housing is housing that is appropriate for the needs of a range of low and moderate income households; and priced so that households are able to meet other essential basic living costs.*

*Social Housing encompasses subsidised housing, usually rental, for designated households. In Australia social housing includes:*

- *Public housing: housing owned and operated by public agencies*
- *Community housing: housing managed (and sometime owned) by a not for-profit community based organisation*
- *Indigenous community housing: housing owned and (usually) managed by Indigenous community organisations*

### 4.3 Plan Melbourne

Melbourne's metropolitan planning strategy, *Plan Melbourne* includes the following directions which aim to facilitate the supply of social and affordable housing.

*Direction 2.3- Facilitate the supply of Social Housing*

*Direction 2.4- Facilitate the supply of Affordable Housing*

The directions included initiatives and in particular provide direction that:

*"where rezoning is necessary to achieve urban renewal, we will explore the capacity to capture a proportion of the increased land value to directly contribute to the costs of providing social housing".*

### 4.4 Infrastructure Victoria Draft 30-year Infrastructure Strategy

The draft 30-year Infrastructure Strategy identifies the provision of social and affordable housing as a significant issue and includes a number of recommendations.

*Recommendation 7.3.2 Affordable housing planning mechanisms.*

*Review planning provisions and implement inclusionary zoning and/or provide incentives to deliver affordable rental housing in areas that are appropriate for high and medium density housing and close to public transport and services within 0-5 years. Inclusionary zoning should be considered primarily for **government land** and in areas where government is undertaking actions that will provide uplift to private land values (such as **improved public transport access or land rezoning**).*

Whilst, it is recognised that the review has not been undertaken, the above recommendation provides support for the requirements for affordable housing to be provided on government land and when land is rezoned and receives land value uplift through improved public transport access. The subject land satisfies both criteria.



### **Conclusion**

The City of Whittlesea considers the proposed zoning and overlays to be applied to the subject site to be appropriate. It is recommended that further requirements to be added to the draft DPO schedule to require the provision of Social and Affordable Housing to implement the significant policy and strategic support for its provision.



Date   No.   Amendment			Date   No.   Amendment			Client City of Whittlesea	Project Mill Park Leisure Centre 33 Morange Drive Mill Park	Drawing Ground Floor Plan	 <b>MANTRIX</b> ARCHITECTURE		Date 15 Nov 2016	Project No. 316	Drawing No. SK-20	Revision
											Drawn Mantrix	Scale 1:200	@A1	





## Mill Park Leisure Centre Redevelopment

Council Approved Project Budget  
(23 February 2016) =

\$ 21,500,000.00

Proposed Adjustments to Project Budget (November 2016)

### Inclusions

- New leisure pool;
- New learn to swim pool and warm water program pool;
- Family change facilities;
- Group change options;
- Crèche / Occasional care upgrade;
- Spa and sauna;
- Café and foyer;
- Expansion of the gymnasium and program rooms;

- Universal design principles incorporated in the redevelopment.

- Outdoor recreation area, including BBQ/Picnic Area, play areas, shaded seating and landscaping;

- New forecourt;

### Exclusions

- Reconfigured and extended car park with water sensitive drainage system.
- Existing Dry Change room upgrade
- All works to the existing pool hall surrounding the 25metre pool.
- Artwork
- Changing Places Toilets
- Decanting and Relocation Costs
- Gym Equipment
- Abnormal Ground conditions

