

Attachments

Council Meeting

Monday 27 May 2024

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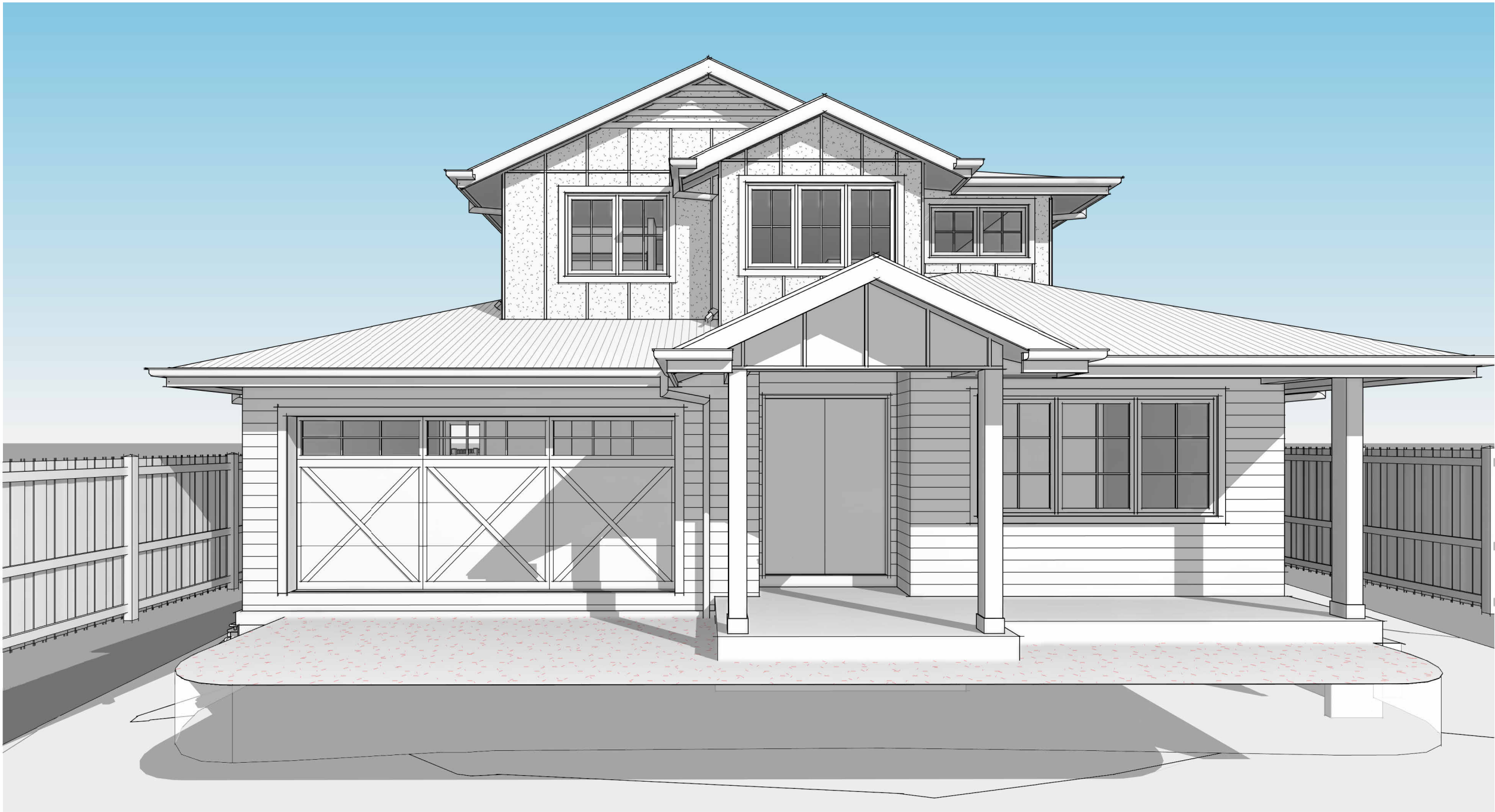
**10.1 3 Deanswood Road, Forest Hill (LOT 1 TP 251388) –
Buildings and works to construct a double storey
dwelling, works within four (4) metres of vegetation
and tree removal**

Attachment 1 Amended Decision Plans Attachment 1-3

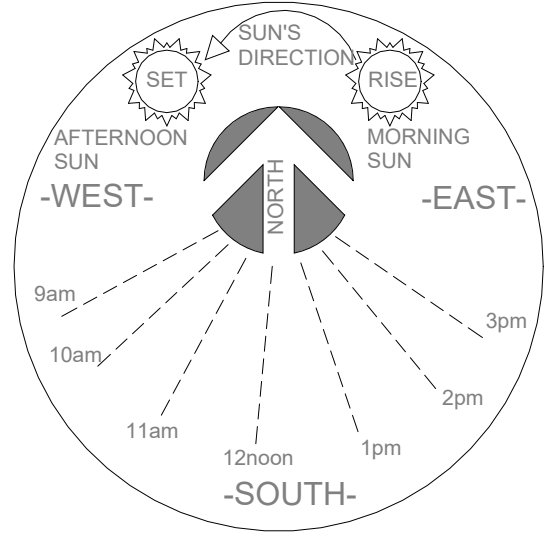
Attachment 2 Landscape Plan - Attachment 2 - 3 Deanswood Road,
Forest Hill

Attachment 3 Advertised Plans - Attachment 3 - 3 Deanswood Road,
Forest Hill

PROPOSED DEVELOPMENT
for CARTER GRANGE at
LOT 1 #3 DEANSWOOD RD,
FOREST HILL, 3131

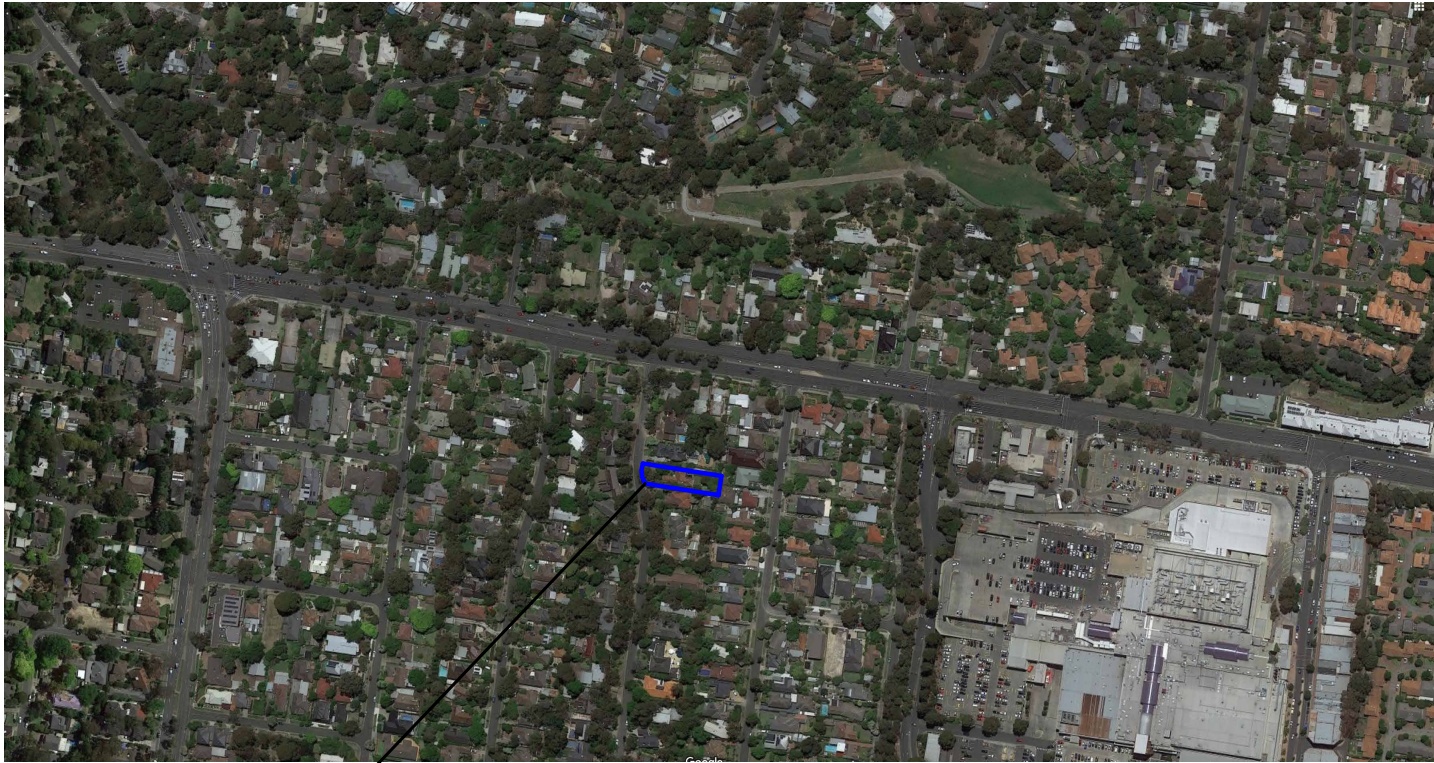


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CLIENT SIGNATURE:		COVER	G. & D. SIVAGNANAM	
BUILDER SIGNATURE:		PAGE/STREETSCAPE	ADDRESS: LOT 1 #3 DEANSWOOD RD,	
DATE:		HOUSE TYPE: MONET 55-6	FOREST HILL, 3131	
		FACADE: MAJORCA LH	SUBURB:	
		<small>Do not scale drawings, written dimensions take precedence, confirm all levels and dimensions before commencement of site work. This work is exclusively owned by Carter Grange Homes Pty Ltd and cannot be reproduced or copied, either wholly or in part, in any form (Electronic, Graphic or Mechanical including photocopying), without the written permission of Carter Grange Homes Pty Ltd. © copyright 2015</small>	SCALE:	REVISION #:
			JOB#:	DSQ56404
			DRAWN: JB	ISSUE: SITING
			DATE: 03/02/2023	CHECKED: CN
				SHEET #: TP01




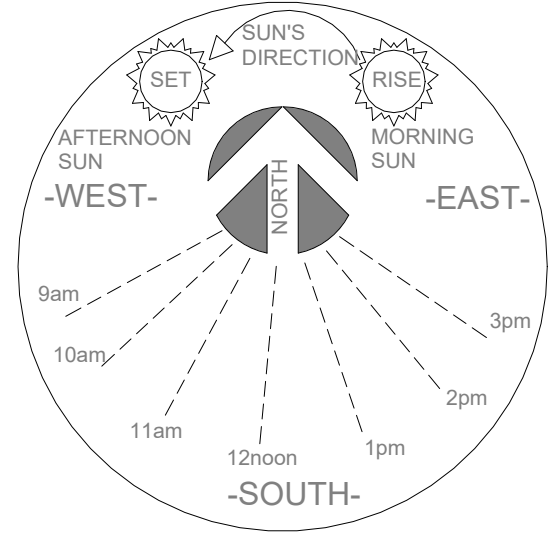
CANTERBURY ROAD

DEANSWOOD ROAD



SUBJECT SITE

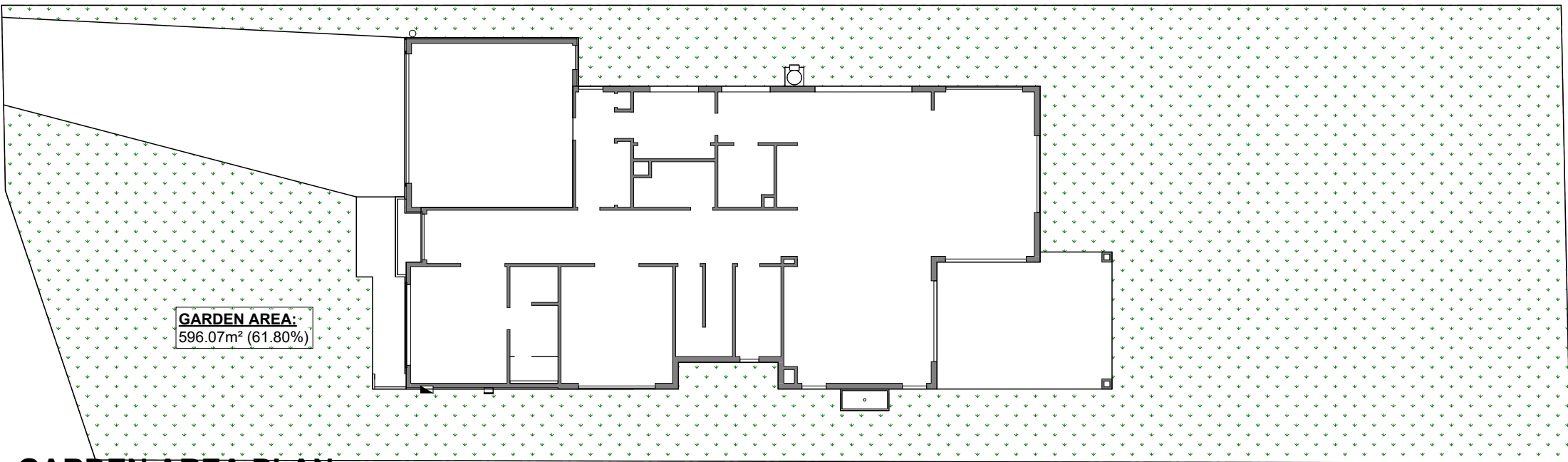
CLIENT SIGNATURE:	<div></div> <div>cartergrange homes pty. ltd. ground floor, building a, 15 compark circuit, mulgrave, 3170, vic p.o. box 5328 brandon park, 3150, vic www.cartergrange.com.au 03 8544 4999</div>	DRAWING TITLE:	CLIENT:	
CLIENT SIGNATURE:		NEIGHBOURHOOD & SITE DESCRIPTION	G. & D. SIVAGNANAM	
BUILDER SIGNATURE:		HOUSE TYPE: MONET 55-6	ADDRESS:	LOT 1 #3 DEANSWOOD RD, FOREST HILL, 3131
DATE:		FACADE: MAJORCA LH	SUBURB:	
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CANTERBURY ROAD