Item	Additional Cost	Budget Allocation	Reason	Recommendation	Consequences of not Proceeding
<b>Required Items</b>					
Include two 'Changing Places' toilets.	\$ 266,000	In addition to the original project budget.	This item was not included in the feasibility report scope and budget.	Proceed	The centre will not cater for people with severe disabilities.
Aquatic Infrastructure Development Coordinator position in the Leisure & Community Facilities Department	\$ 190,489	\$190,489 over three years is in addition to the original project budget.	To assist in the coordination and logistics management of the Aquatic Centre Portfolio Projects (Mill Park Leisure Centre Redevelopment). This item was not included in the feasibility report.	Proceed.	It would compromise the ability to effectively work with the YMCA and community groups
Cost escalation up to the tender period, programmed for August 2017.	\$ 271,000	In addition to the original project budget.	The original cost escalation was for 12 months only, ie up to February 2017 as stated in the feasibility report. It is required to extend this to the programmed tender period in August 2017.	Proceed.	If not included the tenders received are likely to be over budget.
Allowance for decanting / relocation of operations during construction works	\$ 150,000	In addition to the original project budget.	There will be relocation works required during the various stages of the construction works to ensure the facility can be accessible and reduce impact to users.	Proceed.	If not included the works cannot proceed.
<b>\$ 877,489</b>					
<b>Optional Items</b>					
Replacement of existing pool hall lights – up-grade to LED	\$ 218,000	In addition to the original project budget.	Although not included in the original project budget, this item will result in ongoing energy cost savings and reduced future maintenance. Opportunities for external funding are to be sought from Sport and Recreation Victoria, which require an amount to be allocated to ESD.	Recommended to proceed. Can be staged at a later date, however the cost will be greater.	Would result in different lighting treatments between the new and old pool halls. Maintenance issues would not be taken care of and would be a missed opportunity to further reduce energy use.
Dry Change room Refurbishment Only (Does not include compliance up-grade to accessible toilet and 24 Hour Access)	\$ 220,000	In addition to the original project budget.	This item was not included in the feasibility report scope and budget.	Proceed.	Would result in this area still being of a poor standard.
New accessibility hoist	\$ 120,000	In addition to the original project budget.	This item was not included in the feasibility report scope and budget. A hoist will allow people with severe disabilities to access the water. Entire supporting structural system requires upgrade for this to be done.	Proceed.	Will make it more difficult for people with severe disabilities to use the pools.
Improve existing building facade including portico along Morang Drive	\$ 20,000	In addition to the original project budget.	Improve front facade fronting to Morang Drive.	Recommended to proceed. Can be staged at a later date, however the cost will be greater.	Existing facade along Morang drive will look poor.
<b>\$ 578,000</b>					
<b>Items Under Investigation (Not Included in Revised Budget total below)</b>					
Existing pool hall HVAC System (Air Handling Unit replacement)	\$ 300,000	TBA	This item was not included in the feasibility report scope and budget.	TBA - Still pending investigation	More details required.
Pool Concourse replacement around 25m pool	\$ 77,000	In addition to the original project budget.	Investigation is underway to assess structural condition of the pool concourse around the 25 metre pool. Only 50% of the concourse was to be replaced in the original budget.	Proceed.	Would result in issues with floor surface treatment
<b>Total Additional Amount</b>	<b>\$ 1,455,489</b>				
<b>Revised Project Budget Amount =</b>	<b>\$ 22,955,489</b>				





## ATTACHEMENT NO.3

### Mill Park Leisure Centre Redevelopment

#### Community and stakeholder engagement summary

The following is a summary of the community and stakeholder consultation undertaken at the various stages of planning for the proposed Mill Park Leisure Centre (MPLC):

##### 2009 MPLC Master Plan

Original master planning options report conducted by leisure consultants, SGL Group.

- More than 20 key stakeholders
- Six project focus groups with users
- A 300 household survey conducted in the four main MPLC user catchment suburbs

##### 2014 Major Leisure and Aquatic Facilities Strategy

Master planning for all City of Whittlesea (CoW) leisure and aquatic facilities (of existing and proposed future sites) conducted by leisure consultants, Sport and Leisure Solutions.

- A 'city wide' survey (hard copy and online) with a total of 533 responses
- Focus group sessions with youth to make sure their views were considered
- A workshop with key industry personnel including commercial and Council facility operators, other LGA's, Aquatics and Recreation Victoria (ARV) and CoW staff
- A meeting with Sport and Recreation Victoria (SRV)

##### 2016 MPLC Feasibility Study

A more detailed assessment of the specific needs for the proposed MPLC redevelopment was undertaken by leisure consultants, Sport and Leisure Solutions, and adopted in 2016.

- A hard copy and online survey sent to all MPLC users with 260 responses received
- Interview with Facility Operator (YMCA)
- A workshop held with Council staff
- A meeting with Sport and Recreation Victoria (SRV)
- User group discussions - including a meeting with the Whittlesea Disability Network (WDN) and the Mill Park Swim Club
- Design discussion with independent access consultants, Equal Access Pty Ltd



**ATTACHMENT NO.4****Mill Park Leisure Centre Redevelopment****Schematic Design –****Community and stakeholder engagement summary**

The following is a summary of the community and stakeholder consultation undertaken during the schematic design process for the proposed Mill Park Leisure Centre (MPLC) redevelopment.

2016 Schematic Plans

Following the extensive consultation undertaken prior to the appointment of the design team, Mantric Architects, the schematic plans have been worked up and shown to various users and groups to provide an opportunity for feedback. The summary of the groups and responses are itemised in the following table:

STAKEHOLDER	FORUM	FEEDBACK
Various CoW staff, including Leisure, Major Projects, Major Facilities, Early Years, Sustainability, Facility Maintenance, Sport & Rec Victoria (SRV), Sport & Leisure Solutions and YMCA	Project Working Group (PWG) monthly meetings	The schematic designs were developed through the various PWG meetings and approved in November 2016
CoW staff including representatives from gender equity and the access dept's	Meeting 14 October 2016	Generally positive response to designs. Suggestion to look at including a track and hoist system and modify accessible change room numbers and locations
Whittlesea Disability Network (WDN)	Presentation at monthly Meeting 2 November 2016	Concern raised regarding the lack of a 25m ramp to main pool and feedback that the proposed 'pool pod' as the only access point to this pool will not adequately serve a wide variety of accessibility requirement needs
Mill Park Swim Club	Ongoing meetings - 2 & 23 November 2016	Initially requested storage and social space. Very satisfied with dedicated storage offered to the Club, and happy to work with Officers and the design team to get a design solution for a Clubroom space within a multi-use area

MPLC members – invited via member email	Two (2) x open “drop in” sessions on 16 & 19 November 2016; plus plans on display at centre	Attendance at both sessions poor, but positive responses for the few that attended. One member provided feedback suggesting the inclusion a steam room in the new designs. Officers suspect that we’re still ‘too far out’ to get good uptake as plans to construct are still 15 months away (March 2018).
MPLC user groups (schools etc)- invited via email	Three (3) x info sessions on 16, 17 & 22 November 2016	No group has sent RSVP or attended any of the sessions
General community	A MPLC redevelopment page added to Council's website and a generic ‘mplc’ email for enquiries	This will be regularly updated as new information is available. One email was received regarding the option to include a steam room in the new designs.







***City of*  
Whittlesea**

**Financial Performance Report  
For the period ended  
30 September 2016**

Creating vibrant self-sustaining communities **together**



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Expenditure summary	6
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Statement of cash flows	10
Statement of capital works	12

## City of Whittlesea Financial Performance Report

## Comprehensive income statement

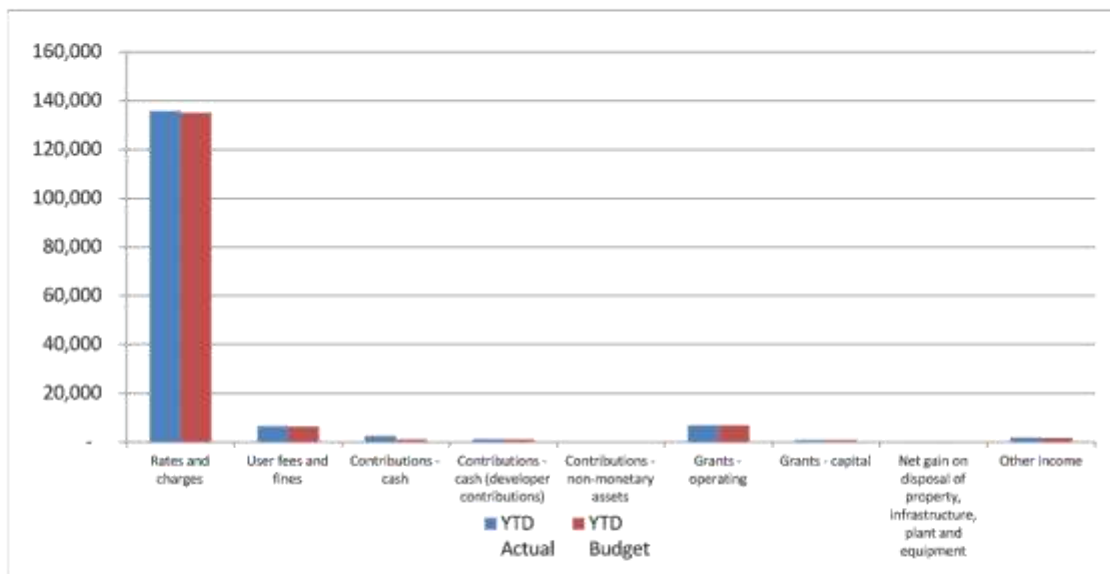
	2016/17 YTD Actual \$'000	2016/17 YTD Budget \$'000	2016/17 YTD Variance \$'000	2016/17 Adopted Budget \$'000
<b>Income</b>				
Rates and charges	135,876	135,174	702	136,455
User fees and fines	6,487	6,430	57	21,876
Contributions - cash	2,495	1,099	1,396	1,699
Contributions - cash (developer contributions)	1,274	1,172	102	10,405
Contributions - non-monetary assets	-	-	-	70,000
Grants - operating	6,976	6,840	136	25,574
Grants - capital	778	800	(22)	4,230
Net gain on disposal of property, infrastructure, plant and equipment	89	90	(1)	266
Other income	1,901	1,780	121	7,468
<b>Total income</b>	<b>155,876</b>	<b>153,385</b>	<b>2,491</b>	<b>277,973</b>
<b>Expenditure</b>				
Employee benefits	18,327	18,348	(21)	84,017
Materials and services	8,699	10,661	(1,962)	66,208
Depreciation and amortisation	5,976	6,000	(24)	24,000
Finance costs	492	590	(98)	1,984
Other expenses	3,420	3,538	(118)	15,938
<b>Total expenditure</b>	<b>36,914</b>	<b>39,137</b>	<b>(2,223)</b>	<b>192,147</b>
<b>Total comprehensive result</b>	<b>118,962</b>	<b>114,248</b>	<b>4,714</b>	<b>85,826</b>