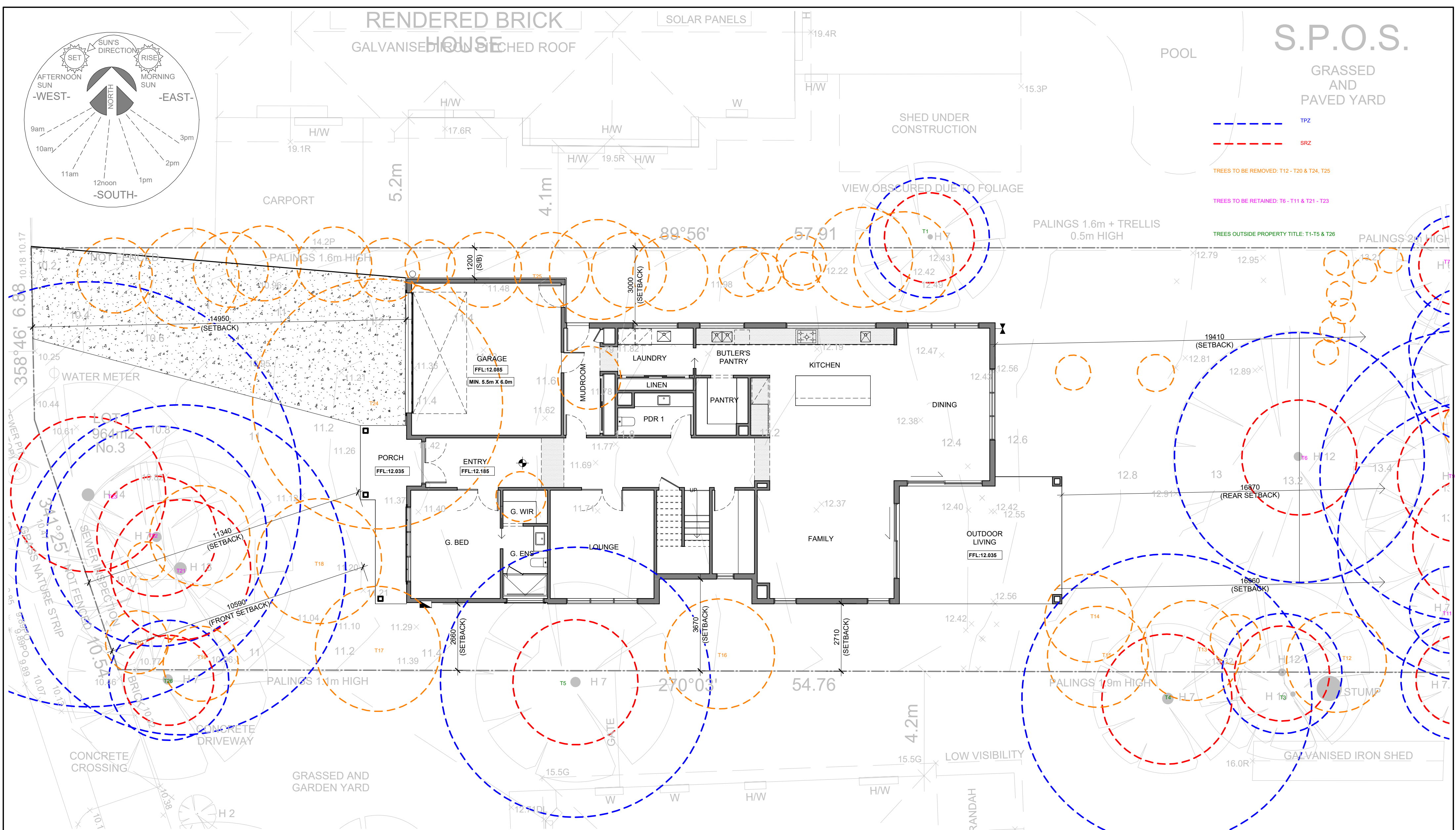
DEANSWOOD ROAD

DESIGN RESPONSE PLAN



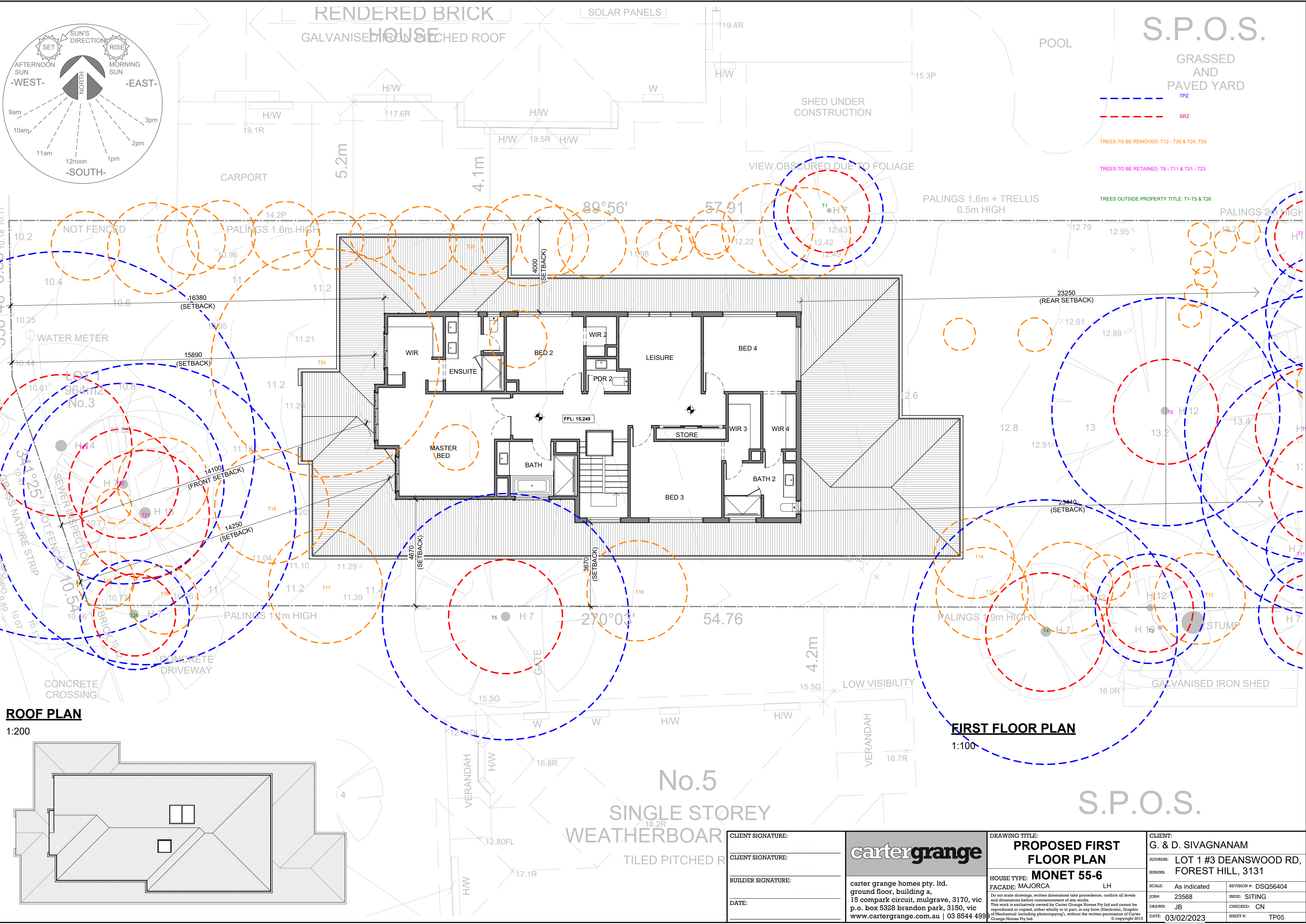
GARDEN AREA PLAN

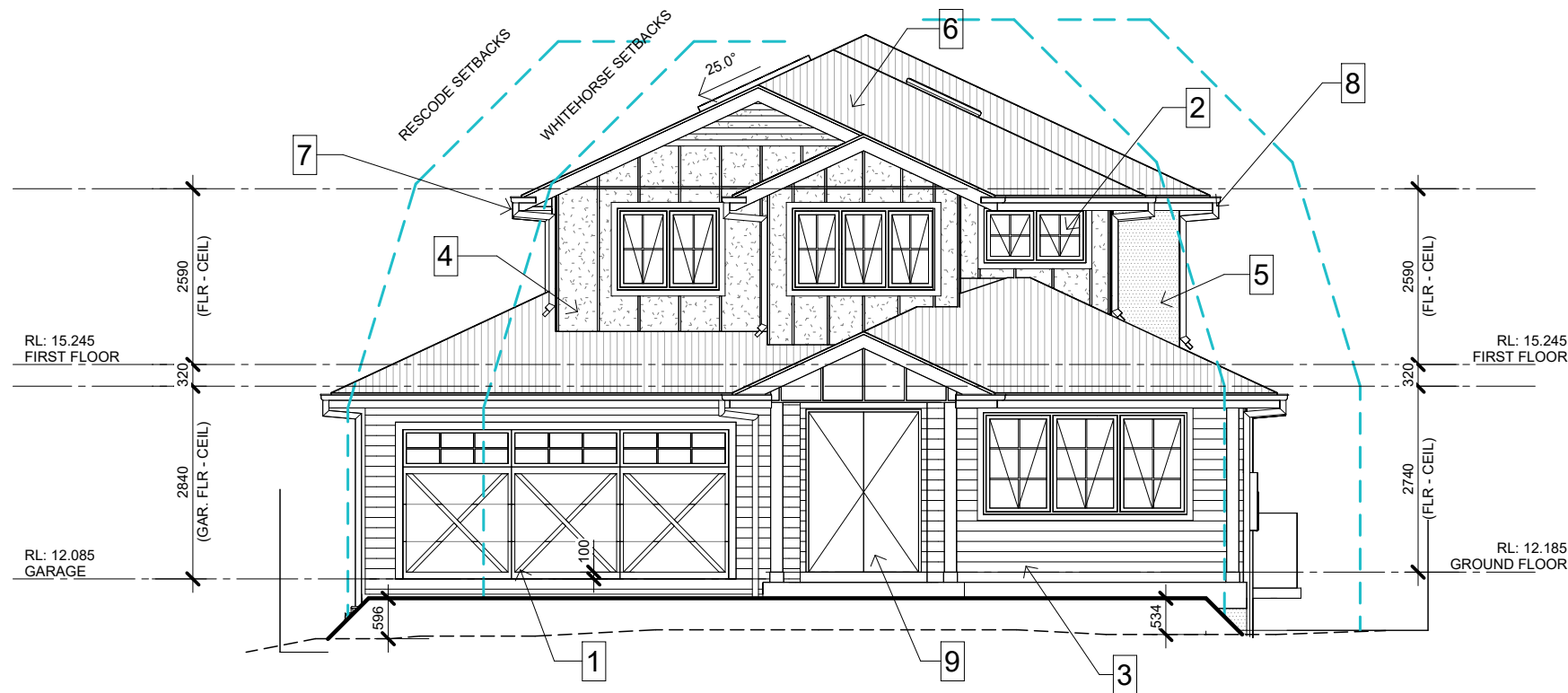
CLIENT SIGNATURE:	<div></div> <div>carter grange homes pty. ltd. ground floor, building a, 15 compark circuit, mulgrave, 3170, vic p.o. box 5328 brandon park, 3150, vic www.cartergrange.com.au 03 8544 4999</div>	DRAWING TITLE:	CLIENT:	
CLIENT SIGNATURE:		DESIGN RESPONSE PLAN	G. & D. SIVAGNANAM	
BUILDER SIGNATURE:		HOUSE TYPE: MONET 55-6	ADDRESS:	LOT 1 #3 DEANSWOOD RD, FOREST HILL, 3131
DATE:		FACADE: MAJORCA LH	SUBUR:	
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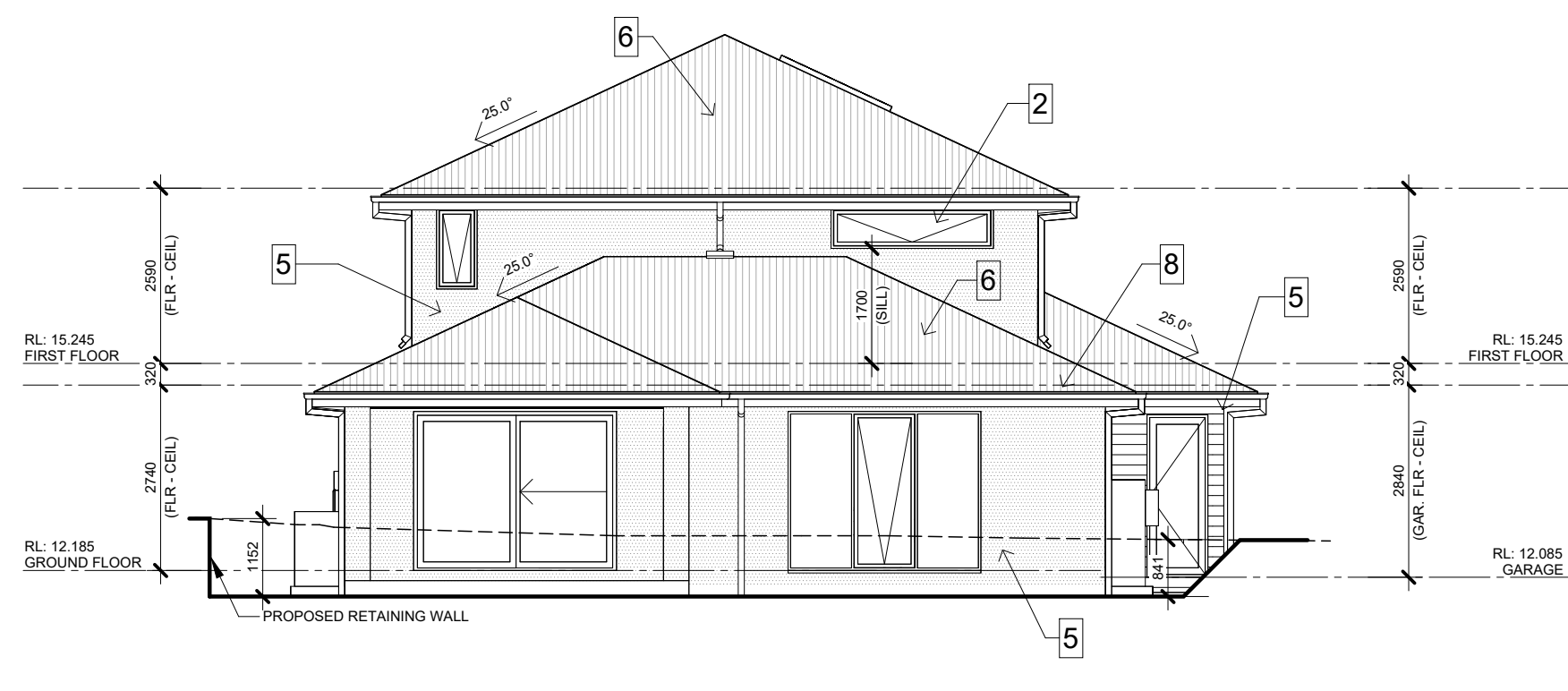
DEVELOPMENT SUMMARY		PERMEABILITY PERCENTAGES			DWELLING SUMMARY		
TOTAL SITE AREA:	964.46 m²	TOTAL SITE AREA:	964.46 m²		Area m²	SQ's	
TOTAL BUILT OVER AREA:	297.00 m² 30.80%	BUILDING FOOTPRINT:	297.00 m²	30.80%	GROUND FLOOR	213.89	23.02
SITE COVERAGE:	368.38 m² 38.20%	CONCRETE AREA:	71.38 m²	7.40%	FIRST FLOOR	160.43	17.27
GARDEN AREA:	596.07 m² 61.80%	TOTAL IMPERMEABLE AREA:	368.38 m²	38.20%	SUB-TOTAL:	374.32	40.29
		TOTAL PERMEABLE AREA:	596.07 m²	61.80%	PORCH	11.67	1.26
		GF SITE COVERAGE:	297.00 m²	30.80%	GARAGE	39.84	4.29
		FF SITE COVERAGE:	160.43 m²	16.63%	OUTDOOR LIVING	31.62	3.40
					SUB-TOTAL:	83.12	8.95
					TOTAL	457.44	49.24

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CLIENT SIGNATURE:		HOUSE TYPE:	MONET 55-6		ADDRESS:	LOT 1 #3 DEANSWOOD RD, FOREST HILL, 3131	
BUILDER SIGNATURE:		FACADE:	MAJORCA LH		SUBURB:	FOREST HILL, 3131	
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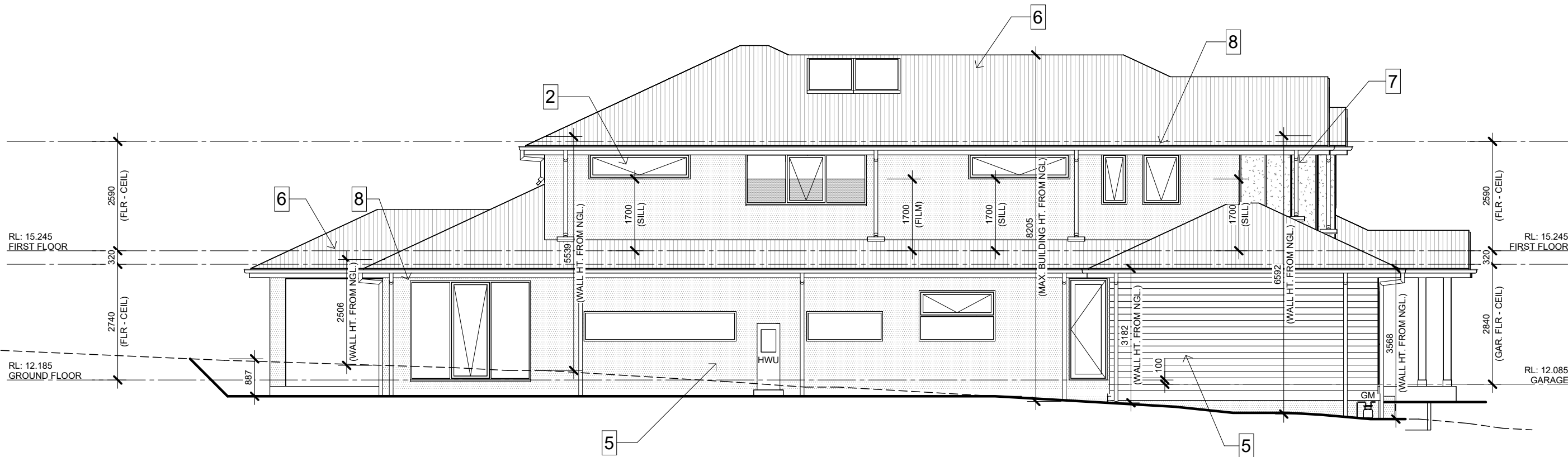




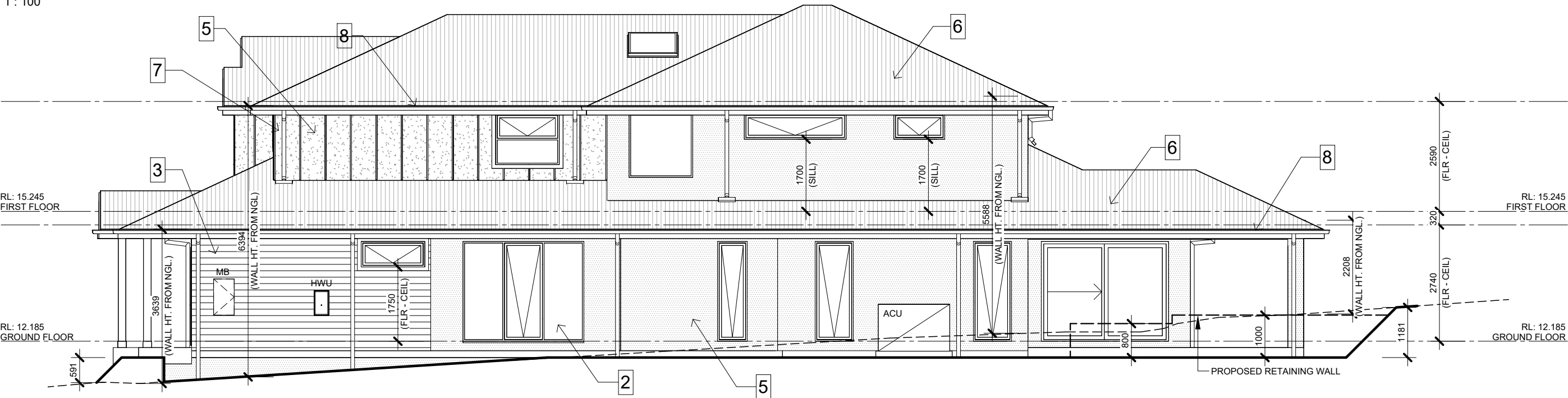
ELEVATION - WEST
1 : 100



ELEVATION - EAST
1 : 100



ELEVATION - NORTH
1 : 100



ELEVATION - SOUTH
1 : 100

SCHEDULE OF EXTERNAL FINISHES

1. AUTOMATIC GARAGE DOOR
2. FIXED & OPENABLE ALUMINIUM WINDOWS
3. JAMES HARDIE LINEA 180 CLADDING
4. CEMENTAL TEXTURED BASE SHEET WITH CLADDING ON BATTENS
5. ARCHITECTURAL RENDER
6. COLORBOND ROOF - COLORBOND
7. GUTTER, FASCIA & DOWNPIPES - COLORBOND
8. GUTTER, FASCIA & DOWNPIPES
9. FRONT ENTRY DOOR

CLIENT SIGNATURE:

CLIENT SIGNATURE:

BUILDER SIGNATURE:

DATE:

cartergrange

carter grange homes Pty. Ltd.
ground floor, building a,
15 compark circuit, mulgrave, 3170, vic
p.o. box 5328 brandon park, 3150, vic
www.cartergrange.com.au | 03 8544 499

DRAWING TITLE:

**PROPOSED
ELEVATIONS**

HOUSE TYPE: **MONET 55-6**

FACADE: MAJORCA LH

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CLIENT:

G. & D. SIVAGNANAM

ADDRESS: LOT 1 #3 DEANSWOOD RD,
FOREST HILL, 3131

SCALE: 1 : 100

JOB#: 23568

DRAWN: JB

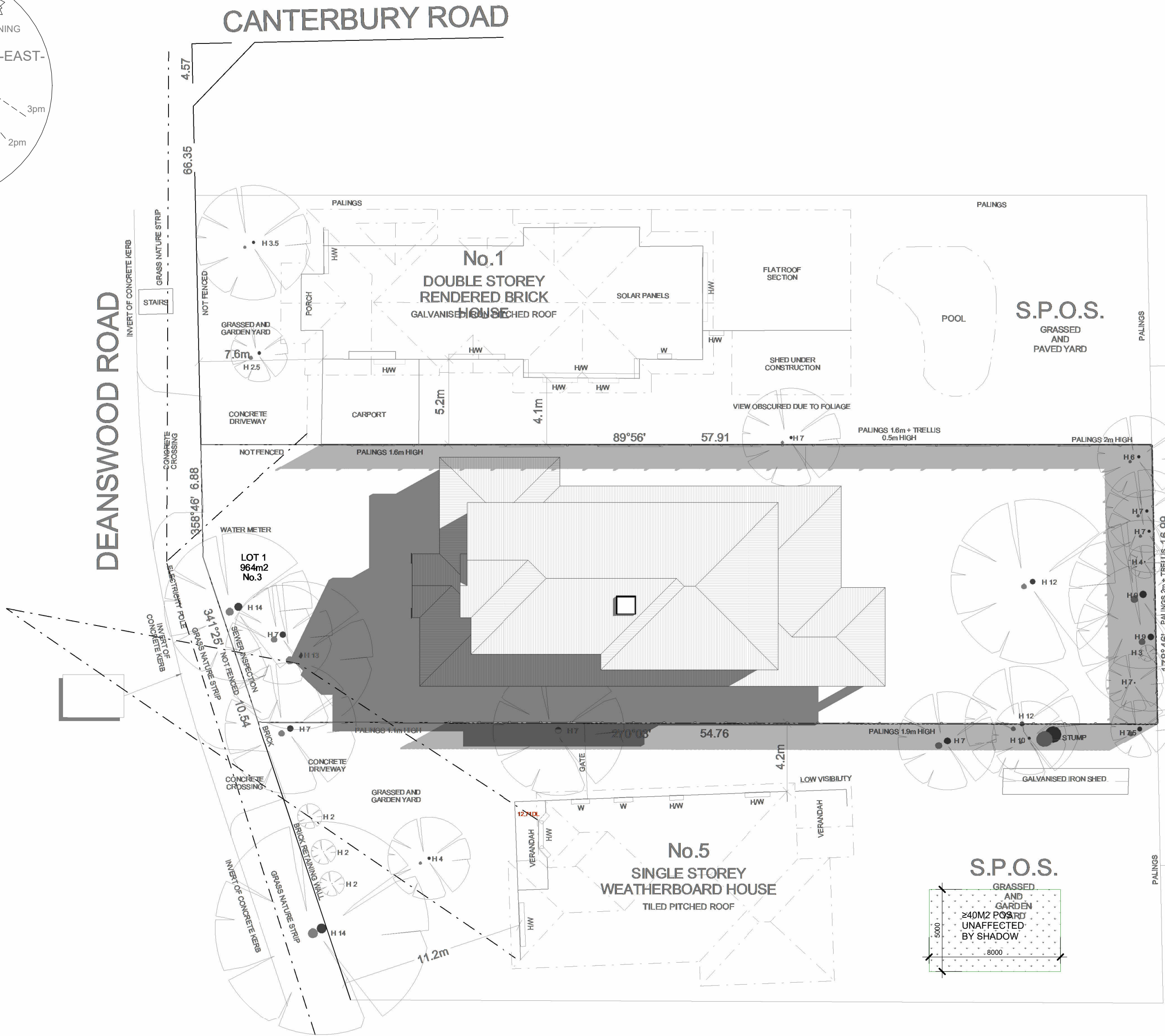
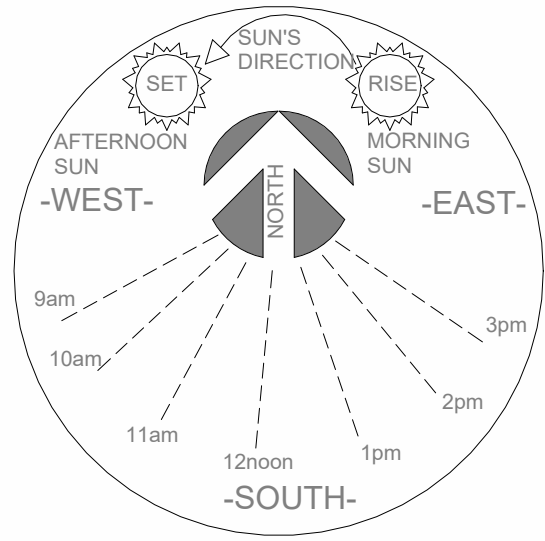
DATE: 03/02/2023

REVISION #: DSQ56404

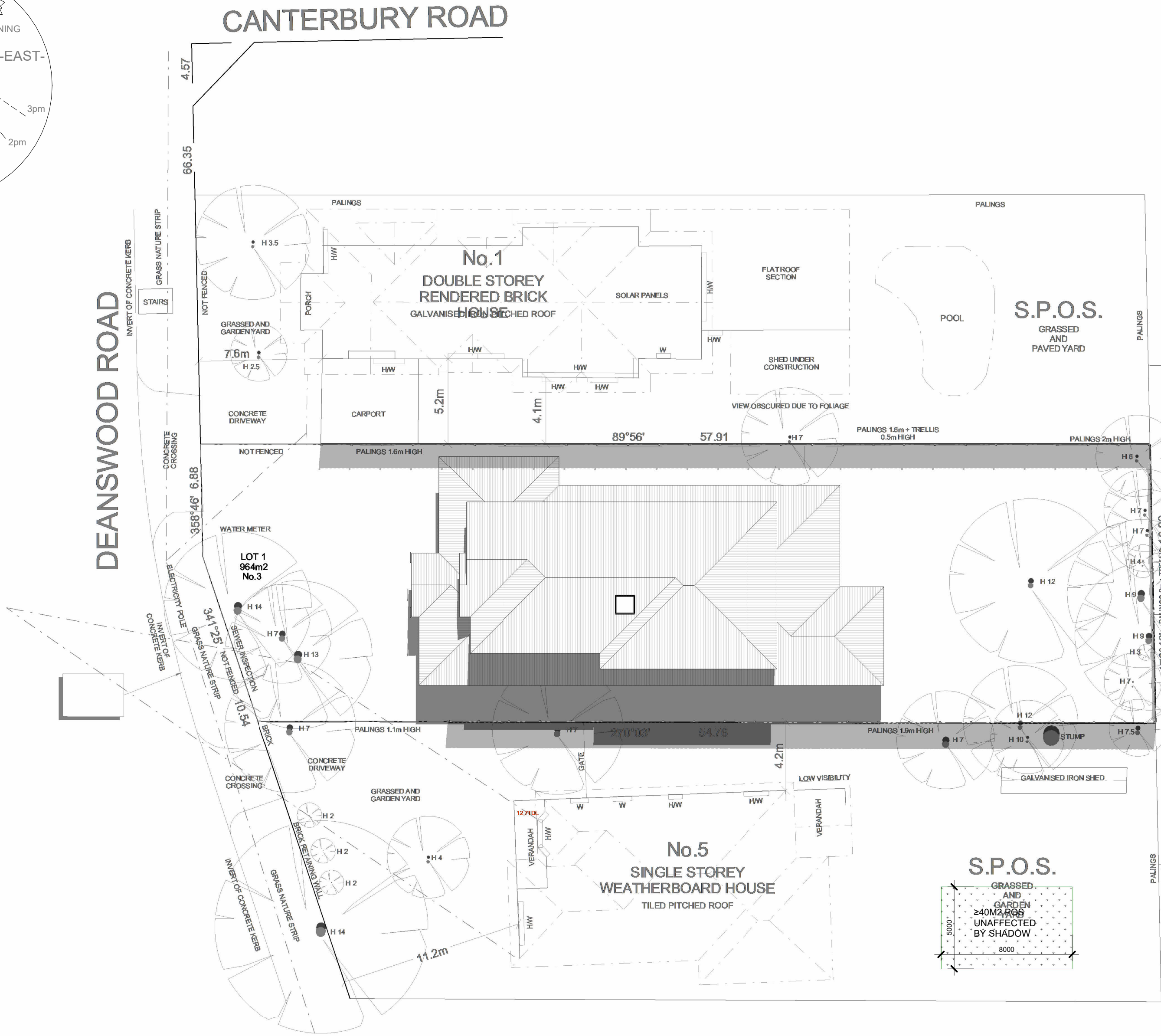
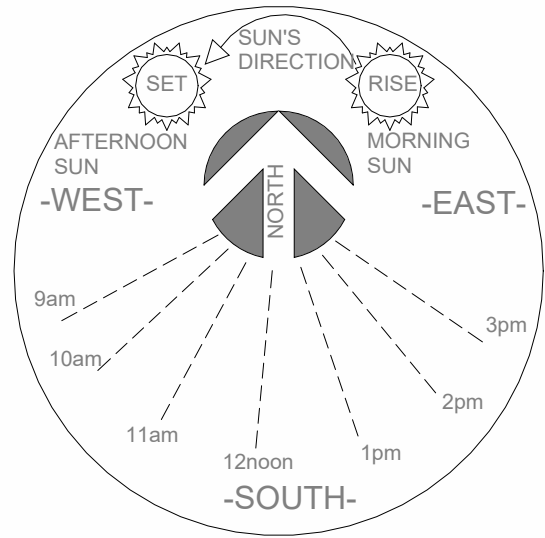
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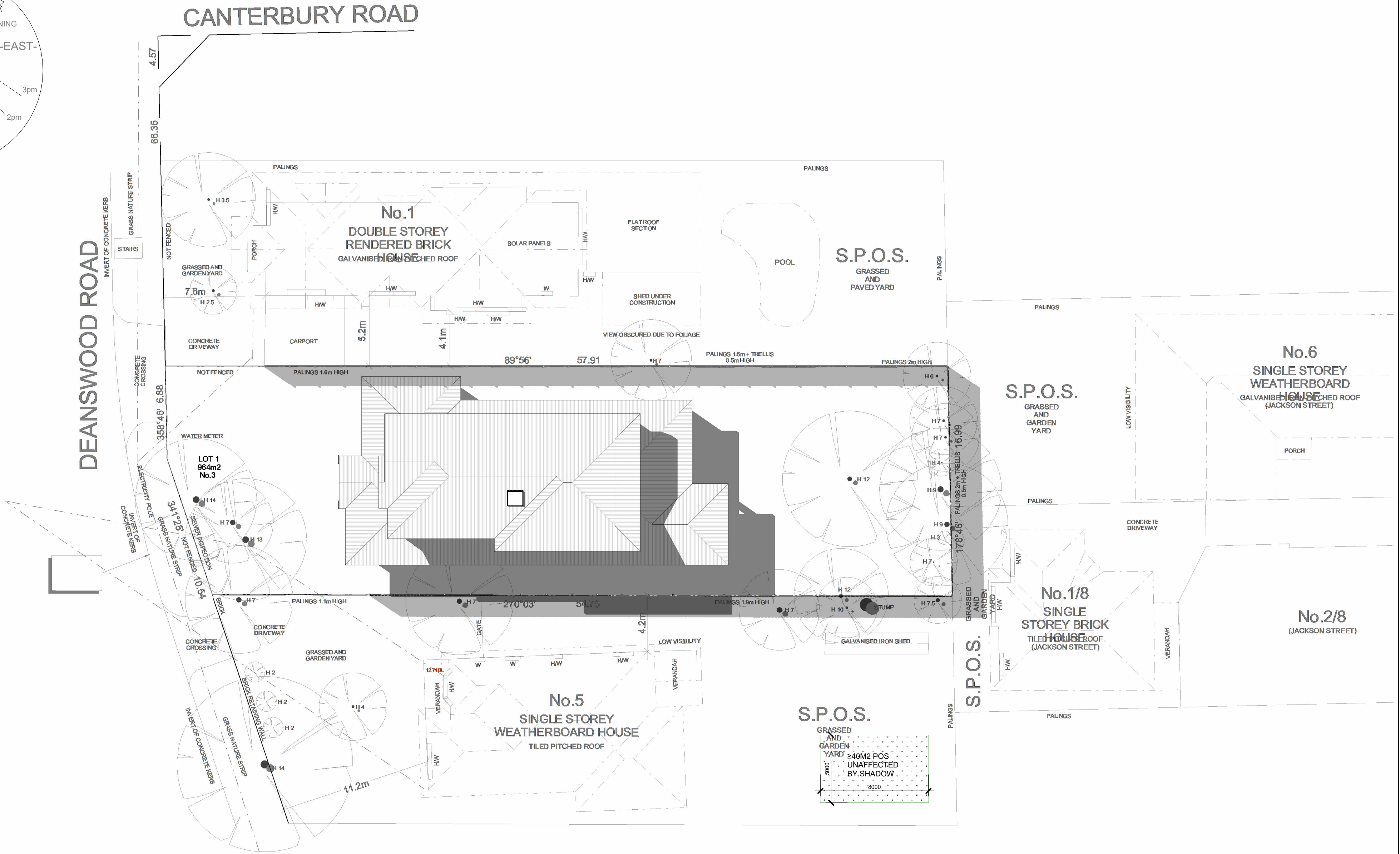
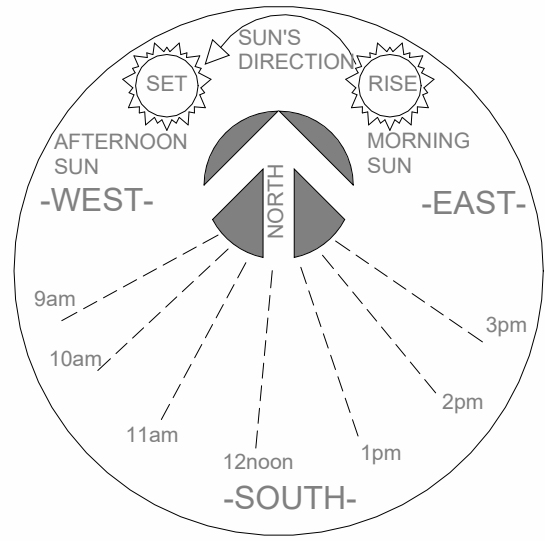
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CLIENT SIGNATURE:		Overshadowing Plan	G. & D. SIVAGNANAM	
BUILDER SIGNATURE:		Sept 22nd 9.00am	ADDRESS:	LOT 1 #3 DEANSWOOD RD,
DATE:		HOUSE TYPE: MONET 55-6	SUBURB:	FOREST HILL, 3131
		FACADE: MAJORCA LH	SCALE:	1 : 200
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			DATE:	03/02/2023
			SHEET #:	TP07