<b>Underlying result reconciliation</b>				
Comprehensive result	118,962	114,248	4,714	85,826
Less non -operating income and expenditure:				
Net gain on disposal of property, infrastructure, plant and equipment	(89)	(90)	1	(266)
Grants - capital	(778)	(800)	22	(4,230)
Contributions - cash (developer contributions)	(1,274)	(1,172)	(102)	(10,405)
Contributions - non-monetary assets	-	-	-	(70,000)
<b>Underlying surplus/(deficit)</b>	<b>116,821</b>	<b>112,186</b>	<b>4,635</b>	<b>925</b>



## City of Whittlesea Financial Performance Report

## Income summary



		2016/17 YTD Actual \$'000	2016/17 YTD Budget \$'000	2016/17 YTD Variance \$'000	2016/17 Adopted Budget \$'000
<b>Income</b>					
Rates and charges	1.1	135,876	135,174	702	136,455
User fees and fines		6,487	6,430	57	21,876
Contributions - cash	1.2	2,495	1,099	1,396	1,699
Contributions - cash (developer contributions)		1,274	1,172	102	10,405
Contributions - non-monetary assets		-	-	-	70,000
Grants - operating		6,976	6,840	136	25,574
Grants - capital		778	800	(22)	4,230
Net gain on disposal of property, infrastructure, plant and equipment		89	90	(1)	266
Other income		1,901	1,780	121	7,468
<b>Total income</b>		<b>155,876</b>	<b>153,385</b>	<b>2,491</b>	<b>277,973</b>

## City of Whittlesea Financial Performance Report

**Analysis of income variances****1.1 Rates & charges** **0.5% Variance** **\$0.7M Fav**

All property rates are recognised as income when notices are issued. Variation to budget is the result of supplementary valuations (*permanent variance*).

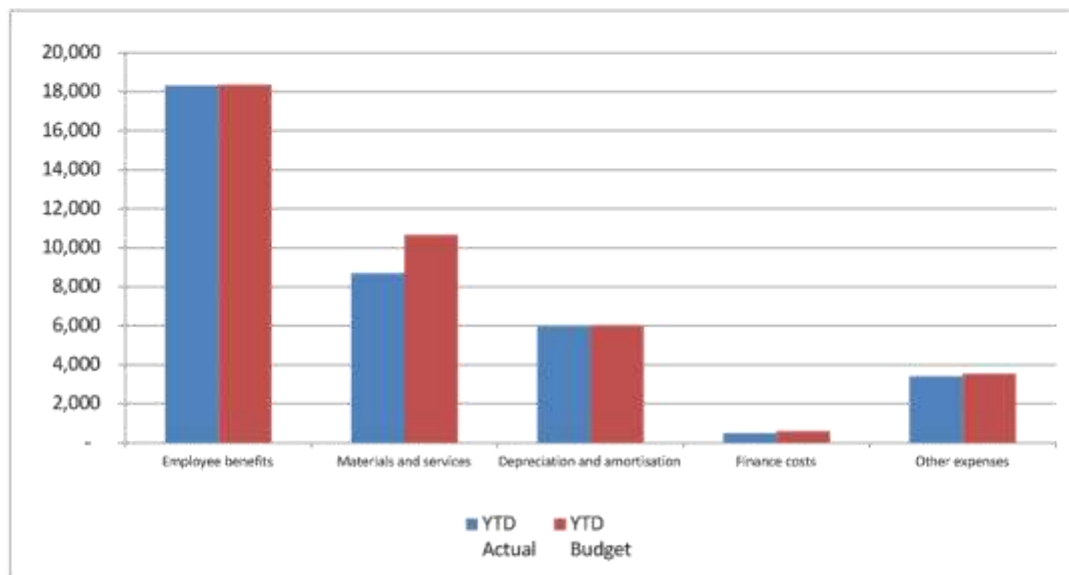
**1.2 Contributions - cash** **127.0% Variance** **\$1.4M Fav**

Category includes contributions from organisations (including other levels of government) for works carried out on their behalf. Favourable variance due to contribution for Animal Welfare Facility (\$1.86M).



## City of Whittlesea Financial Performance Report

## Expenditure summary



	Notes	2016/17 YTD Actual \$'000	2016/17 YTD Budget \$'000	2016/17 YTD Variance \$'000	2016/17 Adopted Budget \$'000
<b>Expenditure</b>					
Employee benefits		18,327	18,348	(21)	84,017
Materials and services	2.1	8,699	10,661	(1,962)	66,208
Depreciation and amortisation		5,976	6,000	(24)	24,000
Finance costs		492	590	(98)	1,984
Other expenses		3,420	3,538	(118)	15,938
<b>Total expenditure</b>		<b>36,914</b>	<b>39,137</b>	<b>(2,223)</b>	<b>192,147</b>

## City of Whittlesea Financial Performance Report

**Analysis of expenditure variances****2.1 Materials and services****18.4% Variance****\$1.96M Fav**

Includes the purchase of supplies and consumables, payments to contractors for the provision of services, and fleets costs. Major year to date variances:

*Favourable variances:*

- lower than anticipated year to date expenditure on:
  - External works (\$1.16M)
  - Supplies and services (\$305K)
  - Plant and fleet operations (\$202K)

*Offset by unfavourable variances:*

- higher than anticipated year to date expenditure on:
  - Consultants/external support (\$15K)
  - Temporary/agency staff (\$37K)



## City of Whittlesea Financial Performance Report

## Balance sheet

	Notes	2016/17 YTD Actual \$'000	2015/16 Actual \$'000	Net Movement \$'000
<b>Current assets</b>				
Cash and cash equivalents	3.1	5,643	4,587	1,056
Financial assets (investments)	3.2	124,000	135,100	(11,100)
Trade and other receivables	3.3	139,925	18,325	121,600
Inventories		207	128	79
Other assets		3,887	1,320	2,567
<b>Total current assets</b>		<b>273,662</b>	<b>159,460</b>	<b>114,202</b>
<b>Non-current assets</b>				
Investment in associate		2,617	2,617	-
Unlisted shares		22	22	-
Infrastructure, property, plant and equipment		2,886,211	2,880,959	5,252
Intangible assets		577	577	-
Investment property		2,435	2,435	-
<b>Total non-current assets</b>		<b>2,891,862</b>	<b>2,886,610</b>	<b>5,252</b>
<b>Total assets</b>		<b>3,165,524</b>	<b>3,046,070</b>	<b>119,454</b>
<b>Current liabilities</b>				
Trade and other payables		23,912	21,982	1,930
Trust funds and deposits		8,293	8,672	(379)
Provisions		16,910	17,407	(497)
Interest bearing loans and borrowings		1,787	2,349	(562)
<b>Total current liabilities</b>		<b>50,902</b>	<b>50,410</b>	<b>492</b>
<b>Non-current liabilities</b>				
Provisions		2,432	2,432	-
Interest bearing loans and borrowings		28,096	28,096	-
<b>Total non-current liabilities</b>		<b>30,528</b>	<b>30,528</b>	<b>-</b>
<b>Total liabilities</b>		<b>81,430</b>	<b>80,938</b>	<b>492</b>
<b>Net assets</b>		<b>3,084,094</b>	<b>2,965,132</b>	<b>118,962</b>
<b>Equity</b>				
Accumulated surplus	3.4	2,363,914	2,237,261	126,652
Reserves		720,180	727,871	(7,691)
<b>Total equity</b>		<b>3,084,094</b>	<b>2,965,132</b>	<b>118,962</b>

## City of Whittlesea Financial Performance Report

**Analysis of balance sheet****Comparison to prior financial year - June 2016 actual**

3.1 - Cash assets have increased by \$1.06M - refer to Statement of Cash Flows (pg. 10)

3.2 - Financial assets are cash investments that have a maturity date greater than 90 days from the end of the reporting period. Financial assets have decreased by (\$11.1M) to manage Council's cash flow which varies during the year, as it is dependant on the receipt of revenue and the timing of expenditure.