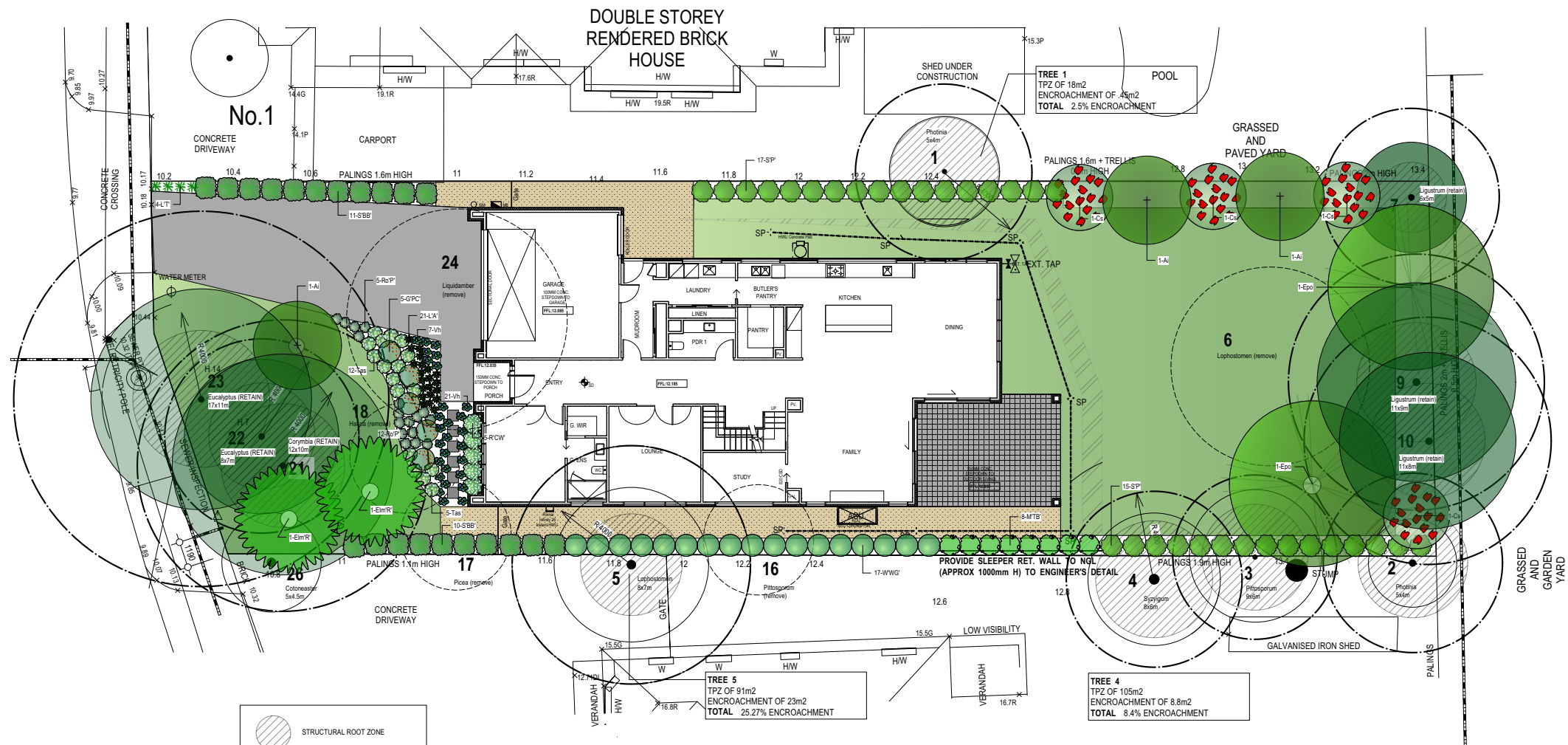

















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CLIENT SIGNATURE:		Overshadowing Plan	G. & D. SIVAGNANAM	
CLIENT SIGNATURE:		Sept 22nd 12.00pm	ADDRESS: LOT 1 #3 DEANSWOOD RD,	
CLIENT SIGNATURE:			FOREST HILL, 3131	
BUILDER SIGNATURE:		HOUSE TYPE: MONET 55-6	SCALE: 1 : 200	REVISION #:
DATE:		FACADE: MAJORCA LH	JOB#: 23568	ISSUE: SITING
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CLIENT SIGNATURE:		Overshadowing Plan	G. & D. SIVAGNANAM	
CLIENT SIGNATURE:		Sept 22nd 3.00pm	ADDRESS: LOT 1 #3 DEANSWOOD RD,	
CLIENT SIGNATURE:			FOREST HILL, 3131	
BUILDER SIGNATURE:		HOUSE TYPE: MONET 55-6	SCALE: 1 : 200	REVISION #:
DATE:		FACADE: MAJORCA LH	JOB#: 23568	ISSUE: SITING
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DEANSWOOD ROAD



PLANTING SCHEDULE							Pot Size (in cm)
ID	Qty	Common Name	Botanical Name	Height (m)	Width (m)	Maturity	Pot Size (in cm)
Trees							
	AI	3	Lightwood	Acacia implexa	8.0m	4.0m	42" x 1.0m high @ inestation
	EW01	2	Gum	Eucalyptus acuminata "macropycna Rosea"	12.0m	5.0m	42" x 1.0m high @ inestation
	Epo	2	Red Box	Eucalyptus polytrachata	12.0m	7.0m	42" x 1.0m high @ inestation
Shrubs & Groundcovers							
	Ck	4	River Butterbush	Cutleria pectinata	3.0m	3.0m	25"
	GPC	5	Peachos and Cream	Grevillea "Peaches and Cream"	1.0m	1.0m	20"
	TE	8	Teedy Bear	Macgillivraya "Teedy Bear"	3.0m	1.0m	20"
	RCV0	5	Cosmic White	Rhaphanocarpus "Cosmic White"	1.0m	0.9m	20"
	Ro/P	17	Creeping Rosemary	Prostrata "glossula Prostrata"	0.2m	0.6m	14"
	SWB	21	Lily Lily	Syrizanthus "Bicycle Range Blue"	3.0m	1.0m	20"
	SP	32	Lily Lily	Scyzium "Primadil"	3.0m	1.0m	25"
	Tas	17	Noddy Wattle	Thaetopspermum "noddy"	0.2m	0.6m	14"
	VW	28	Violet Wattle	Vicia holosericea	0.3m	0.6m	Tubelust
	WVW0	17	Wynapple Gem	Wynapple "Wynapple Gem"	1.0m	1.0m	20"
Grasses							
	LA	21	Lily/Lark	Liriope "Amaryth"	0.4m	0.4m	14"
	L	4	Tanka	Lomandra "Tanka"	0.4m	0.6m	14"

LANDSCAPE CONSTRUCTION SPECIFICATIONS

SUBGRADE PREPARATION:

Grass preparation to be carried out under suitable conditions and in accordance with standard horticultural practice. The use of machinery and tools which may damage soil structure is not acceptable. Garden bed and lawn sub-grade to be cultivated to a depth of 150mm and shaped to achieve a finished level surface. If gipsium is required, this is to be distributed and worked into the sub-grade as per the manufacturer's instructions.

SOIL PREPARATION:

Wherever a topsoil or subsoil is required, the following conditions are to be observed:

- Imported topsoil to be supplied by an approved supplier to a depth of approximately 150-200mm (as required). Topsoils to be deep and not spread in muddy conditions. The topsoil to a light to medium friable consistency, well mixed and free from stones, roots and other debris.
- Where topsoil is imported into a hole by hand levelled and compacted as per the broken up surface. If gips is to be 0.7 and 7.5 and from them perennial weeds and building rubble. The finished top level after the gips is to be 100mm below the finished level of the surface.
- Wherever a subsoil is required, the following conditions are to be observed: topsoil to be imported for lawn areas to be supplied to a depth of approximately 100mm (as required).

TIMING EDGING:

Timing edging is to be installed to separate all plants, planters and areas and flytyle topsoil / pebble areas. The finished edge (timber or similar) is to be 15mm in cross section, secured with 200mm long stakes to 100mm in preparation.

PLANTS AND PLANTING:

Trees and plants supplied to be healthy and free from insects, diseases and weeds. The pot sizes indicated in the plant schedule are the minimum size to be supplied and planted. When a plant is required to be planted in a hole by hand levelled and compacted as per the broken up surface to be the finished outside roots are matted to a plant plan in centre of hole and levelled to the surface. The plant is to be secured to the surface and the work is to be completed by the end of the day.

Tools to be supplied for the hole and thoroughly watered.

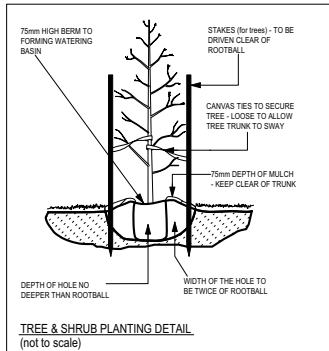
Trees to be sealed with the hardwood sealant driven firmly into the ground but not through the hole. The sealant is to be secured to the ground and the flexible tree tie to be left tight enough to support the tree in windy conditions and to allow time to eliminate good growth and development. The sealant is to be applied to the trunk and the tree to be secured to the ground by the end of the day.


Three years of growth.

The size of the plant (e.g. Camellia or similar) to be supplied to all garden beds as specified by the manufacturer and be kept away from the planters to be planted immediately. A type of agerum growing to a minimum depth of 75mm to be applied to all planting areas after finishing.

IRRIGATION:

An automatic drip irrigation system to be installed to water all planting areas.






Zenith Concepts Pty Ltd

Landscape Design

171 Abbott Street Sandringham VIC 3191

W www.zenithconcepts.com T 03 9580 2129 E landscapes@zenithconcepts.com



		A	06/03/23
		REVISION	DATE
ADDRESS	5 Deanswood Road, Forest Hill		
PROJECT	Proposed Dwelling	DATE 4 26/03/2023	BY JH
CLIENT	G & D Sivagnanam	SCALE 1:100	
		DESIGN MR	
		CHECK MSB	

The builder is responsible for the setting out of the Works, the checking of all dimensions and levels on site, and the reporting of any discrepancies to the Proprietor prior to commencement of Work. Do not scale from drawings.

10.1 Attachment 3
PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

3/11/2023


ADVERTISED MATERIAL

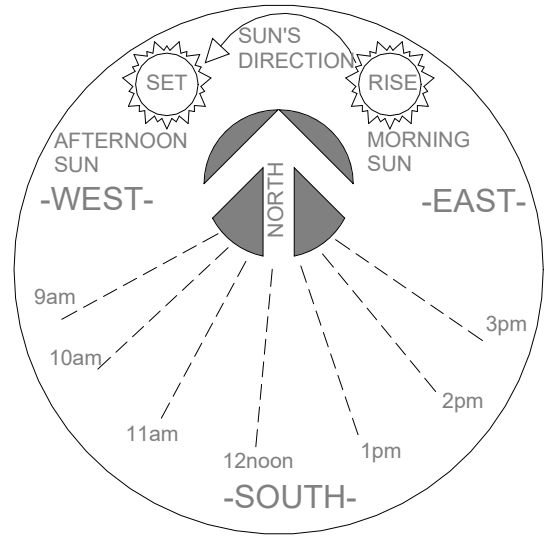
CITY OF WHITEHORSE

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PROPOSED DEVELOPMENT for CARTER GRANGE at LOT 1 #3 DEANSWOOD RD, FOREST HILL, 3131

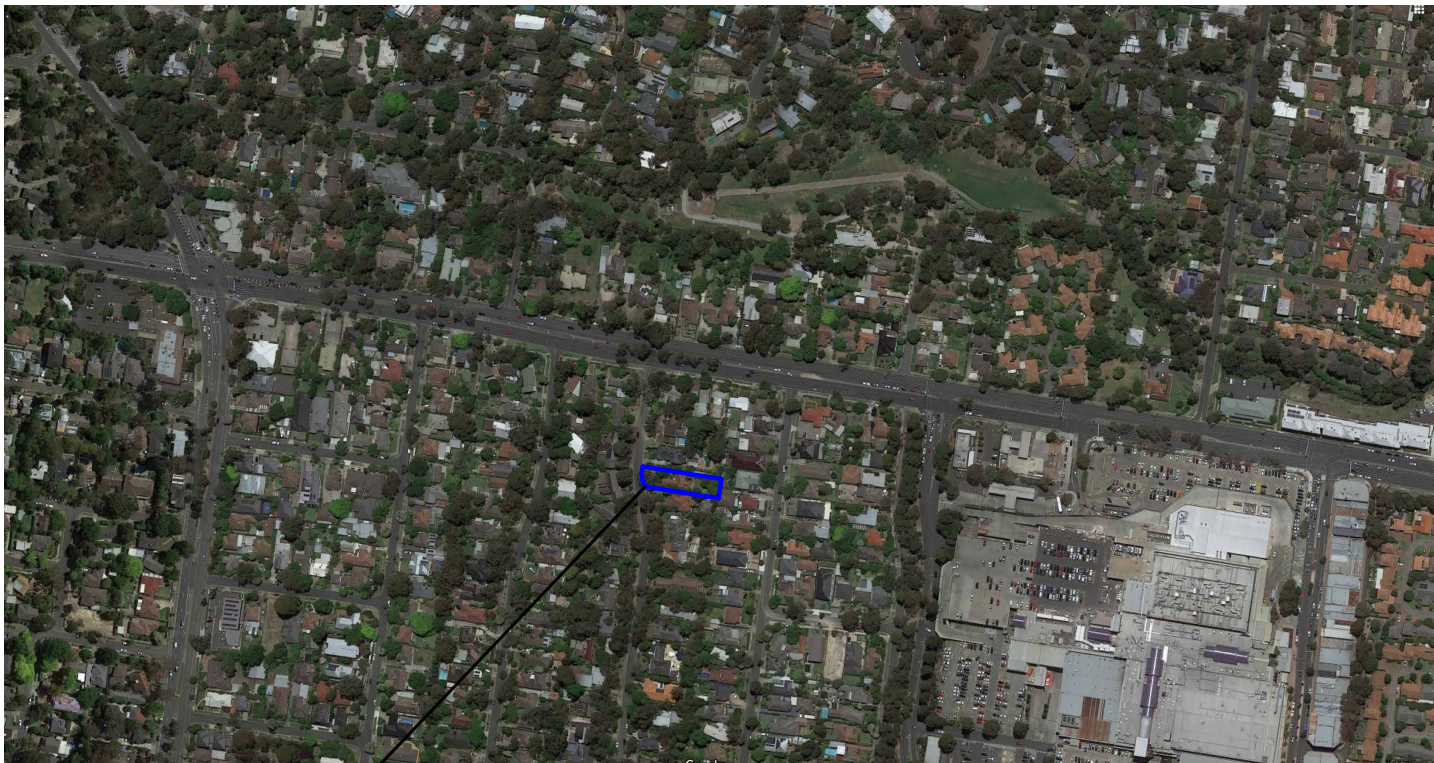
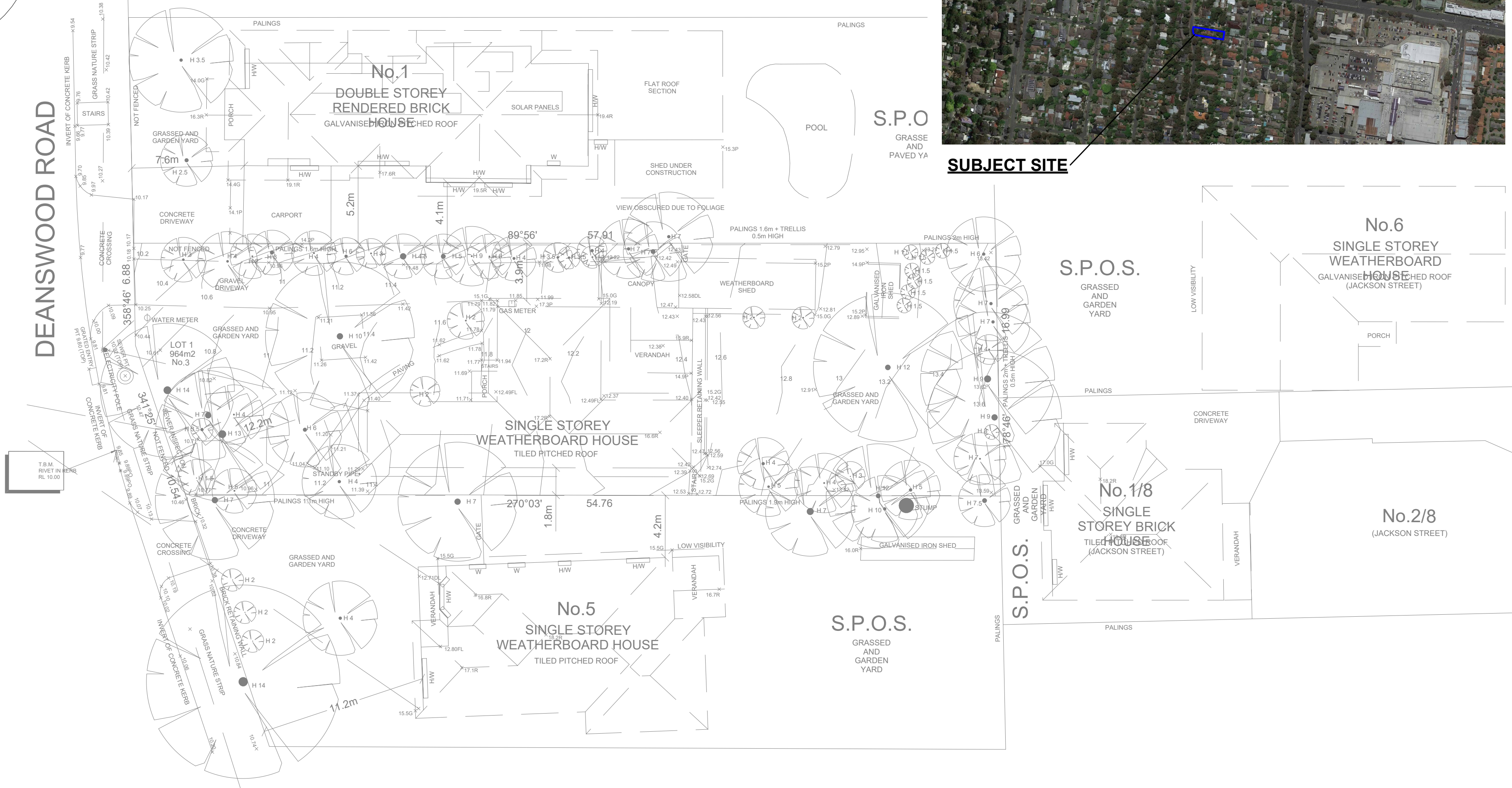


CLIENT SIGNATURE:	 carter grange homes pty. ltd. ground floor, building a, 15 compark circuit, mulgrave, 3170, vic p.o. box 5328 brandon park, 3150, vic www.cartergrange.com.au 03 8544 4999	DRAWING TITLE:	CLIENT:	
CLIENT SIGNATURE:		COVER PAGE/STREETSCAPE	G. & D. SIVAGNANAM	
BUILDER SIGNATURE:		HOUSE TYPE: MONET 55	ADDRESS: LOT 1 #3 DEANSWOOD RD, FOREST HILL, 3131	
DATE:		FACADE: MAJORCA LH	SUBURB:	
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		DRAWN:	JB	CHECKED: CN
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CANTERBURY ROAD

DEANSWOOD ROAD



SUBJECT SITE

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

3/11/2023

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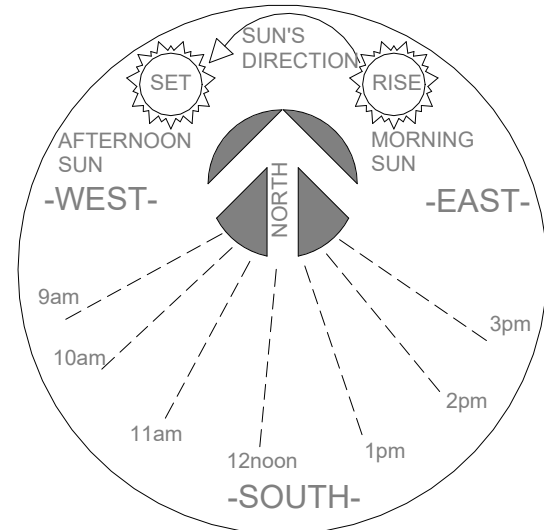
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DRAWING TITLE:
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FACADE: MAJORCA LH
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CANTERBURY ROAD

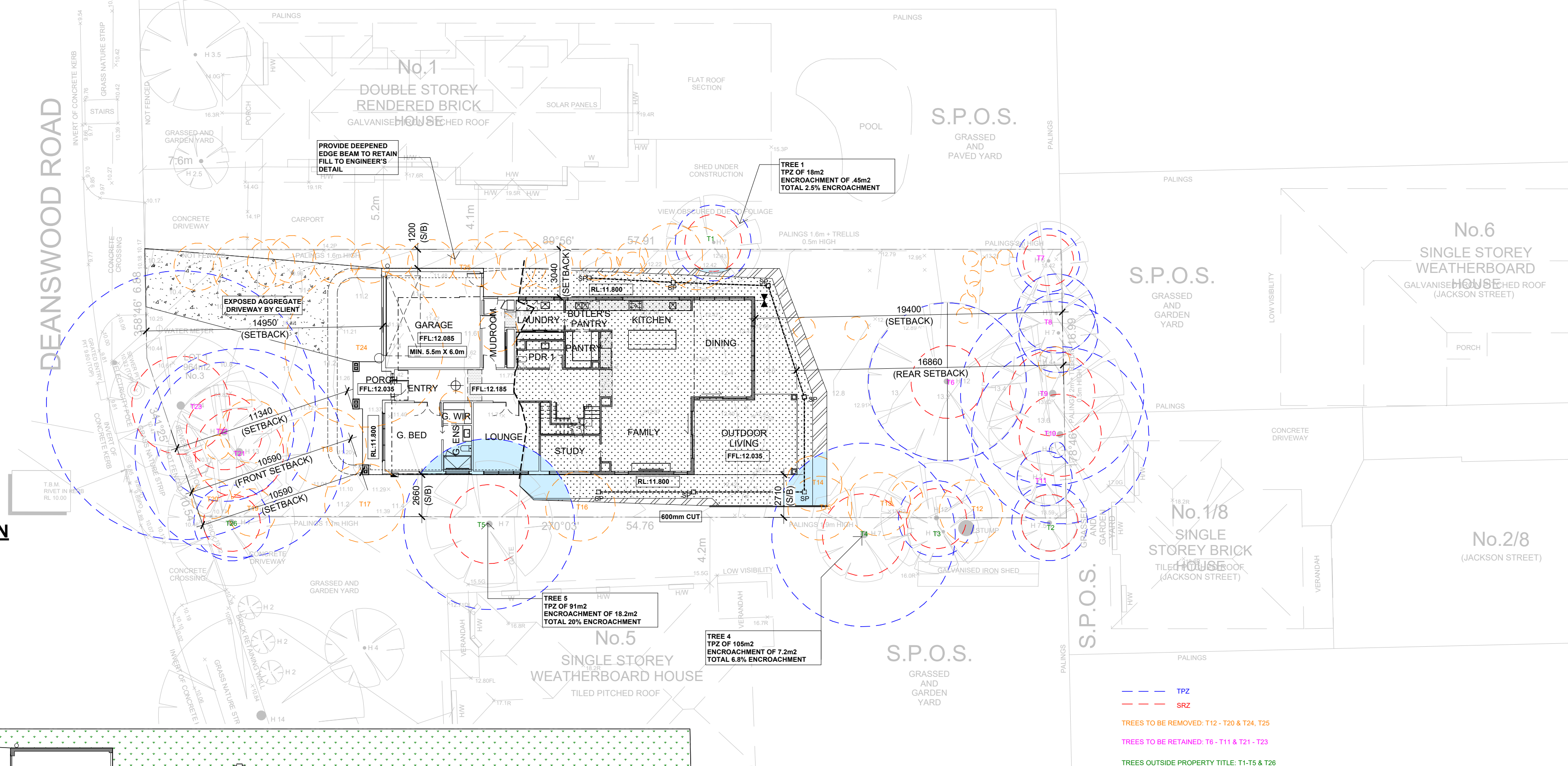
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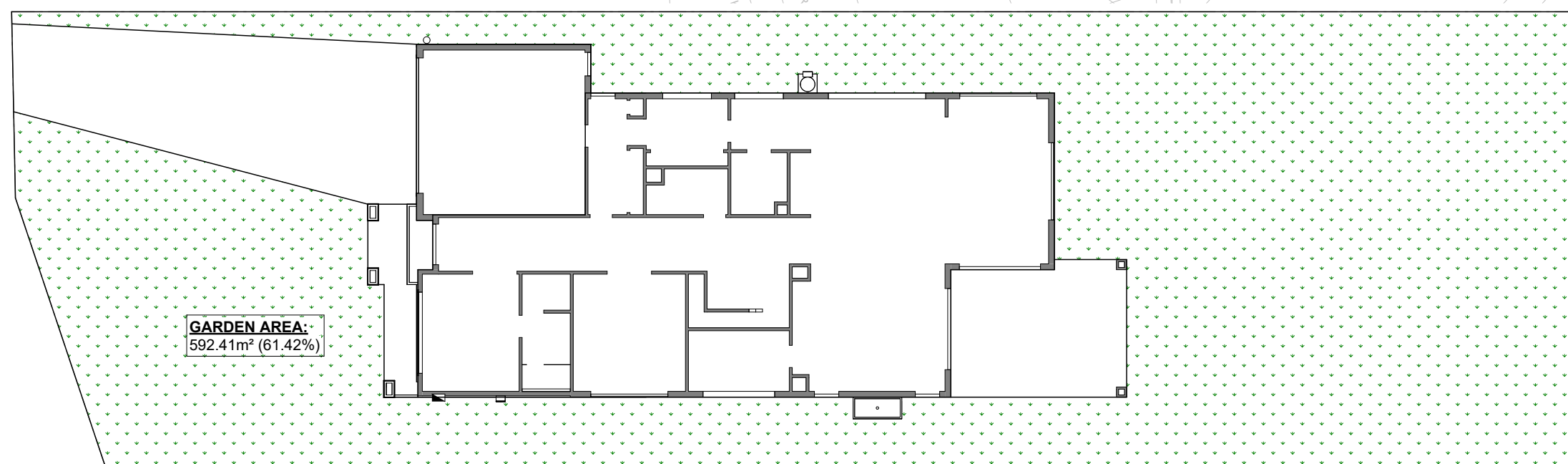
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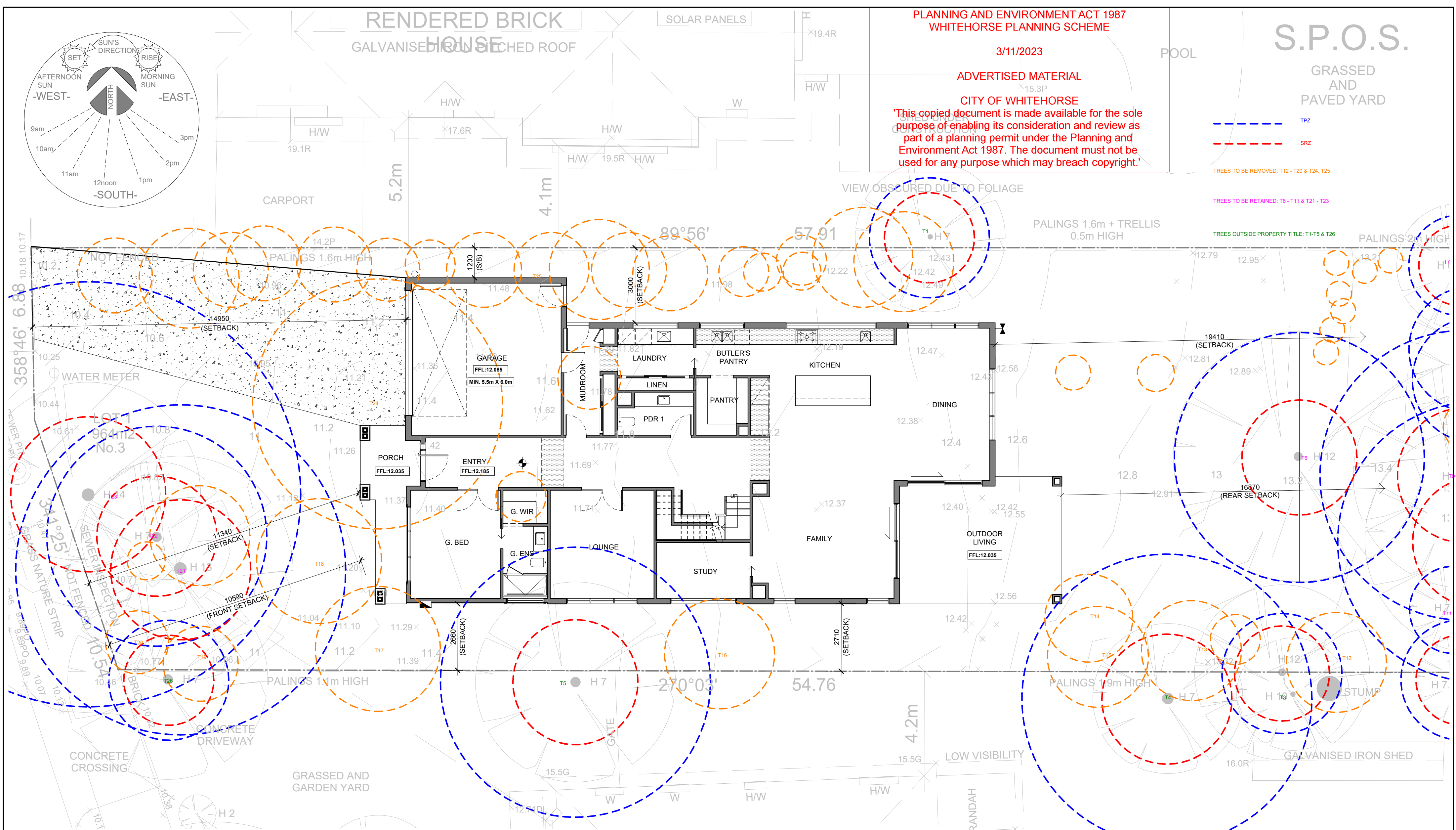
NOTE:
THE FINISHED SURFACE LEVELS (FSL) OF THE LAND
TO AHD WHERE WITHIN THE TREE PROTECTION
ZONES (TPZ's) OF TREES TO BE RETAINED

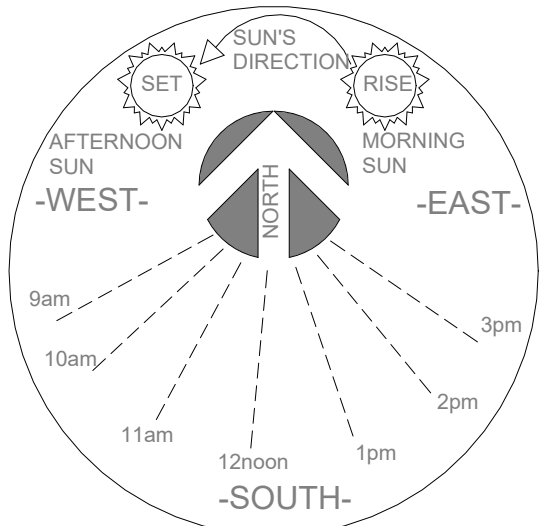
DESIGN RESPONSE PLAN



GARDEN AREA PLAN

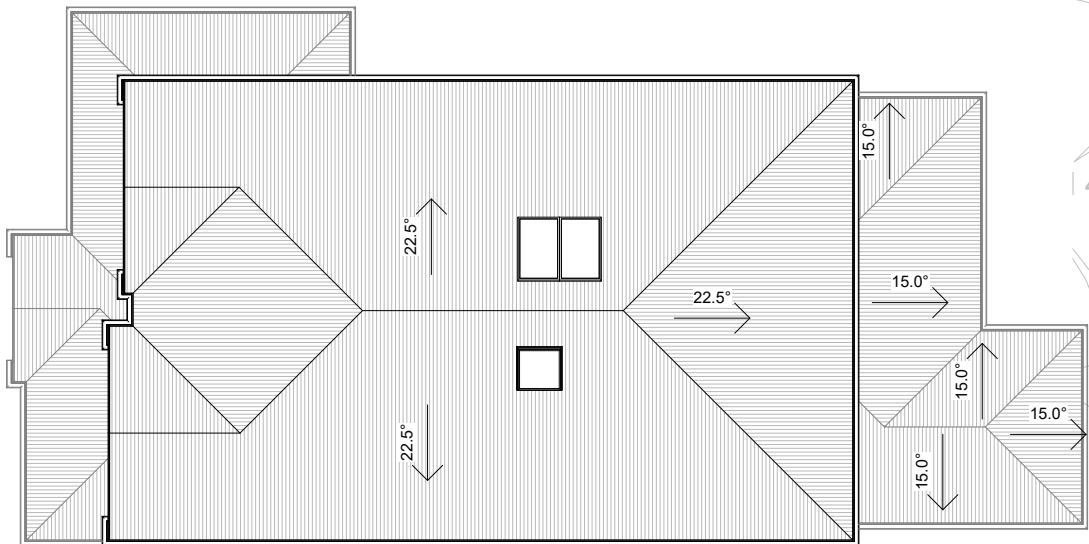
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ROOF PLAN

1:200



FIRST FLOOR PLAN

FIRST FLOOR PLAN

1:100

No.5
SINGLE STOREY
WEATHERBOARD
TILED PITCHED ROOF

S.P.O.S.

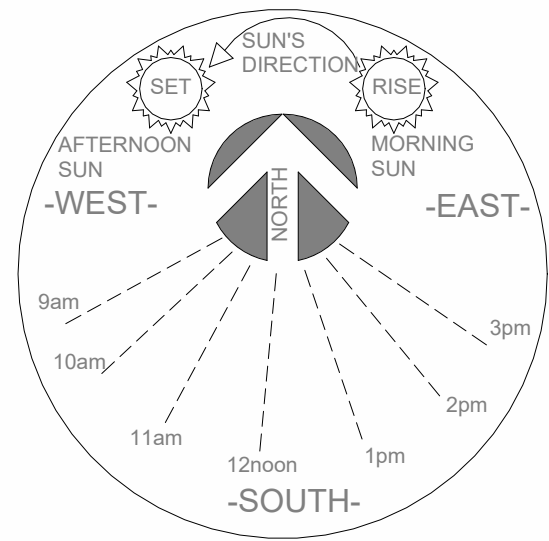
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HOUSE TYPE: **MONET 55**
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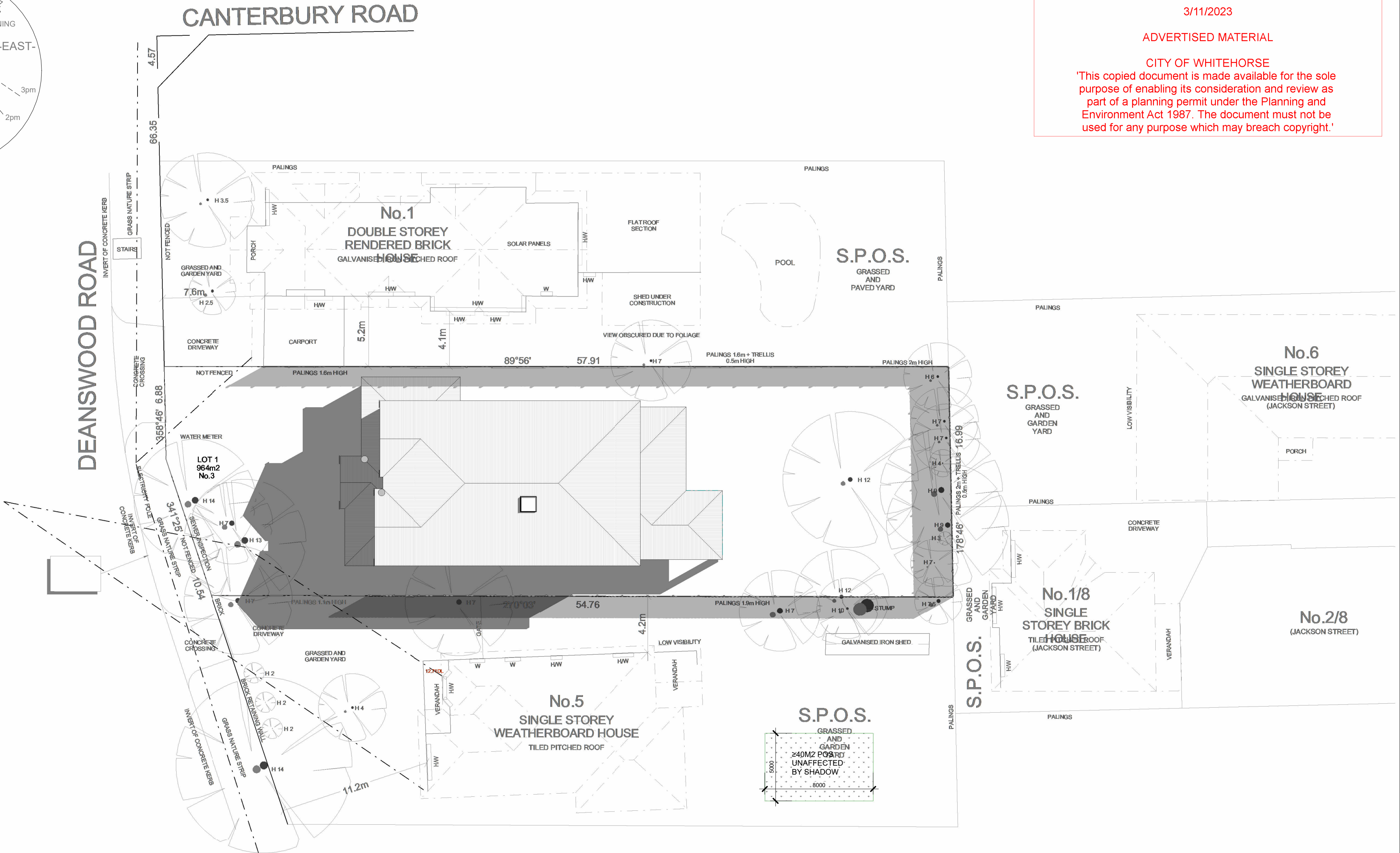



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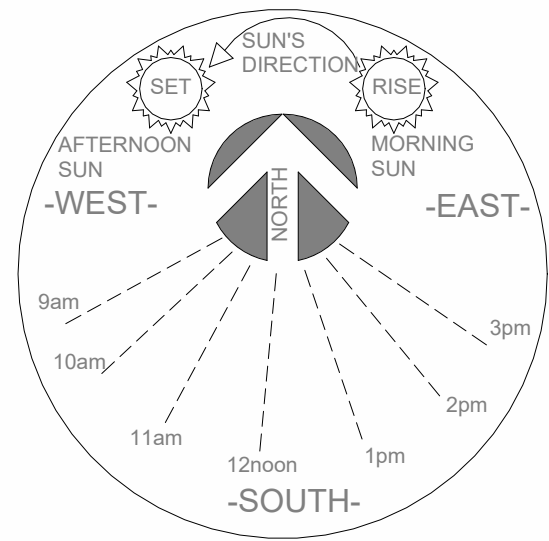
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CLIENT SIGNATURE:		Overshadowing Plan Sept 22nd 9.00am	G. & D. SIVAGNANAM	
BUILDER SIGNATURE:		HOUSE TYPE: MONET 55	ADDRESS:	LOT 1 #3 DEANSWOOD RD, FOREST HILL, 3131
DATE:		FACADE: MAJORCA LH	SUBURB:	
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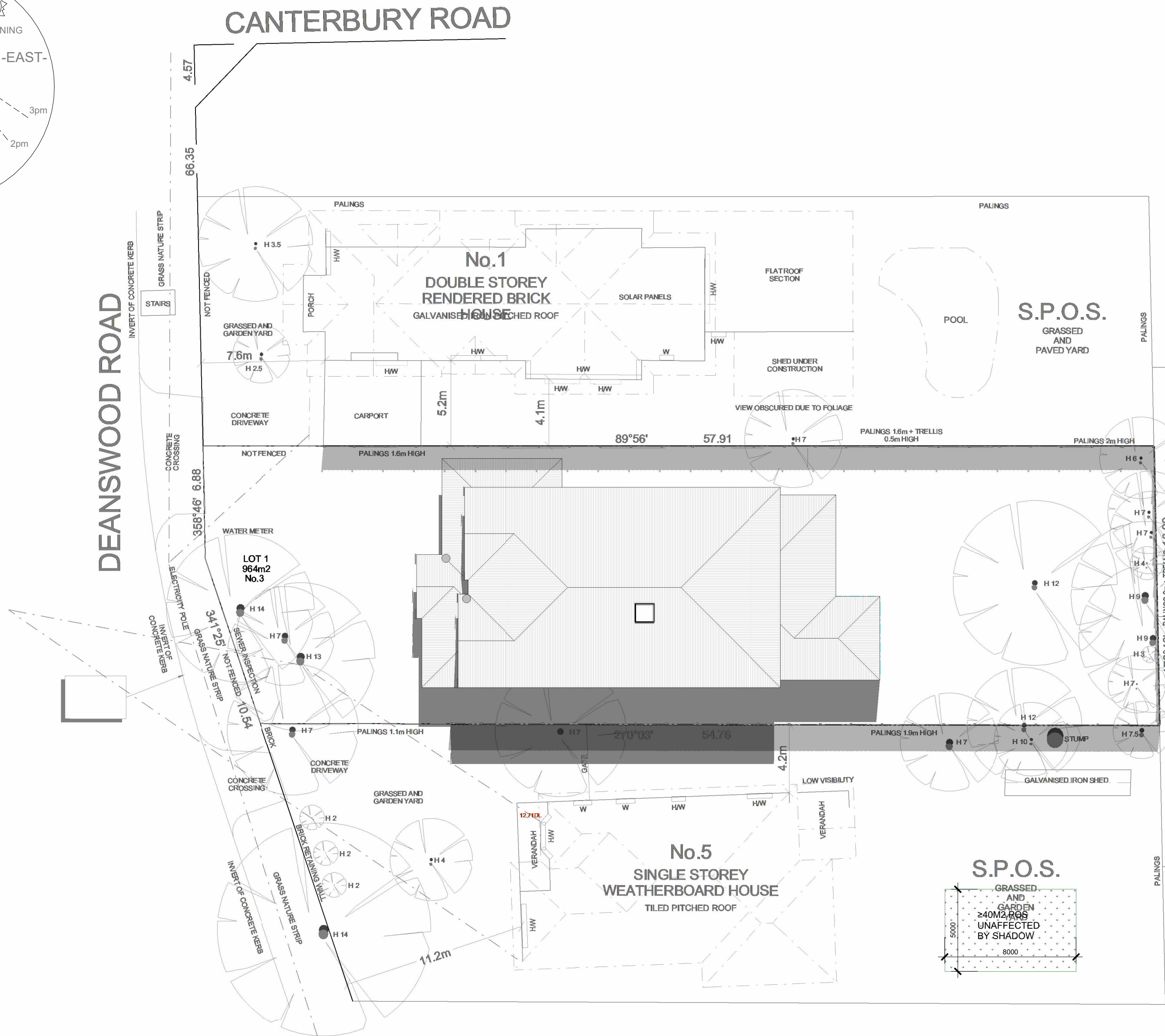
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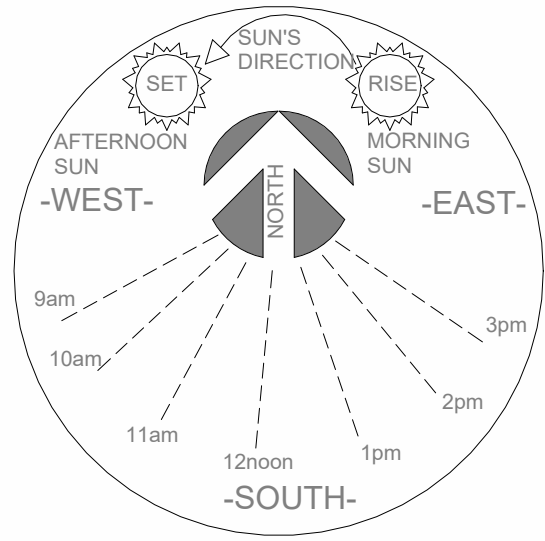
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CLIENT SIGNATURE:		Overshadowing Plan Sept 22nd 12.00pm	G. & D. SIVAGNANAM	
BUILDER SIGNATURE:		HOUSE TYPE: MONET 55	ADDRESS:	LOT 1 #3 DEANSWOOD RD, FOREST HILL, 3131
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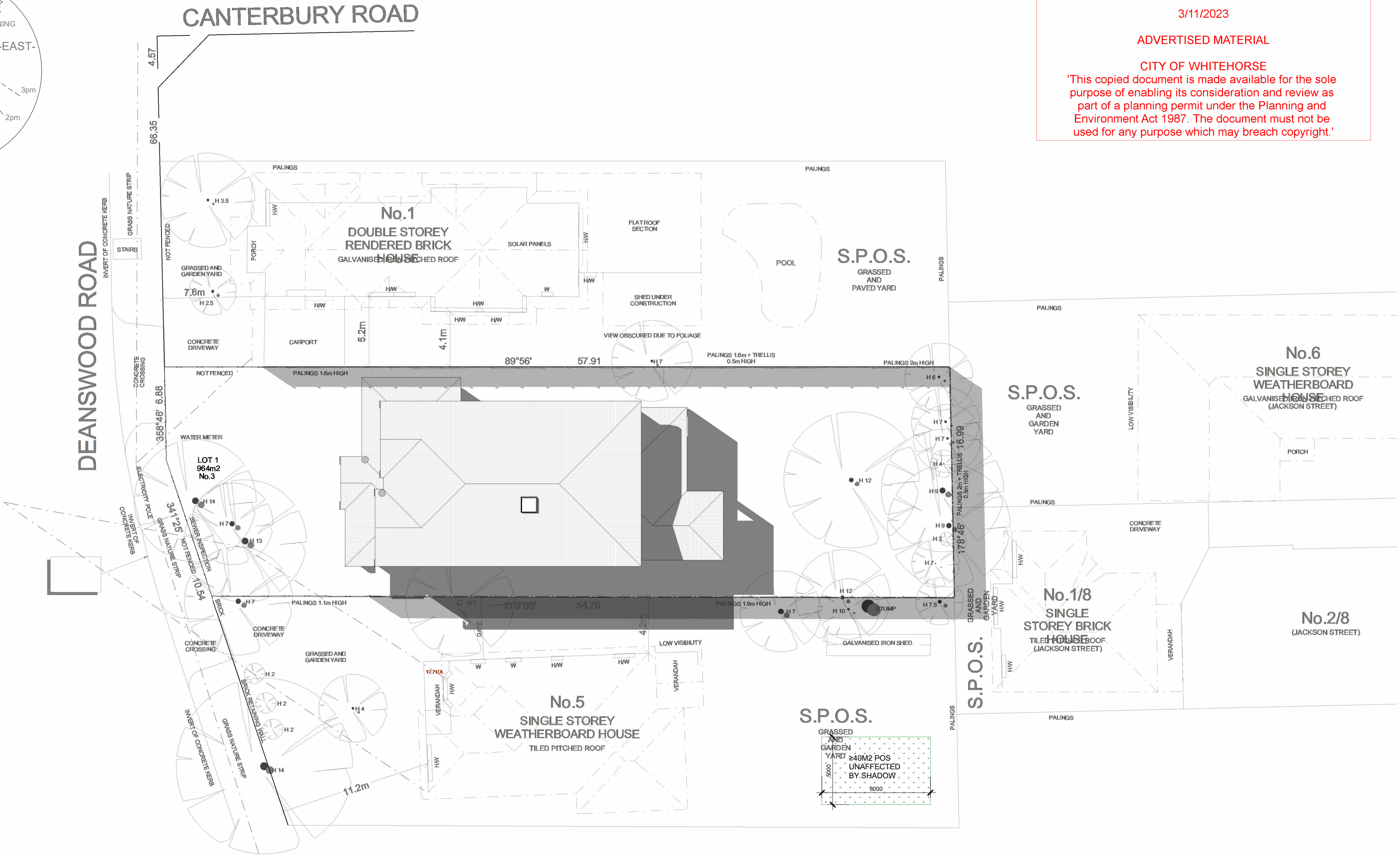
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CLIENT SIGNATURE:		Overshadowing Plan	G. & D. SIVAGNANAM	
CLIENT SIGNATURE:		Sept 22nd 3.00pm	ADDRESS: LOT 1 #3 DEANSWOOD RD,	
CLIENT SIGNATURE:			FOREST HILL, 3131	
BUILDER SIGNATURE:		HOUSE TYPE: MONET 55	SCALE: 1 : 200	REVISION #:
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10.2 8 Glengarry Avenue, Burwood (LOT 23 LP 27631 17)
- Construction of two double storey dwellings,
removal of protected trees and buildings and works
within four (4) metres of protected trees