3.3 - Receivables have increased due to rate debtors (including Fire Service Levy). This is because rates are recognised as income when notices are sent out at the start of the financial year. The rate debtor balance reduces throughout the year as payments are received - either by instalments or in full by 15 February.

3.4 - Accumulated surplus is the value of all net assets less reserves that have accumulated over time. The movement is directly related to the surplus for the period (refer to Income statement) and net reserve transfers.



## City of Whittlesea Financial Performance Report

## Statement of cash flows

	Notes	2016/17 YTD Actual \$'000	2015/16 Actual \$'000
<b>Cash flows from operating activities</b>			
Rates		25,484	127,348
User fees and fines		5,431	24,321
Developer contributions		1,274	16,762
Grants (inclusive of GST)		7,780	30,609
Other receipts and charges (inclusive of GST)		3,339	8,297
Interest received		1,058	4,483
Net GST refund		4,346	7,794
Net Fire Services Levy		3,275	(649)
Payments to employees		(20,037)	(82,233)
Payments to suppliers (inclusive of GST)		(27,760)	(75,452)
<b>Net cash provided by (used in) operating activities</b>	4.1	<u>4,188</u>	<u>61,280</u>
<b>Cash flows from investing activities</b>			
Proceeds from disposal of non-current assets		(829)	475
Payments for infrastructure, property, plant and equipment (inclusive of GST)		(12,350)	(43,673)
Redemptions/(Payments) for investments (maturing later than 90 days)		11,100	(43,892)
<b>Net cash provided by (used in) investing activities</b>	4.2	<u>(2,079)</u>	<u>(87,090)</u>
<b>Cash flows from financing activities</b>			
Repayment of borrowings		(562)	(2,173)
Finance costs		(492)	(2,046)
Proceeds from borrowings		-	-
<b>Net cash provided by (used in) financing activities</b>	4.3	<u>(1,054)</u>	<u>(4,219)</u>
<b>Net increase (decrease) in cash and cash equivalents</b>		1,056	(30,029)
Cash and cash equivalents at the beginning of the year		4,587	34,616
<b>Cash and cash equivalents at the end of the period</b>	4.4	<u>5,643</u>	<u>4,587</u>

## City of Whittlesea Financial Performance Report

**Explanation of statement of cash flows****4.1 Operating activities**

Refers to the cash generated or used in the normal service delivery functions of Council. Cash remaining after paying for the provision of services to the community may be available for investment in capital works, or repayment of debt.

**4.2 Investing activities**

Refers to cash generated or used in the enhancement or creation of infrastructure and other assets. These activities included the acquisition and sale of assets such as vehicles, property and equipment.

**4.3 Financing activities**

Refers to cash generated or used in the financing of Council functions and include borrowings from financial institutions and advancing of repayable loans to organisations. These activities also include repayment of the principal component of loan repayments for the year.

**4.4 Cash and cash equivalents at the end of the period**

Cash and cash equivalents at the end of the period have increased by \$1.06M.



## City of Whittlesea Financial Performance Report

## Statement of capital works

	Notes	2016/17 YTD Actual \$'000	2016/17 YTD Budget \$'000	2016/17 YTD Variance \$'000	2016/17 Annual Budget \$'000
<b>Capital works areas</b>					
Buildings	5.1	6,018	5,538	- 480	24,209
Drains		51	50	- 1	1,404
Planning & feasibility	5.2	11	40	29	300
Open space	5.3	1,669	2,256	588	11,464
Other		-	7	7	300
Plant & equipment	5.4	802	735	- 67	4,243
Roads & paths	5.5	1,933	2,178	245	13,734
Transport	5.6	745	1,231	486	5,908
<b>Total capital works</b>		<b>11,228</b>	<b>12,036</b>	<b>808</b>	<b>61,561</b>