Attachment 1 Attachment 1 - Council Report Appendix A - ResCode
Assessment - 8 Glengarry Avenue, Burwood

Attachment 2 Attachment 2 - Amended Sketch Plans (Discussion
Plans) - 8 Glengarry Avenue, Burwood

Attachment 3 Attachment 3 - Advertised Development Plans

Attachment 4 Attachment 4 - Advertised Colour and Materials
Schedules - 8 Glengarry Avenue, Burwood

Attachment 5 Attachment 5 - Advertised Landscape Plan - 8
Glengarry Avenue, Burwood

10.2 – ATTACHMENT 1. Attachment 1 - Council Report Appendix A - ResCode Assessment - 8 Glengarry Avenue, Burwood

Appendix A

Clause 55: Two or More Dwellings on a Lot

The purpose of Two or More Dwellings on a Lot outlined at Clause 55 seeks:

- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

The requirements of Clause 55 states that a development:

- Must meet all of the objectives of this clause that apply to the application.
- Should meet all of the standards of this clause that apply to the application.
- If a development meets standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32, it is deemed to meet the objective for that standard.
- Where standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32 is met the decision guidelines for that standard do not apply to the application.

The following objectives are not relevant to this application:

- Clause 55.02-3 (Dwelling diversity objective, B3), as the application is less than the threshold of 10 dwellings.
- Clause 55.03-6 (Open space objective, B11), as the proposal does not propose any public or communal open space on site.
- Clause 55.06-2 (Front fences objective, B32), as the proposal does not propose any front fence. In accordance with *Portland Historic Buildings Preservation Committee Inc v Glenelg SC [2017] VCAT 519*, a retaining wall is not classified as a fence.

The following assessment of each objective is addressed below:

Clause 55.02-1 Neighbourhood character objectives (B1)

Relevant objectives:

- *To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*
- *To ensure that development responds to the features of the site and the surrounding area.*

10.2 – ATTACHMENT 1. Attachment 1 - Council Report Appendix A - ResCode Assessment - 8 Glengarry Avenue, Burwood

Refer to the character assessment within the 'Design and Built Form' section of the report. The proposal is considered to meet the standards and objective of Clause 55.02-1.

Clause 55.02-2 Residential policy objectives (B2)

Relevant objectives:

- *To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.*
- *To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.*

The proposal is consistent with the relevant policy framework for housing. As such the proposal meets the standard and objectives of Clause 55.02-2.

Clause 55.02-4 Infrastructure objectives (B4)

Relevant objectives:

- *To ensure development is provided with appropriate utility services and infrastructure.*
- *To ensure development does not unreasonably overload the capacity of utility services and infrastructure*

The proposal is located within an established urban area with connection to existing infrastructure. Additional one dwelling is not considered to generate additional capacity that would overload the current system. As such the proposal meets the standard and objectives of Clause 55.02-4.

Clause 55.02-5 Integration with the street objective (B5)

Relevant objective:

- *To integrate the layout of development with the street*

Dwelling 1 is oriented towards Glengarry Avenue and Dwelling 2 is positioned behind it. The existing single crossover is retained, and the existing driveway will be upgraded to be a shared driveway. In addition, no front fence is proposed. The retaining wall with the maximum height of 0.75 metres is consistent with many other

10.2 – ATTACHMENT 1. Attachment 1 - Council Report Appendix A - ResCode Assessment - 8 Glengarry Avenue, Burwood

front gardens in the street to achieve a levelled front garden. As such the proposal meets the standard and objective of Clause 55.02-5.

Clause 55.03-1 Minimum street setback objective (B6)

Relevant objective:

- *To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.*

The proposed street setback is 8.27 metres measured at the front wall on the ground floor of Dwelling 1.

The existing dwelling to the west (10 Glengarry Ave) has a setback of 8.04 metres and the dwelling to the east (6 Glengarry Ave) has a setback of 8.47 metres, with a minimum setback of 8.255 metres. The 8.271 metre setback complies with the standard.

As such the proposal meets the standard and objective of Clause 55.03-1.

Clause 55.03-2 Building height objective (B7)

Relevant objective:

- *To ensure that the height of buildings respects the existing or preferred neighbourhood character.*

The proposed dwellings are two storeys with maximum building height of 7.595 metres measured from the south elevation of Dwelling 2, which does not exceed 11 metres as specified within the GRZ3. As such the proposal meets the standard and objective of Clause 55.03-2.

Clause 55.03-3 Site coverage objective (B8)

Relevant objective:

- *To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.*

The proposal meets the varied standard, with a proposed site coverage of 35.84% which is less than 50%. As such the proposal meets the standard and objective of Clause 55.03-3.

10.2 – ATTACHMENT 1. Attachment 1 - Council Report Appendix A - ResCode Assessment - 8 Glengarry Avenue, BurwoodClause 55.03-4 Permeability and stormwater management objectives (B9)

Relevant objectives:

- *To reduce the impact of increased stormwater run-off on the drainage system.*
- *To facilitate on-site stormwater infiltration.*
- *To encourage stormwater management that maximises the retention and reuse of stormwater.*

The proposal meets the varied standard, with a permeability of 43.07% which exceeds 30% thus ensuring that the site maintains a level of permeability to improve on-site stormwater filtration.

The submitted plans indicate 2,000L rainwater tanks for each dwelling, which does not meet the 3,000L requirement as per the best practice guidelines. Other stormwater management objectives will be required via planning permit conditions, which will reflect best practice guidelines, i.e. permeable paving, etc. With this condition, the proposal would meet the objective of Clause 55.03-4.

Clause 55.03-5 Energy efficiency objectives (B10)

Relevant objectives:

- *To achieve and protect energy efficient dwellings and residential buildings.*
- *To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.*

The dwellings are designed to ensure secluded private open space maintain a northerly interface to improve energy efficiency and make appropriate use of daylight and solar energy. Dwelling 2 living area will have good solar access from north and west interface and Dwelling 1 living area will enjoy solar from west interface.

There are no solar energy systems on either abutting dwelling, and therefore the proposal does not reduce the solar efficiency on the adjoining dwellings. As such the proposal meets the standard and objectives of Clause 55.03-5.

Clause 55.03-7 Safety objective (B12)

Relevant objective:

- *To ensure the layout of the development provides for the safety and security of residents and property.*

10.2 – ATTACHMENT 1. Attachment 1 - Council Report Appendix A - ResCode Assessment - 8 Glengarry Avenue, Burwood

Both dwellings maintain passive surveillance opportunities to the streetscape and internal accessway. In addition, the siting of the dwellings ensures that there is visibility through the trafficable areas, to limit any hidden nooks.

The proposal however has not included any lighting opportunities for either dwelling, and these will be required via planning permit conditions, which will recommend security lighting above the dwellings parking structure and entry. With this condition, the proposal would meet the objective of Clause 55.03-5.

Clause 55.03-8 Landscaping objectives (B13)

Relevant objectives:

- *To encourage development that respects the landscape character of the neighbourhood.*
- *To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.*
- *To provide appropriate landscaping.*
- *To encourage the retention of mature vegetation on the site.*

Refer to the landscape assessment within the 'Landscaping' section of the report. Subject to condition the proposed landscaping meets the varied standards and as such the proposal meets the objectives of Clause 55.03-8.

Clause 55.03-9 Access objective (B14)

Relevant objective:

- *To ensure the number and design of vehicle crossovers respects the neighbourhood character.*

The proposal utilises the existing crossover. As such the proposal meets the standard and objectives of Clause 55.03-9.

Clause 55.03-10 Parking location objective (B15)

Relevant objectives:

- *To provide convenient parking for resident and visitor vehicles.*
- *To protect residents from vehicular noise within developments*

10.2 – ATTACHMENT 1. Attachment 1 - Council Report Appendix A - ResCode Assessment - 8 Glengarry Avenue, Burwood

Each dwelling will have an associated double garage which can be accessed from within the dwelling. All habitable rooms are setback from the proposed accessway to limit noise impact. As such the proposal meets the standard and objectives of Clause 55.03-10.

Clause 55.04-1 Side and rear setbacks objective (B17)

Relevant objective:

- *To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.*

Boundary	Ground level	Upper level	Complies
West	D1: Minimum setback of 1m	Minimum setback of 2.2m	Yes
East	Setback at least 4.5m D2: Garage on the eastern boundary	D2: Minimum setback of 2.4m	Yes
North/rear	Minimum setback of 3.3m	D2: Minimum setback of 5.1m	Yes

As such the proposal meets the standard and objectives of Clause 55.04-1.

Clause 55.04-2 Walls on boundaries objective (B18)

Relevant objective:

- *To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.*

The proposal meets the varied standard as Dwelling 2 garage is constructed on the eastern boundary, which is the only boundary.

10.2 – ATTACHMENT 1. Attachment 1 - Council Report Appendix A - ResCode Assessment - 8 Glengarry Avenue, Burwood

The length of the northern boundary is 38.42m, and in accordance with the standard the allowable length is 17.1m. The proposed length of garage wall is 7.06m.

As such the proposal meets the standard and objectives of Clause 55.04-2.

Clause 55.04-3 Daylight to existing windows objective (B19)

Relevant objective:

- *To allow adequate daylight into existing habitable room windows.*

The proposal complies with this standard, noting that the proposed dwellings are at least set back 1m from all existing habitable room windows on adjoining lots. As such the proposal meets the standard and objective of Clause 55.04-3.

Clause 55.04-4 North facing windows objective (B20)

Relevant objective:

- *To allow adequate solar access to existing north-facing habitable room windows.*

The subject site is adjoining Glengarry Avenue to the south so no north facing habitable room windows will be affected by the proposal. As such the proposal meets the standard and objective of Clause 55.04-4.

Clause 55.04-5 Overshadowing objective (B21)

Relevant objective:

- *To ensure buildings do not significantly overshadow existing secluded private open space.*

The submitted overshadowing diagrams demonstrate that the proposal would cast shadow beyond the fence line into the secluded private open space area of the adjoining properties:

No. 10 Glengarry Avenue:

The overshadowing will impact the service yard and frontage at 9am, with no encroachment into the rear secluded private open space.

No. 6 Glengarry Avenue:

10.2 – ATTACHMENT 1. Attachment 1 - Council Report Appendix A - ResCode Assessment - 8 Glengarry Avenue, Burwood

The overshadowing will impact the rear secluded private open space at 3pm, with a minor encroachment beyond the shadow line.

Therefore the overshadowing to existing secluded private open space is considered as acceptable, and as such the proposal meets the standard and objectives of Clause 55.04-5.

Clause 55.04-6 Overlooking objective (B22)

Relevant objective:

- *To limit views into existing secluded private open space and habitable room windows.*

The first floor windows facing north, west and east of the proposed dwellings have been designed with either 1.7m sill height or obscure windows, to limit overlooking to adjoining SPOS areas and habitable room windows.

The east facing window of bathroom on the first floor of Dwelling 1 is located 8.8m to the POS of the adjoining property (6 Glengarry Avenue). Given it is not a habitable room window, and overlooking will be minimised by the existing 1.9m high paling fence, no treatment to this window is required.

As such the proposal meets the standard and objectives of Clause 55.04-6.

Clause 55.04-7 Internal views objective (B23)

Relevant objective:

- *To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.*

The proposal has been sited and designed to limit views into the secluded private open space and habitable room windows of dwellings within the site. It is noted Dwelling 1 first floor master bedroom north facing window and Dwelling 2 first floor retreat south facing window is separated over 9m. As such the proposal meets the standard and objectives of Clause 55.04-7.

Clause 55.04-8 Noise impacts objectives (B24)

Relevant objectives:

10.2 – ATTACHMENT 1. Attachment 1 - Council Report Appendix A - ResCode Assessment - 8 Glengarry Avenue, Burwood

- *To contain noise sources in developments that may affect existing dwellings.*
- *To protect residents from external noise.*

The proposed dwellings are not located near any external noise sources or do not result in the creation of any internal noise sources, thus impact to residents on the site or external to the site is limited. As such the proposal meets the standards and objectives of Clause 55.04-8.

Clause 55.05-1 Accessibility objective (B25)

- *To encourage the consideration of the needs of people with limited mobility in the design of developments.*

Both dwellings' entries are easily accessible for persons with limited mobility via garage. As such the proposal meets the standards and objectives of Clause 55.05-1.

Clause 55.05-2 Dwelling entry objective (B26)

Relevant objective:

- *To provide each dwelling or residential building with its own sense of identity.*

Dwelling 1's main entry point is oriented to the street and Dwelling 2's main entry point is facing the internal accessway and designed with good legibility to maintain its own sense of address. Each dwelling has a porch at the entry. As such the proposal meets the standards and objectives of Clause 55.05-2.

Clause 55.05-3 Daylight to new windows objective (B27)

Relevant objective:

- *To allow adequate daylight into new habitable room windows.*

The submitted ground and first floor plans demonstrate that each habitable room window maintains a clearance of 1m within a 3 square metres light court area, to allow daylight into new habitable room windows. As such the proposal meets the standards and objectives of Clause 55.05-3.

Clause 55.05-4 Private open space objective (B28)

10.2 – ATTACHMENT 1. Attachment 1 - Council Report Appendix A - ResCode Assessment - 8 Glengarry Avenue, Burwood

Relevant objective:

- *To provide adequate private open space for the reasonable recreation and service needs of residents.*

Both dwellings have minimum 35 square metres of secluded private open space (SPOP) with minimum dimension of 5m and are in excess of the total area of private open space required. Both Dwelling 1 and 2's SPOS are located to the north west of the dwelling.

As such the proposal meets the varied standard and objective of Clause 55.05-4.

Clause 55.05-5 Solar access to open space objective (B29)

Relevant objective:

- *To allow solar access into the secluded private open space of new dwellings and residential buildings*

The nominated SPOS of each dwelling will have walls building walls located further away from the northern boundary of the SPOS.

As such the proposal meets the standard and objective of Clause 55.05-5.

Clause 55.05-6 Storage objective (B30)

- *To provide adequate storage facilities for each dwelling.*

Dwelling 1 will have an externally accessible 6 cubic metre shed in the back yard and Dwelling 2 will have 6 cubic metre storage in the garage.

As such the proposal would meet the standard and objective of Clause 55.05-6.

Clause 55.06-1 Design detail objective (B31)

Relevant objective:

- *To encourage design detail that respects the existing or preferred neighbourhood character.*

The proposed design detailing represents an appropriate response of the existing and preferred character of the 'Garden Suburban 6' character area with respect to materiality, roof form and façade detailing and proportions.

10.2 – ATTACHMENT 1. Attachment 1 - Council Report Appendix A - ResCode Assessment - 8 Glengarry Avenue, Burwood

Both dwellings use external materials of brick on the ground floor and coloured render on the first floor. The roofing design is titled pitched roof with eave and gable. Both dwellings have the ground floor roofing matching the pitch and material. The materials used are commonly found in the residential area. The external detailing is consistent with the existing housing design in the immediate area, with adequate landscaping opportunities around the dwellings to blend in with the landscape setting of the 'Garden Suburban 4' character area.

As such the proposal meets the standards and objective of Clause 55.06-1.

Clause 55.06-3 Common property objectives (B33)

Relevant objectives:

- *To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.*
- *To avoid future management difficulties in areas of common ownership.*

The proposed plans clearly delineate the shared driveway, which are functional and capable of efficient management. As such the proposal meets the standards and objectives of Clause 55.06-3.

Clause 55.06-4 Site services objectives (B34)

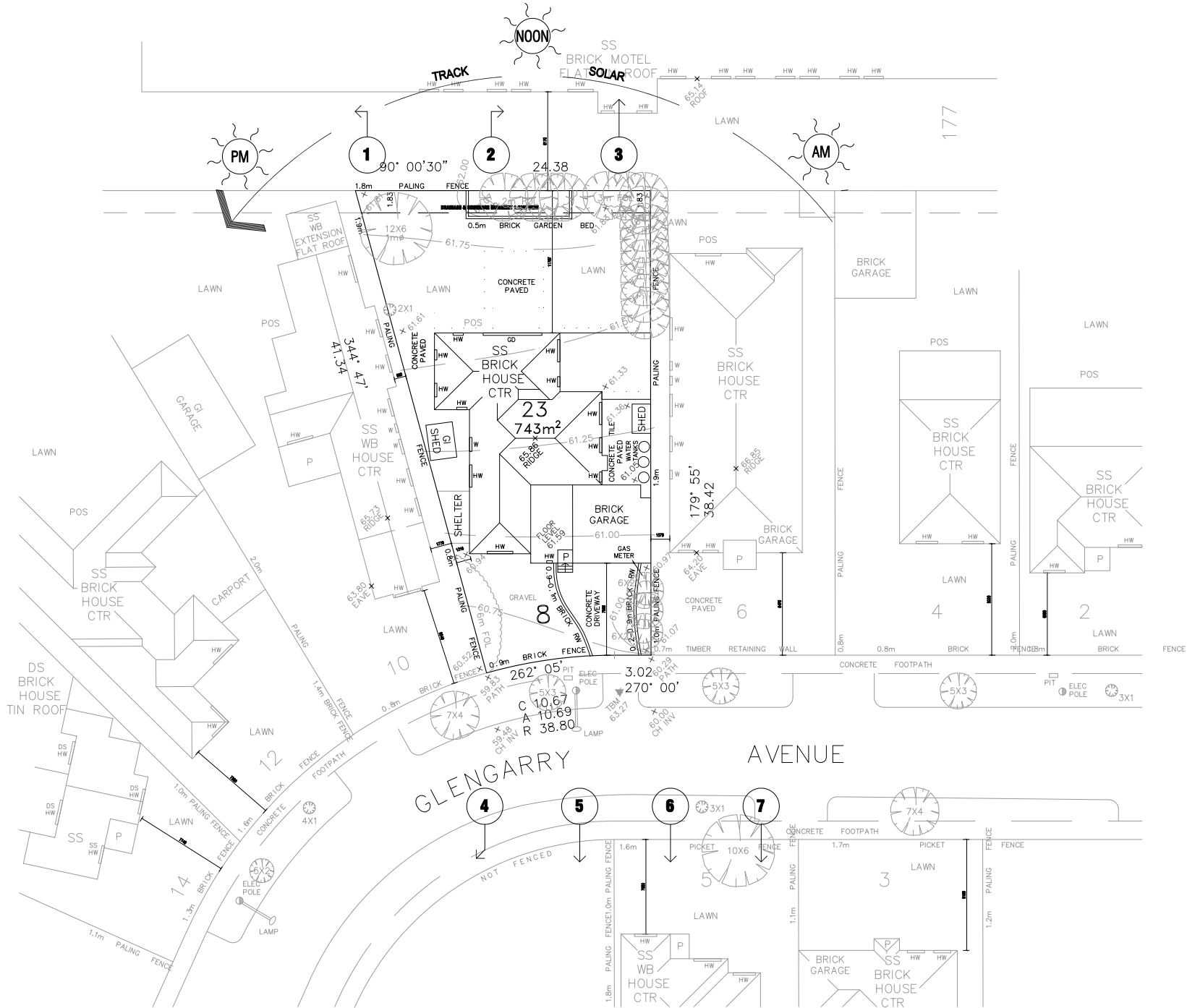
Relevant objectives:

- *To ensure that site services can be installed and easily maintained.*
- *To ensure that site facilities are accessible, adequate and attractive.*

The proposal includes the provision of all necessary site services including mailboxes, bin areas, clotheslines and the like for each dwelling. All site services are located within the service yards of each dwelling and outside of the primary secluded private open space area to improve useability. Mailboxes are appropriately located near the frontage to ensure compliance with Australia Post standards.

It is noted meterboxes and the design of mailboxes have not been clearly shown on the plans. Conditions of permit will require that these are clearly demonstrated on the plans, with the height, design and materiality shown on the elevations. With these conditions, the proposal would meet the standards and objectives of Clause 55.06-4.

10.2 – ATTACHMENT 2. Attachment 2 - Amended Sketch Plans (Discussion Plans) - 8 Glengarry Avenue, Burwood



TOWN PLANNING APPLICATION

EXISTING AREA SUMMARY

TOTAL SITE AREA	743 m ²
EXISTING DWELLING AREA	232.0 m ²
EXISTING OUTBUILDINGS	6.5 m ²
COVERAGE m ²	238.5 m ²
COVERAGE %	32.10 %

LEGEND

1. 100M TO WEST TO GARDINERS CREEK TRAIL
2. 90M TO EAST TO STATION STREET
3. 950M TO NORTH TO ROBERTS MCCUBBIN PRIMARY SCHOOL
4. 1.00KM TO SOUTHWEST TO DEAKIN UNIVERSITY
5. 700M TO SOUTH TO LOCAL SHOP
6. 880M TO SOUTH BURWOOD HWY
7. 680M TO SOUTH TO MONT SCOPUS MEMORIAL COLLEGE - GANDEL CAMPUS

- 1.65 HIGH TIMBER PALING FENCE 1.65H (PALS)
- NEIGHBOURING PROPERTY WINDOW W
- NEIGHBOURING PROPERTY HABITABLE WINDOW HW
- EXISTING EASEMENT
- EXISTING TREE
- PRIVATE OPEN SPACE P.O.S.
- SECLUDED PRIVATE OPEN SPACE S.P.O.S.

STREET CHARACTER

- * CONSISTANT SETBACK.
- * COMMON FUNCTIONAL ARCHITECTURAL STYLE, VARIETY IN MATERIALS AND FINISH.
- * MULTIPLE HOUSING DEVELOPMENTS CLOSE TO COMMERCIAL CENTERS AND STATION STREET.
- * WELL PLANTED FRONT GARDENS.
- * MIX OF NO FRONT FENCE AND LOW AND HIGH FENCE.

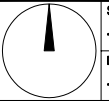


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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT 8 GLENGARRY AVENUE, BURWOOD
DRAWING TITLE
NEIGHBORHOOD DESCRIPTION

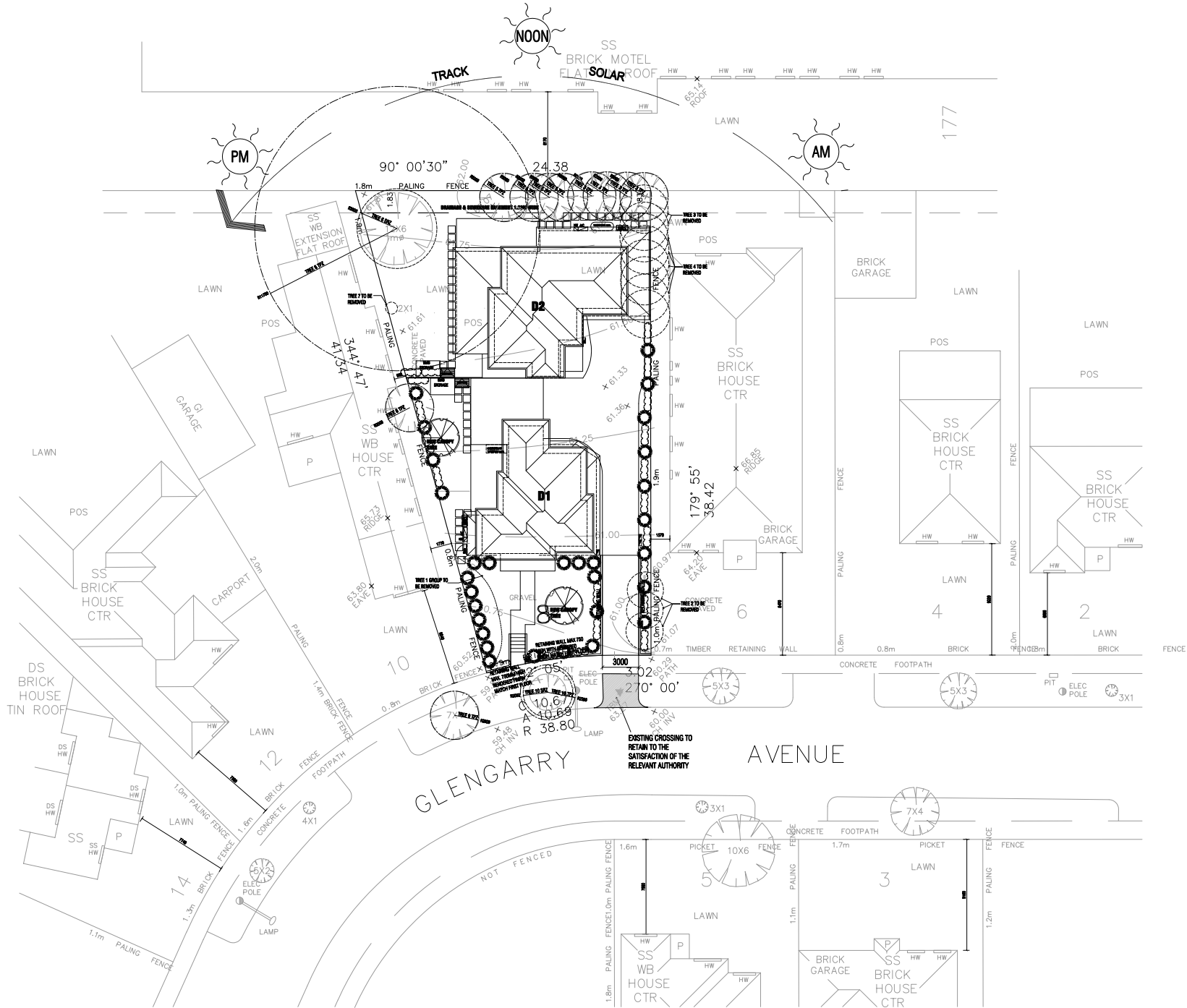
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C	28.03.22	FOR NFI 2	
D	25.08.22	FOR NFI 3	
E	14.08.23	FOR NFI 4	



SCALE:
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DATE:
14-08-2023

PROJECT No.:
203-323
REV:
E
PAGE:
TP-01

10.2 – ATTACHMENT 2. Attachment 2 - Amended Sketch Plans (Discussion Plans) - 8 Glengarry Avenue, Burwood



TOWN PLANNING APPLICATION

DEVELOPMENT SUMMARY

TOTAL SITE AREA	743 m ²
COVER AGE m ²	266.3m ²
COVER AGE %	35.84%
GARDEN AREA m ²	343.4m ²
GARDEN COVER AGE %	46.22 %
PERMEABILITY %	43.07 %
HARD SURFACE AREA	126.7 m ²

AREA ANALYSIS

DEVELOP. NO.	GARAGE	GROUND FLOOR	FIRST FLOOR	TOTAL AREA	TOTAL SPOTS + POS AREA
1	33.0 m ²	83.7 m ²	64.7 m ²	181.4m ²	35.9 m ²
2	40.4 m ²	108.2 m ²	74.8 m ²	224.2 m ²	112.8 m ²

LEGEND

- 1.65 HIGH TIMBER PALING FENCE
- PRIVATE OPEN SPACE
- SECLUDED PRIVATE OPEN SPACE
- NEIGHBOURING PROPERTY WINDOW
- NEIGHBOURING PROPERTY HABITABLE WINDOW
- EXISTING EASEMENT
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- WATER TANK
- CLOTHES LINE
- METER BOARD
- MAIL BOX
- AIR CON.
- HOTWATER SYSTEM
- FIXED NON OPENABLE OBSCURE GLAZING (NOT FILM) TO 1700MM ABOVE F.F.L.

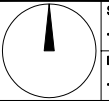


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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT 8 GLENGARRY AVENUE, BURWOOD
DRAWING TITLE
DESIGN RESPONSE PLAN

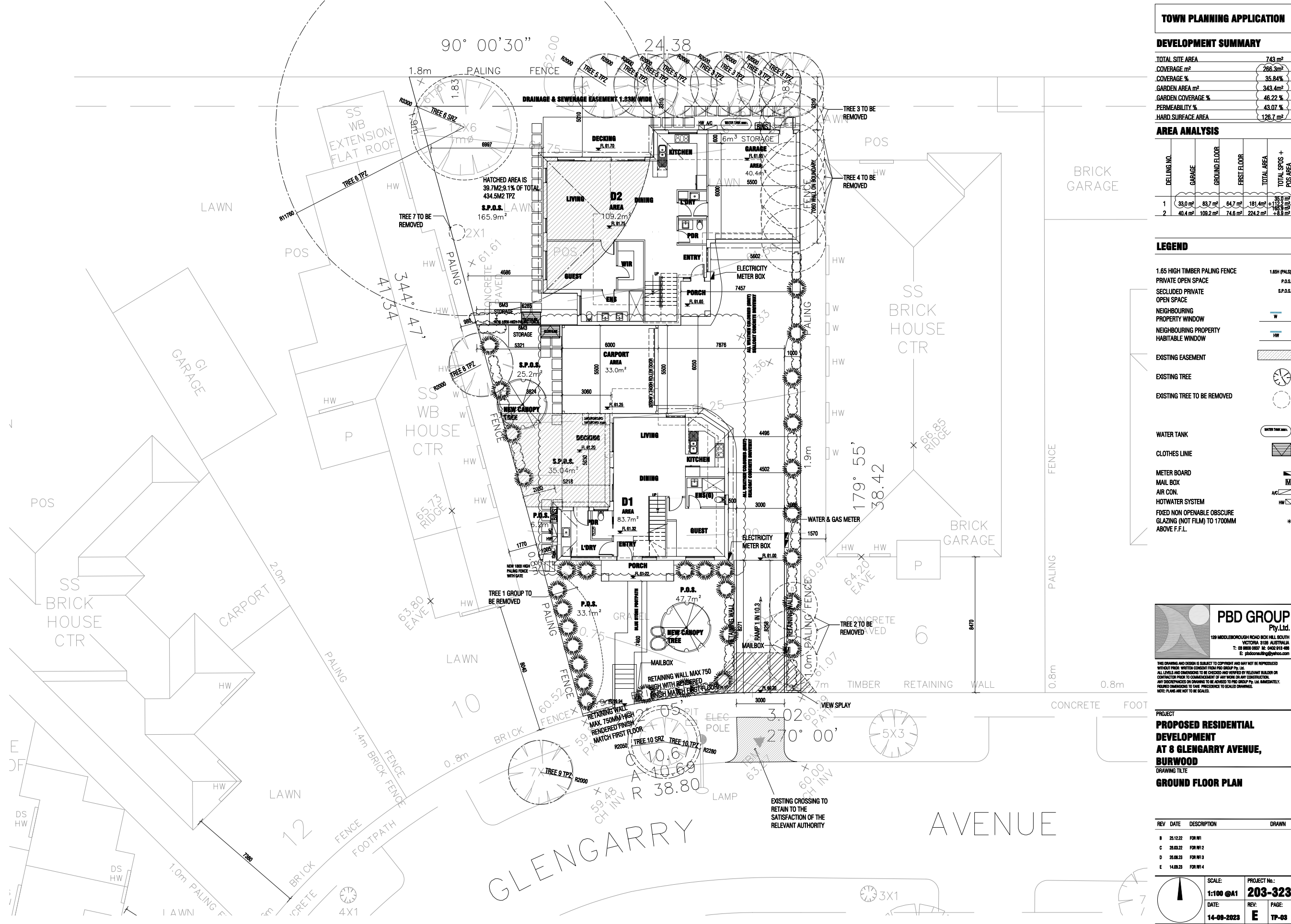
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C	28.03.22	FOR RFI 2	
D	25.08.23	FOR RFI 3	
E	14.09.23	FOR RFI 4	



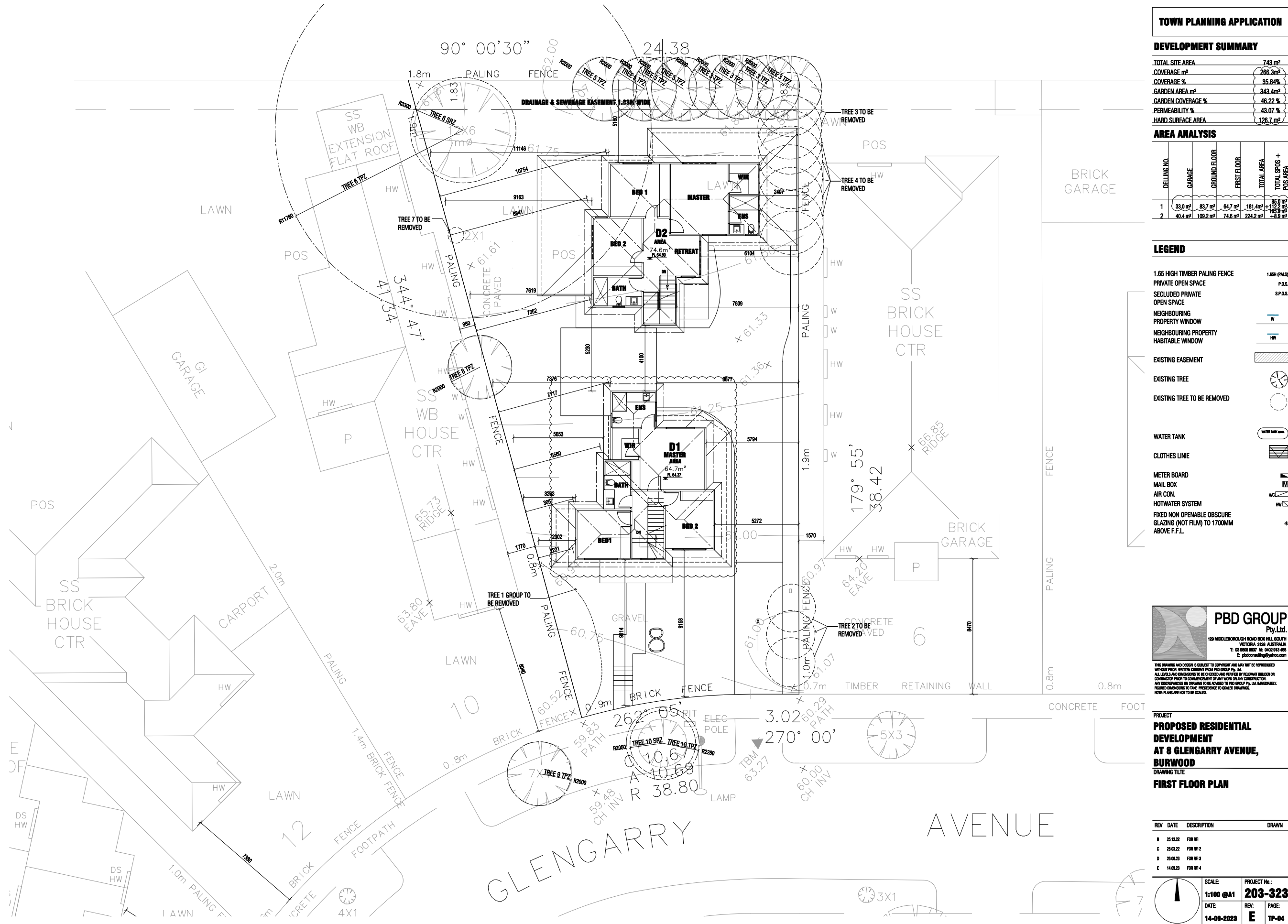
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DATE:
14-09-2023

PROJECT No.:
203-323
REV:
E
PAGE:
TP-02

10.2 – ATTACHMENT 2. Attachment 2 - Amended Sketch Plans (Discussion Plans) - 8 Glengarry Avenue, Burwood

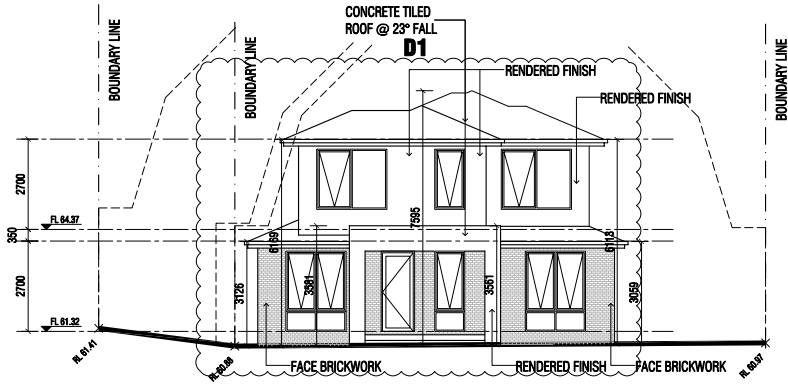


10.2 – ATTACHMENT 2. Attachment 2 - Amended Sketch Plans (Discussion Plans) - 8 Glengarry Avenue, Burwood

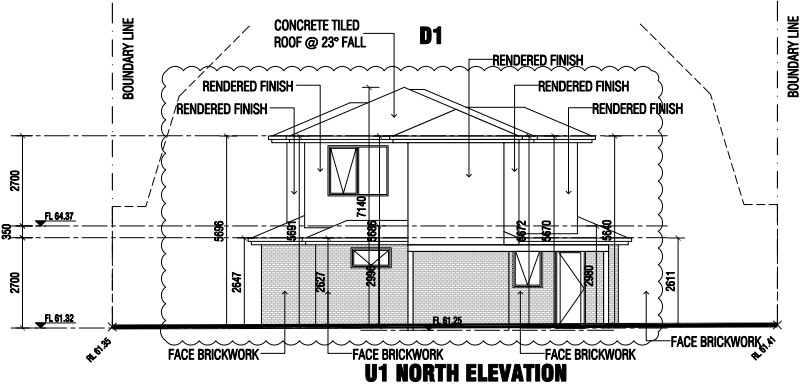


10.2 – ATTACHMENT 2. Attachment 2 - Amended Sketch Plans (Discussion Plans) - 8 Glengarry Avenue, Burwood

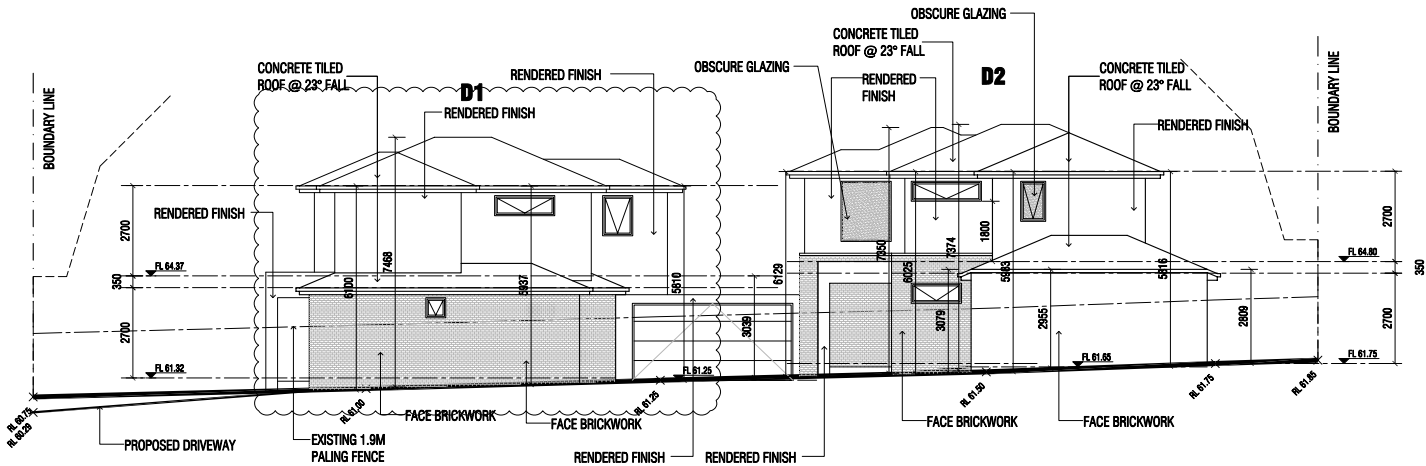
TOWN PLANNING APPLICATION



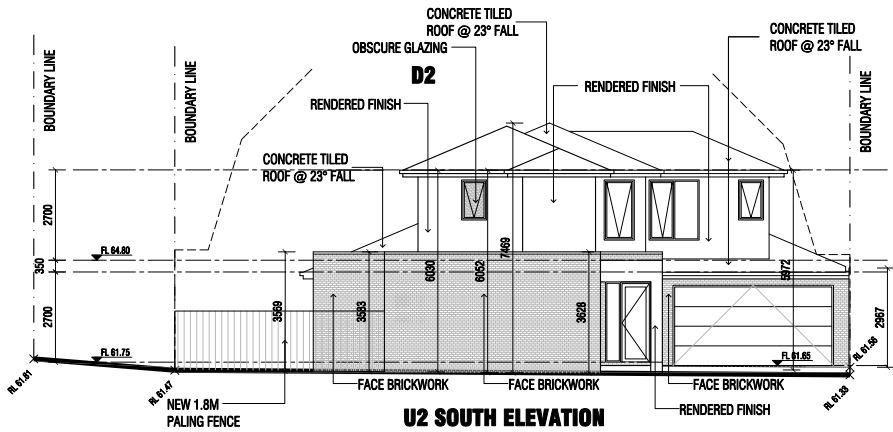
U1 SOUTH ELEVATION



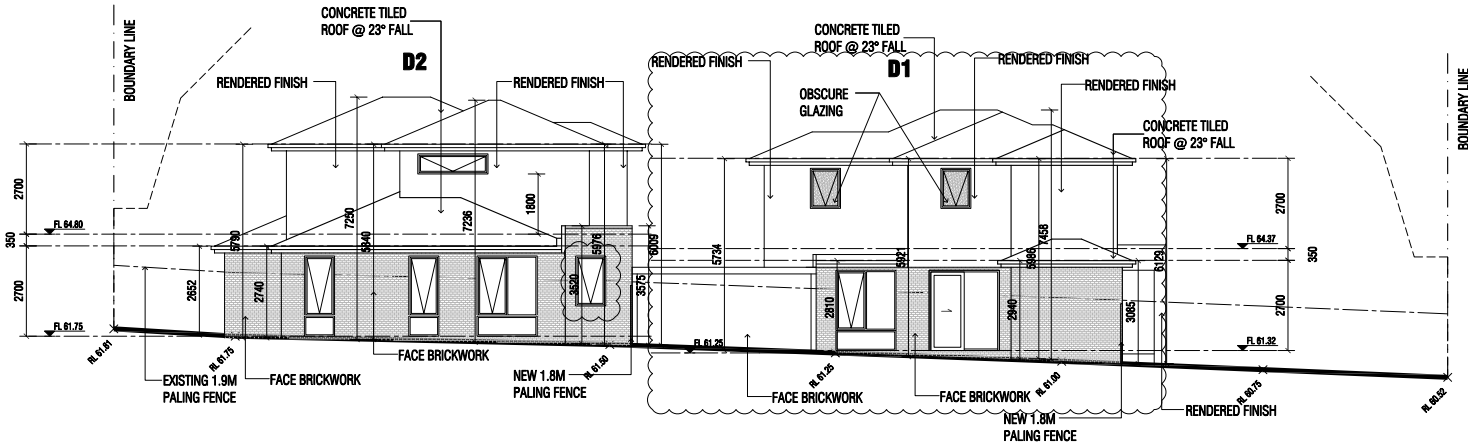
U1 NORTH ELEVATION



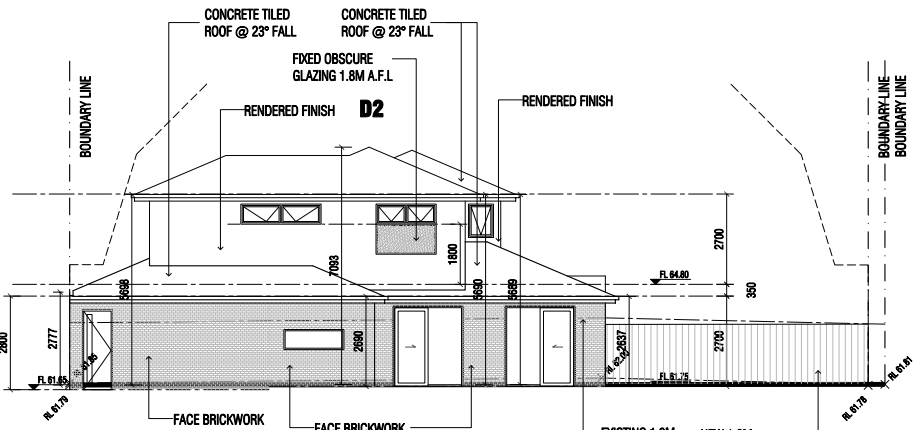
EAST ELEVATION



U2 SOUTH ELEVATION



WEST ELEVATION



U2 NORTH ELEVATION

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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT 8 GLENGARRY AVENUE, BURWOOD
DRAWING TITLE
ELEVATIONS

REV	DATE	DESCRIPTION	DRAWN
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C	28.03.22	FOR RFI 2	
D	25.08.23	FOR RFI 3	
E	14.09.23	FOR RFI 4	

SCALE: 1:100 @A1	PROJECT No.: 203-323
DATE: 14-09-2023	REV: E PAGE: TP-05

10.2 – ATTACHMENT 2. Attachment 2 - Amended Sketch Plans (Discussion Plans) - 8 Glengarry Avenue, Burwood

TOWN PLANNING APPLICATION

LEGEND

SHADOW DIAGRAM - 22nd SEPTEMBER AT 9.00am
(ALTITUDE 32°, AZIMUTH 61°)

SHADOW DIAGRAM - 22nd SEPTEMBER AT 12.00am
(ALTITUDE 52°, AZIMUTH 5°)

SHADOW DIAGRAM - 22nd SEPTEMBER AT 3.00pm
(ALTITUDE 36°, AZIMUTH 304°)

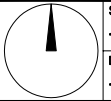


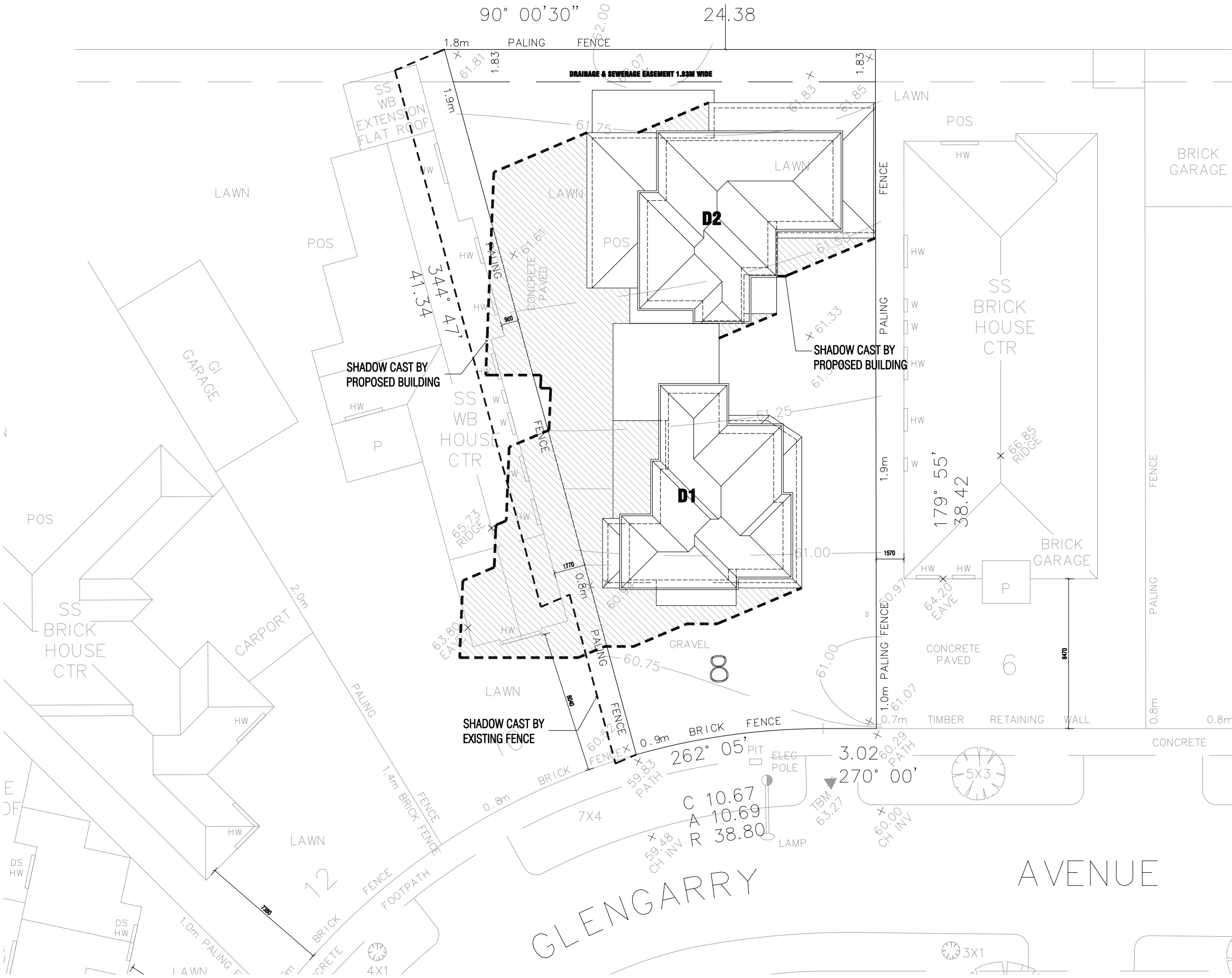
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PROJECT
**PROPOSED RESIDENTIAL
DEVELOPMENT
AT 8 GLENGARRY AVENUE,
BURWOOD**
DRAWING TITLE
SHADOW DIAGRAM @ 9:00AM

REV	DATE	DESCRIPTION	DRAWN
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C	28.03.23	FOR N1.2	
D	25.08.23	FOR N1.3	
E	14.08.23	FOR N1.4	

	SCALE: 1:100 @A1	PROJECT No.: 203-323
	DATE: 14-08-2023	REV: E PAGE: TP-06



10.2 – ATTACHMENT 2. Attachment 2 - Amended Sketch Plans (Discussion Plans) - 8 Glengarry Avenue, Burwood


TOWN PLANNING APPLICATION

LEGEND

SHADOW DIAGRAM - 22nd SEPTEMBER AT 9.00am
(ALTITUDE 32°, AZIMUTH 61°)

SHADOW DIAGRAM - 22nd SEPTEMBER AT 12.00am
(ALTITUDE 52°, AZIMUTH 5°)

SHADOW DIAGRAM - 22nd SEPTEMBER AT 3.00pm
(ALTITUDE 36°, AZIMUTH 304°)

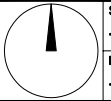


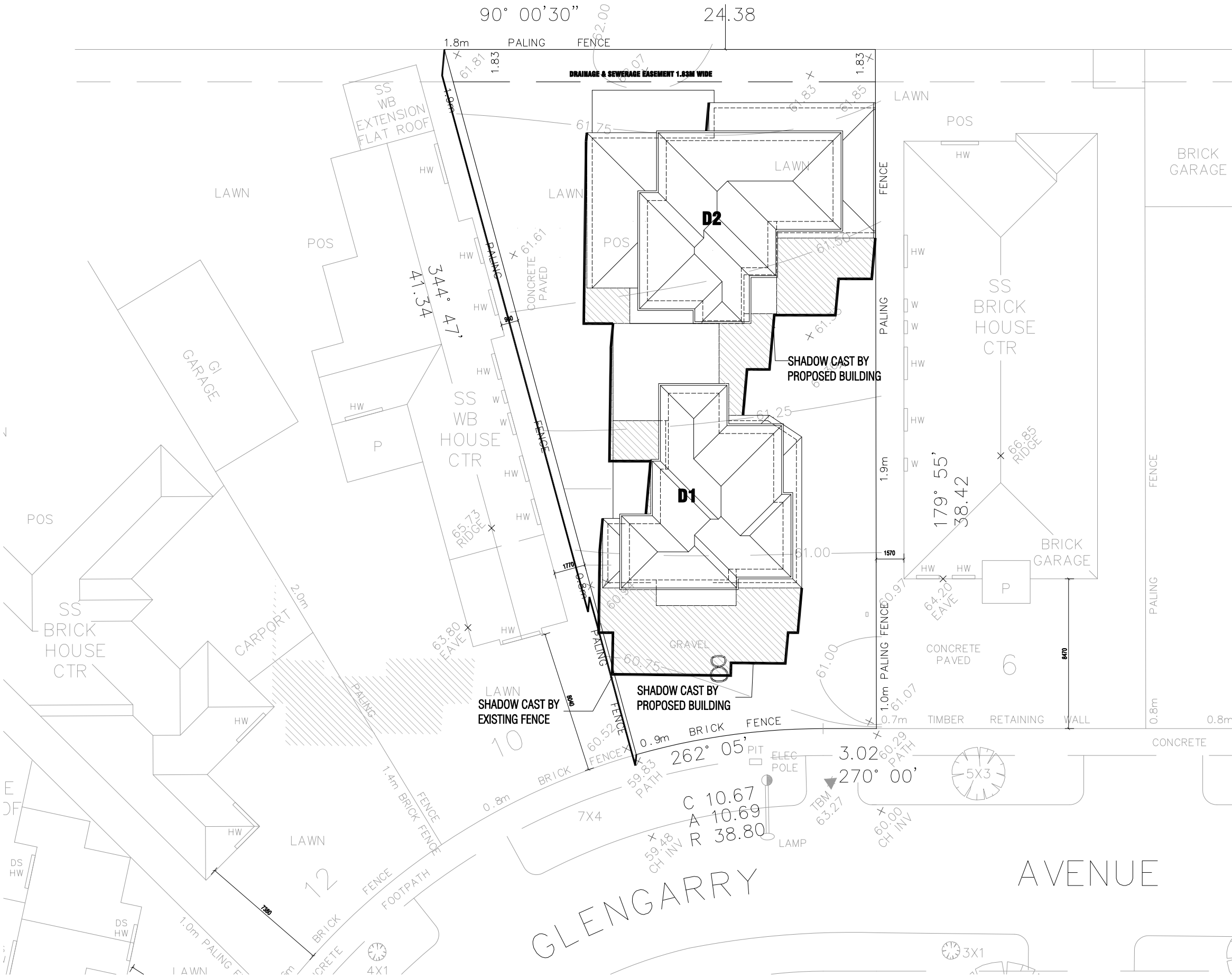
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PROJECT
**PROPOSED RESIDENTIAL
DEVELOPMENT
AT 8 GLENGARRY AVENUE,
BURWOOD**
DRAWING TITLE
SHADOW DIAGRAM @ 12:00PM

REV	DATE	DESCRIPTION	DRAWN
B	25.12.22	FOR N1	
C	28.03.22	FOR N1.2	
D	25.08.22	FOR N1.3	
E	14.08.23	FOR N1.4	

	SCALE: 1:100 @A1	PROJECT No.: 203-323
	DATE: 14-08-2023	REV: E PAGE: TP-07



10.2 – ATTACHMENT 2. Attachment 2 - Amended Sketch Plans (Discussion Plans) - 8 Glengarry Avenue, Burwood


TOWN PLANNING APPLICATION

LEGEND

SHADOW DIAGRAM - 22nd SEPTEMBER AT 9.00am
(ALTITUDE 32°, AZIMUTH 61°)

SHADOW DIAGRAM - 22nd SEPTEMBER AT 12.00am
(ALTITUDE 52°, AZIMUTH 5°)

SHADOW DIAGRAM - 22nd SEPTEMBER AT 3.00pm
(ALTITUDE 36°, AZIMUTH 304°)

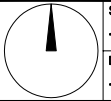


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PROJECT
**PROPOSED RESIDENTIAL
DEVELOPMENT
AT 8 GLENGARRY AVENUE,
BURWOOD**
DRAWING TITLE
SHADOW DIAGRAM @ 3:00PM

REV	DATE	DESCRIPTION	DRAWN
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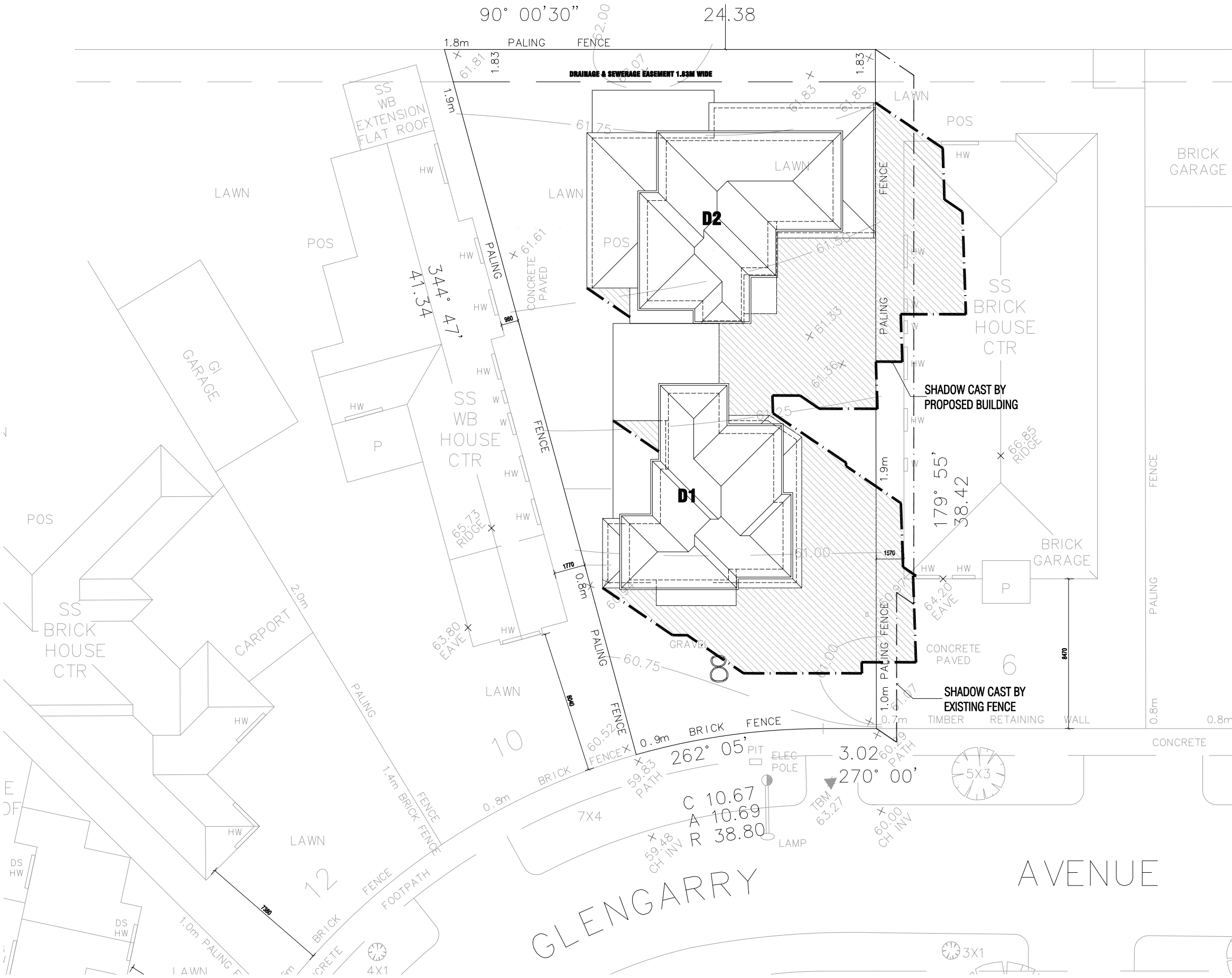


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DATE:
14-08-2023

PROJECT No.:
203-323

REV: **E** PAGE:
TP-08



10.2 – ATTACHMENT 2. Attachment 2 - Amended Sketch Plans (Discussion Plans) - 8 Glengarry Avenue, Burwood

TOWN PLANNING APPLICATION



GARDEN AREA 343.4M2
TOTAL AREA 743M2
GARDEN AREA COVERAGE 46.22%

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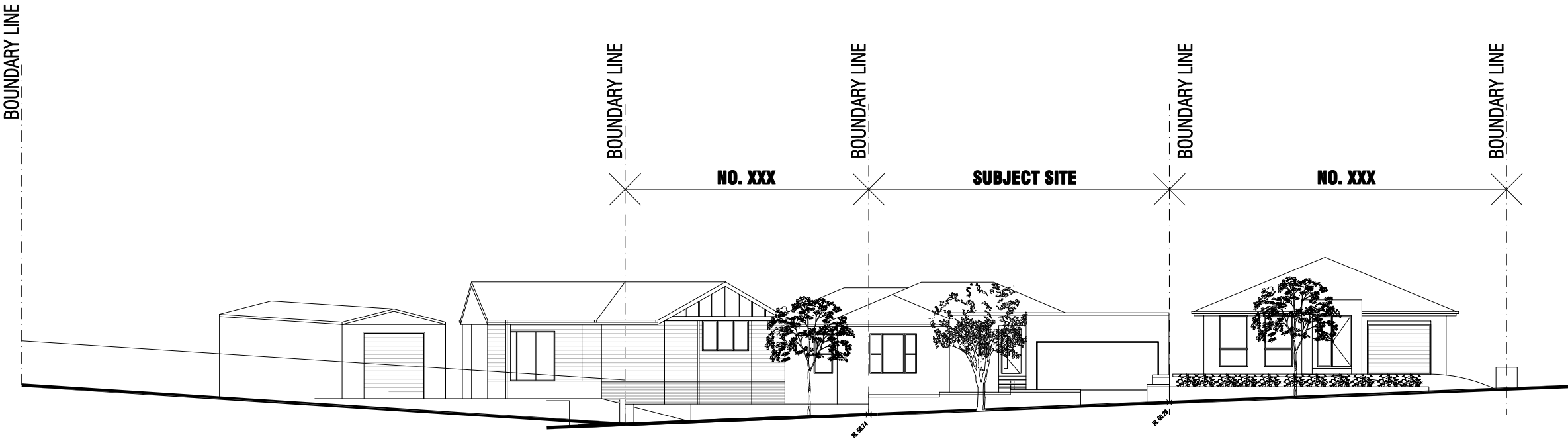
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT 8 GLENGARRY AVENUE, BURWOOD
DRAWING TITLE
GARDEN AREA DIAGRAM

REV	DATE	DESCRIPTION	DRAWN
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C	28.03.22	FOR N1.2	
D	25.08.23	FOR N1.3	
E	14.08.23	FOR N1.4	

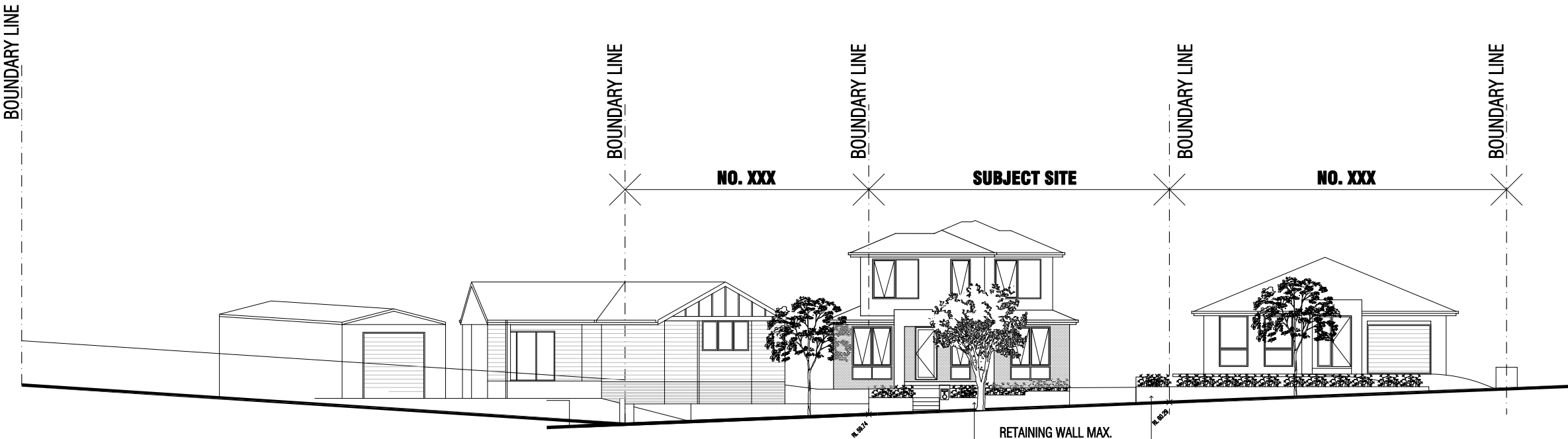
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DATE: 14-08-2023	REV: E PAGE: TP-09

10.2 – ATTACHMENT 2. Attachment 2 - Amended Sketch Plans (Discussion Plans) - 8 Glengarry Avenue, Burwood

TOWN PLANNING APPLICATION



EXISTING STREETScape ALONG GLENGARRY AVENUE



PROPOSED STREETScape ALONG GLENGARRY AVENUE



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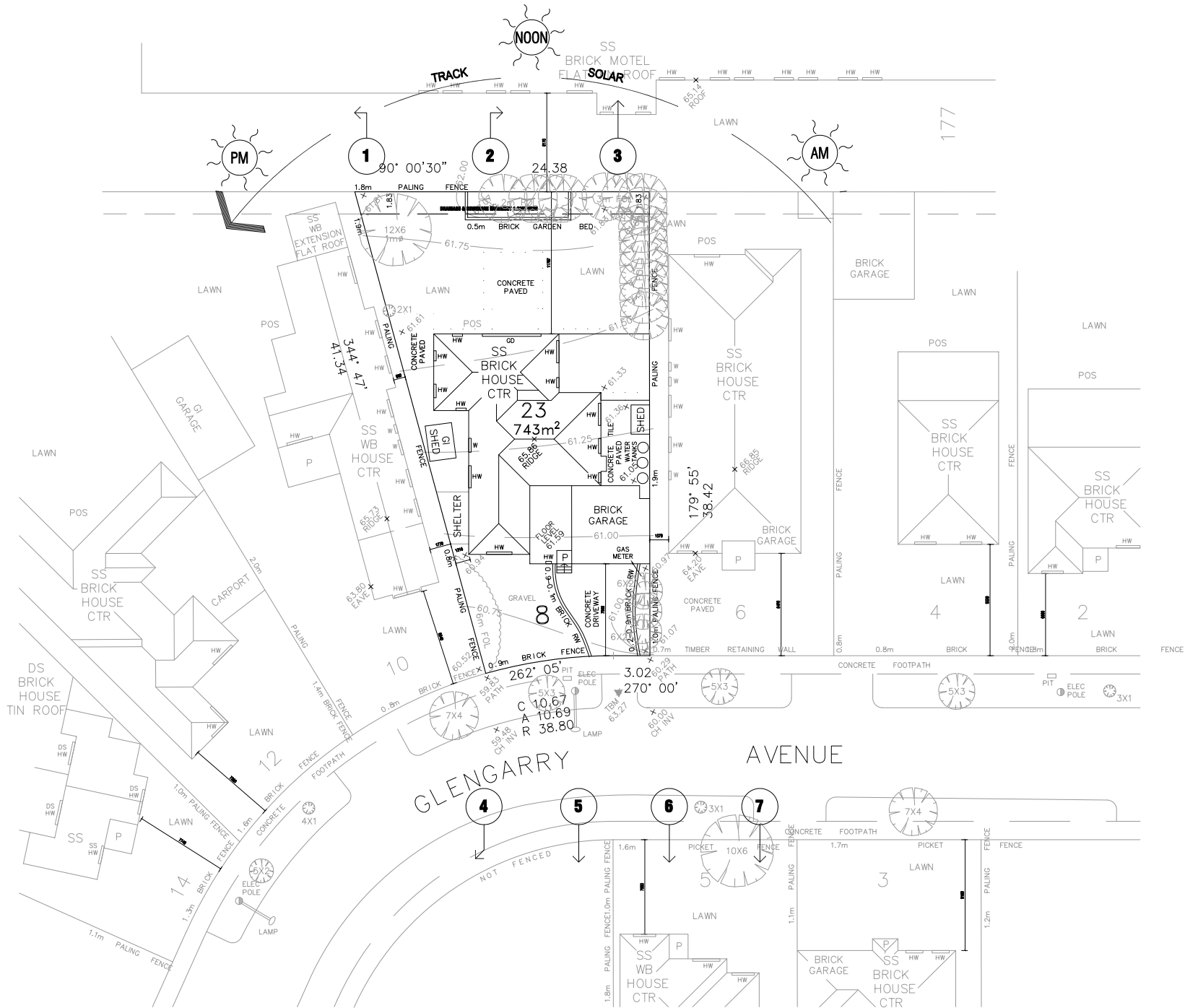
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT 8 GLENGARRY AVENUE, BURWOOD
DRAWING TITLE
STREETScape ELEVATIONS

REV	DATE	DESCRIPTION	DRAWN
B	25.12.22	FOR RFI	
C	28.03.22	FOR RFI 2	
D	25.08.22	FOR RFI 3	
E	14.09.23	FOR RFI 4	

SCALE: 1:200 @A1	PROJECT No.: 203-323
DATE: 14-09-2023	REV: E PAGE: TP-10

10.2 – ATTACHMENT 3. Attachment 3 - Advertised Development Plans

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
30/11/2022
ADVERTISED MATERIAL
CITY OF WHITEHORSE
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TOWN PLANNING APPLICATION

EXISTING AREA SUMMARY

TOTAL SITE AREA	743 m²
EXISTING DWELLING AREA	232.0 m²
EXISTING OUTBUILDINGS	6.5 m²
COVERAGE m²	238.5 m²
COVERAGE %	32.10 %

LEGEND

1. 100M TO WEST TO GARDINERS CREEK TRAIL
2. 90M TO EAST TO STATION STREET
3. 950M TO NORTH TO ROBERTS MCCUBBIN PRIMARY SCHOOL
4. 1.00KM TO SOUTHWEST TO DEAKIN UNIVERSITY
5. 700M TO SOUTH TO LOCAL SHOP
6. 880M TO SOUTH BURWOOD HWY
7. 680M TO SOUTH TO MONT SCOPUS MEMORIAL COLLEGE - GANDEL CAMPUS

1.65 HIGH TIMBER PALING FENCE	1.65H (PALS)
NEIGHBOURING PROPERTY WINDOW	W
NEIGHBOURING PROPERTY HABITABLE WINDOW	HW
EXISTING EASEMENT	
EXISTING TREE	
PRIVATE OPEN SPACE	P.O.S.
SECLUDED PRIVATE OPEN SPACE	SP.O.S.

STREET CHARACTER

- * CONSISTANT SETBACK.
- * COMMON FUNCTIONAL ARCHITECTURAL STYLE, VARIETY IN MATERIALS AND FINISH.
- * MULTIPLE HOUSING DEVELOPMENTS CLOSE TO COMMERCIAL CENTERS AND STATION STREET.
- * WELL PLANTED FRONT GARDENS.
- * MIX OF NO FRONT FENCE AND LOW AND HIGH FENCE.

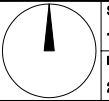


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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT 8 GLENGARRY AVENUE, BURWOOD
DRAWING TITLE
NEIGHBORHOOD DESCRIPTION

REV	DATE	DESCRIPTION	DRAWN
A	27.08.22	FOR TOWN PLANNING APPLICATION	
B	25.12.22	FOR RP1	

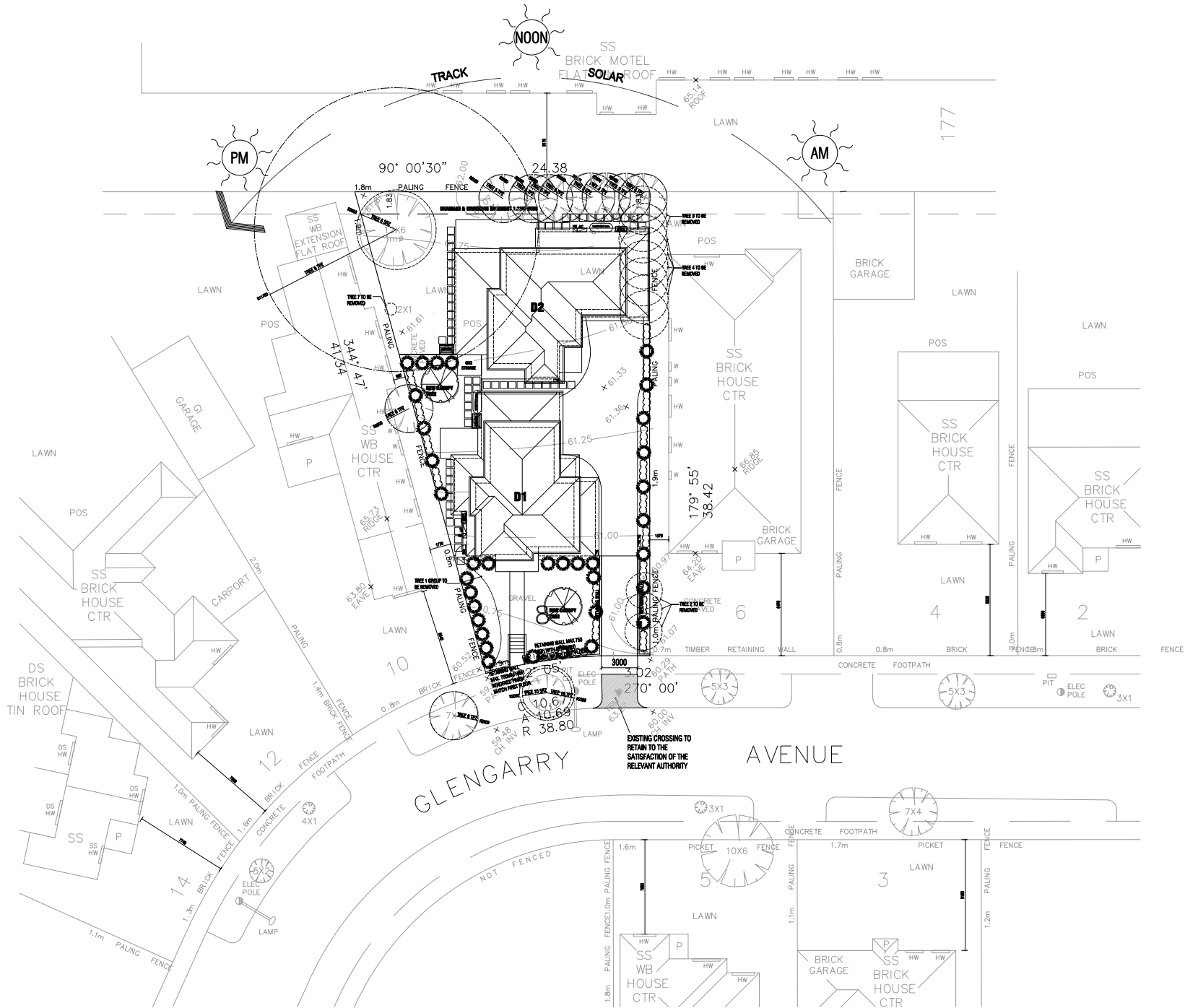


SCALE:
1:200 @A1
DATE:
25-11-2022

PROJECT No.:
203-323
REV:
B
PAGE:
TP-01

10.2 – ATTACHMENT 3. Attachment 3 - Advertised Development Plans

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TOWN PLANNING APPLICATION

DEVELOPMENT SUMMARY

TOTAL SITE AREA	743 m ²
COVERED AREA	277.7 m ²
COVERED %	37.36 %
GARDEN AREA	327.0 m ²
GARDEN COVERED %	44.01 %
PERMEABILITY %	45.92 %
HARD SURFACE AREA	124.1 m ²

AREA ANALYSIS

DEVELOPMENT NO.	GARAGE	GROUND FLOOR	FIRST FLOOR	TOTAL AREA	TOTAL SPOTS + TOTAL POS AREA
1	37.5 m ²	90.6 m ²	68.1 m ²	196.2 m ²	48.5 m ²
2	40.4 m ²	108.2 m ²	74.8 m ²	224.2 m ²	55.8 m ²

LEGEND

- 1.65 HIGH TIMBER PALING FENCE
- PRIVATE OPEN SPACE
- SECLUDED PRIVATE OPEN SPACE
- NEIGHBOURING PROPERTY WINDOW
- NEIGHBOURING PROPERTY HABITABLE WINDOW
- EXISTING EASEMENT
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- WATER TANK
- CLOTHES LINE
- METER BOARD
- MAIL BOX
- AIR CON.
- HOTWATER SYSTEM
- FIXED NON OPENABLE OBSCURE GLAZING (NOT FILM) TO 1700MM ABOVE F.F.L.

PBD GROUP
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E: pbdonsite@pbdgroup.com

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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
AT 8 GLENGARRY AVENUE, BURWOOD
DRAWING TITLE
DESIGN RESPONSE PLAN

REV	DATE	DESCRIPTION	DRAWN
A	27.08.22	FOR TOWN PLANNING APPLICATION	
B	25.12.22	FOR RPT	

SCALE: 1:200 @A1
DATE: 25-11-2022
PROJECT No.: 203-323
REV: B
PAGE: TP-02

10.2 – ATTACHMENT 3. Attachment 3 - Advertised Development Plans

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TOWN PLANNING APPLICATION

DEVELOPMENT SUMMARY

TOTAL SITE AREA	743 m ²
COVERED AREA	277.7 m ²
COVERED %	37.36 %
GARDEN AREA	327.0 m ²
GARDEN COVERED %	44.01 %
PERMEABILITY %	45.92 %
HARD SURFACE AREA	124.1 m ²

AREA ANALYSIS

DEVELOPMENT NO.	GARAGE	GROUND FLOOR	FIRST FLOOR	TOTAL AREA	TOTAL SPOTS + POS AREA
1	37.5 m ²	90.6 m ²	68.1 m ²	196.2 m ²	48.5 m ²
2	40.4 m ²	109.2 m ²	74.8 m ²	224.2 m ²	58.9 m ²

LEGEND

- 1.65 HIGH TIMBER PALING FENCE
- PRIVATE OPEN SPACE
- SECLUDED PRIVATE OPEN SPACE
- NEIGHBOURING PROPERTY WINDOW
- NEIGHBOURING PROPERTY HABITABLE WINDOW
- EXISTING EASEMENT
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- WATER TANK
- CLOTHES LINE
- METER BOARD
- MAIL BOX
- AIR CON.
- HOTWATER SYSTEM
- FIXED NON OPENABLE OBSCURE GLAZING (NOT FILM) TO 1700MM ABOVE F.F.L.

PBD GROUP
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PROJECT
**PROPOSED RESIDENTIAL DEVELOPMENT
AT 8 GLENGARRY AVENUE,
BURWOOD**
DRAWING TITLE
GROUND FLOOR PLAN

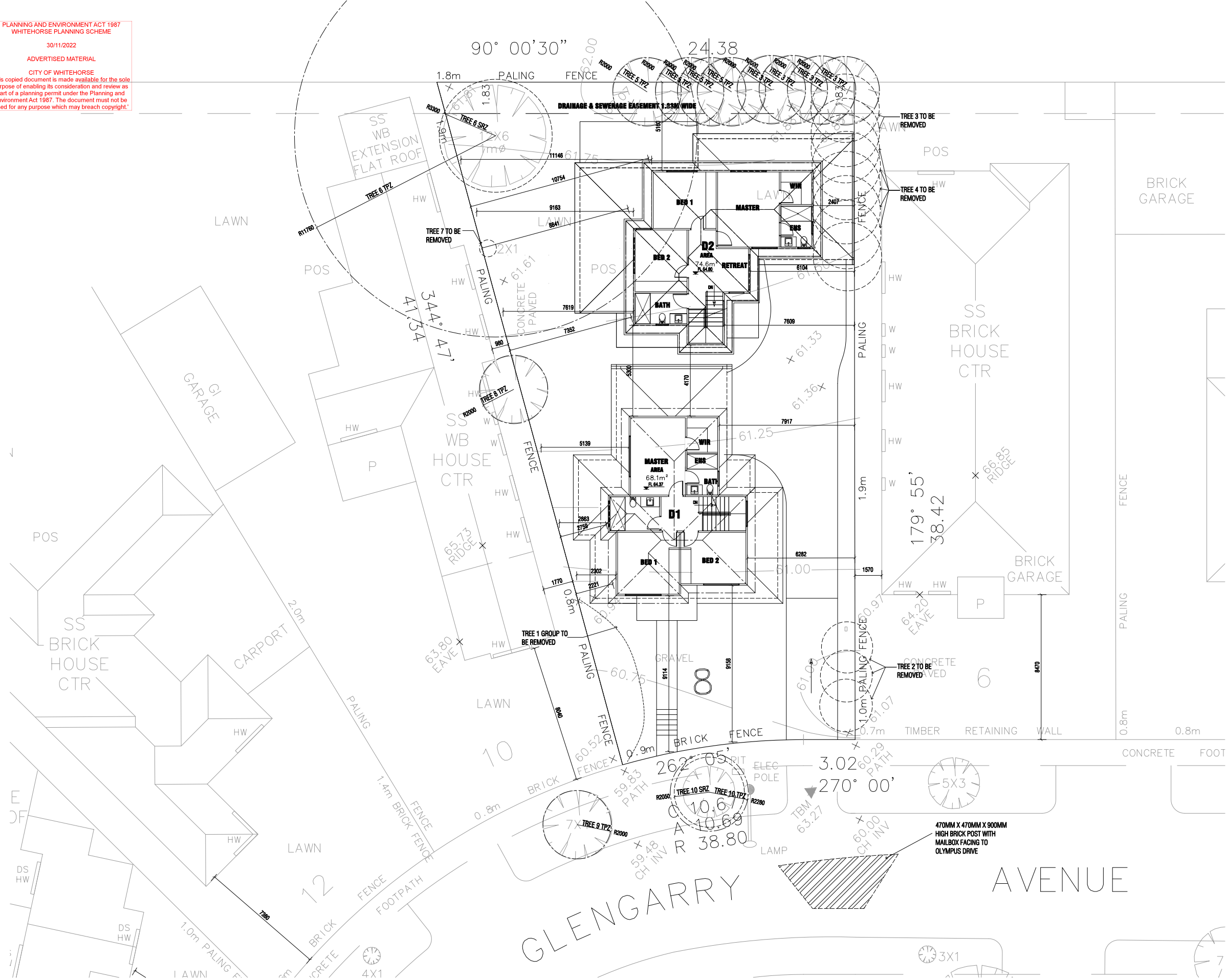
REV	DATE	DESCRIPTION	DRAWN
A	27.08.22	FOR TOWN PLANNING APPLICATION	
B	25.12.22	FOR RFI	

SCALE:
1:100 @A1
DATE:
25-11-2022

PROJECT No.:
203-323
REV:
B
PAGE:
TP-03

10.2 – ATTACHMENT 3. Attachment 3 - Advertised Development Plans

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TOWN PLANNING APPLICATION

DEVELOPMENT SUMMARY

TOTAL SITE AREA	743 m ²
COVERED AREA	277.7 m ²
COVERED %	37.36 %
GARDEN AREA m ²	327.0 m ²
GARDEN COVERAGE %	44.01 %
PERMEABILITY %	45.92 %
HARD SURFACE AREA	124.1 m ²

AREA ANALYSIS

DEVELOPMENT NO.	GARAGE	GROUND FLOOR	FIRST FLOOR	TOTAL AREA	TOTAL SPOT + POS AREA
1	37.5 m ²	90.6 m ²	68.1 m ²	196.2 m ²	48.5 m ²
2	40.4 m ²	109.2 m ²	74.8 m ²	224.2 m ²	58.8 m ²

LEGEND

- 1.65 HIGH TIMBER PALING FENCE
- PRIVATE OPEN SPACE
- SECLUDED PRIVATE OPEN SPACE
- NEIGHBOURING PROPERTY WINDOW
- NEIGHBOURING PROPERTY HABITABLE WINDOW
- EXISTING EASEMENT
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- WATER TANK
- CLOTHES LINE
- METER BOARD
- MAIL BOX
- AIR CON.
- HOTWATER SYSTEM
- FIXED NON OPENABLE OBSCURE GLAZING (NOT FILM) TO 1700MM ABOVE F.F.L.

PBD GROUP
Pty.Ltd.
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E: pbdonsite@pbdgroup.com

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PROJECT
**PROPOSED RESIDENTIAL DEVELOPMENT
AT 8 GLENGARRY AVENUE,
BURWOOD**
DRAWING TITLE
FIRST FLOOR PLAN

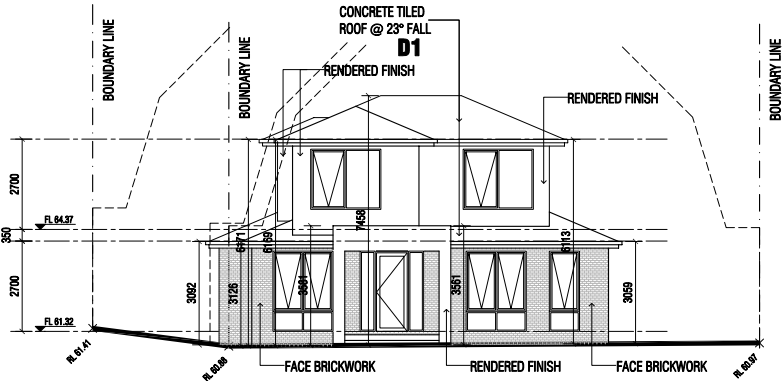
REV	DATE	DESCRIPTION	DRAWN
A	27.08.22	FOR TOWN PLANNING APPLICATION	
B	25.12.22	FOR RP1	

SCALE: 1:100 @A1
DATE: 25-11-2022
PROJECT No.: 203-323
REV: B
PAGE: TP-04

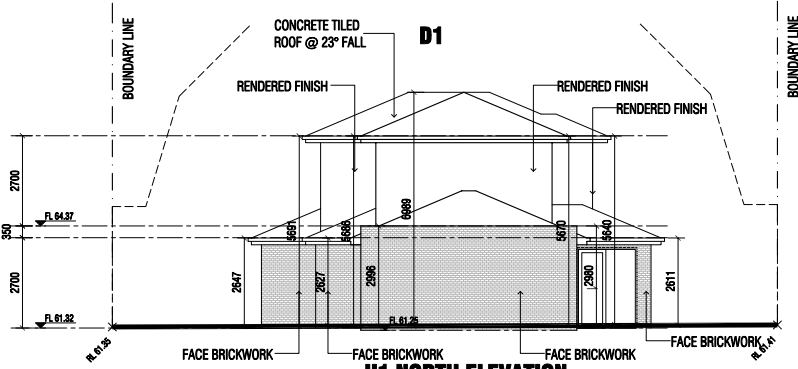
10.2 – ATTACHMENT 3. Attachment 3 - Advertised Development Plans

TOWN PLANNING APPLICATION

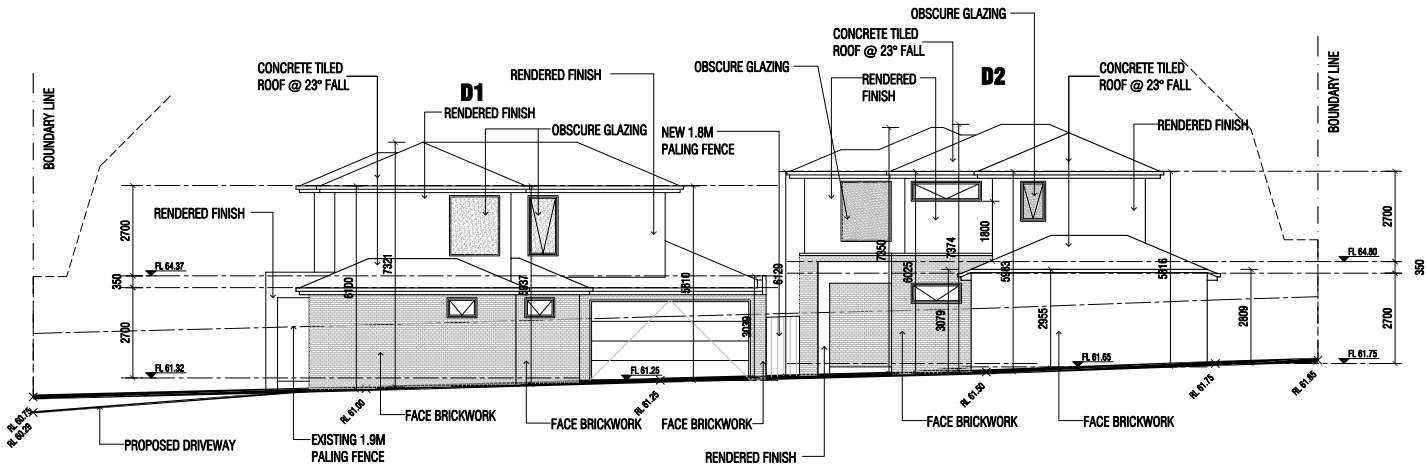
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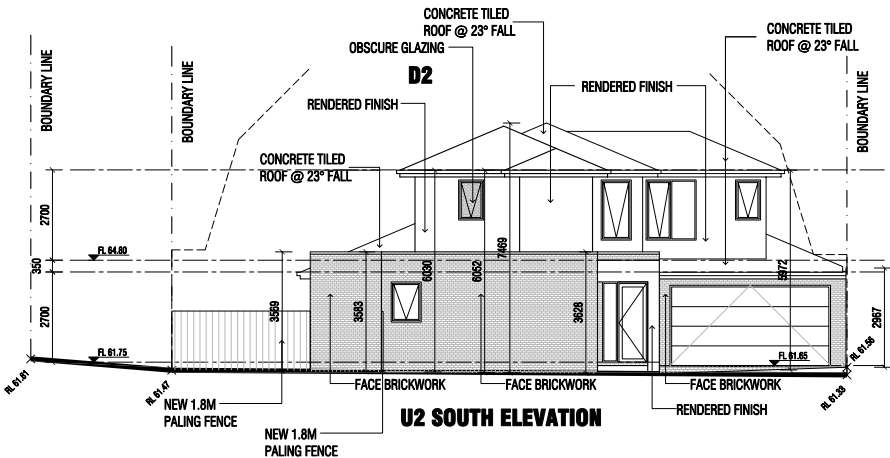
U1 SOUTH ELEVATION



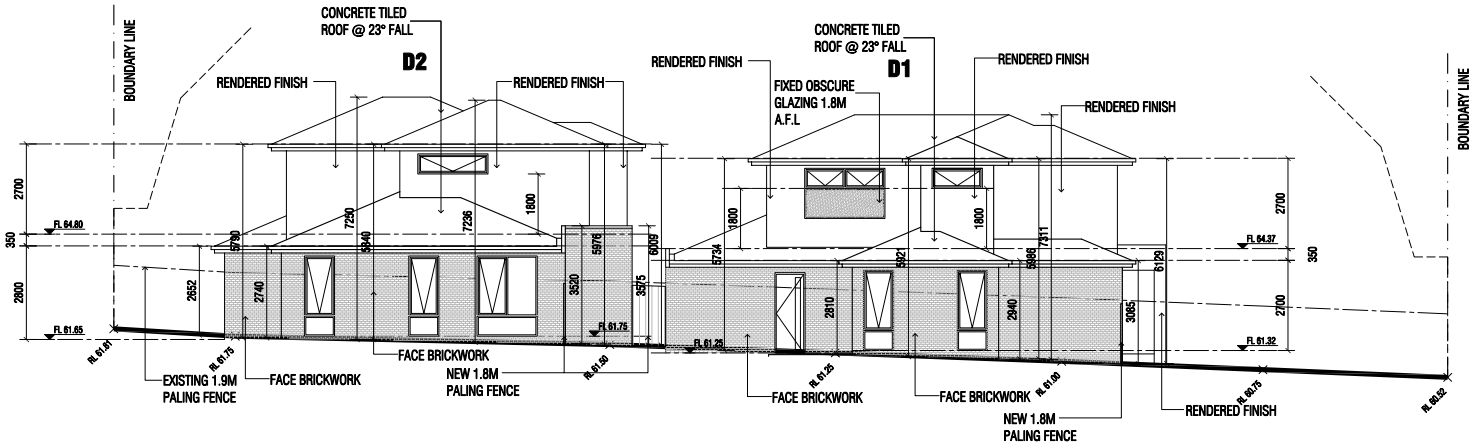
U1 NORTH ELEVATION



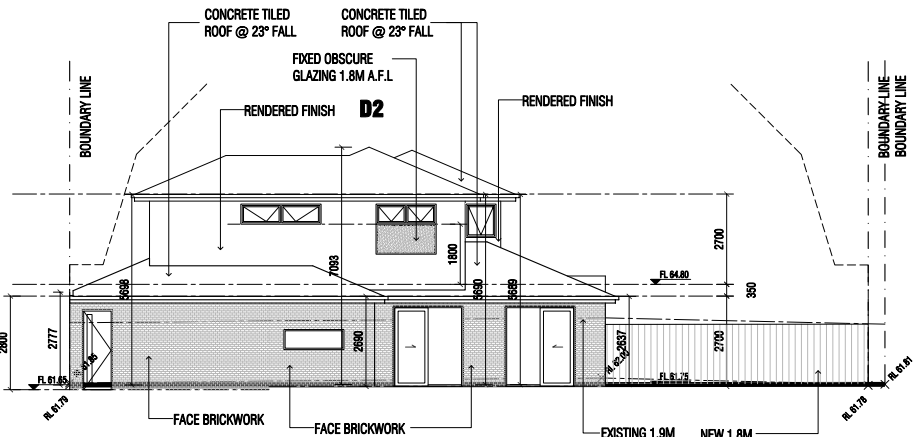
EAST ELEVATION



U2 SOUTH ELEVATION



WEST ELEVATION



U2 NORTH ELEVATION

PBD GROUP
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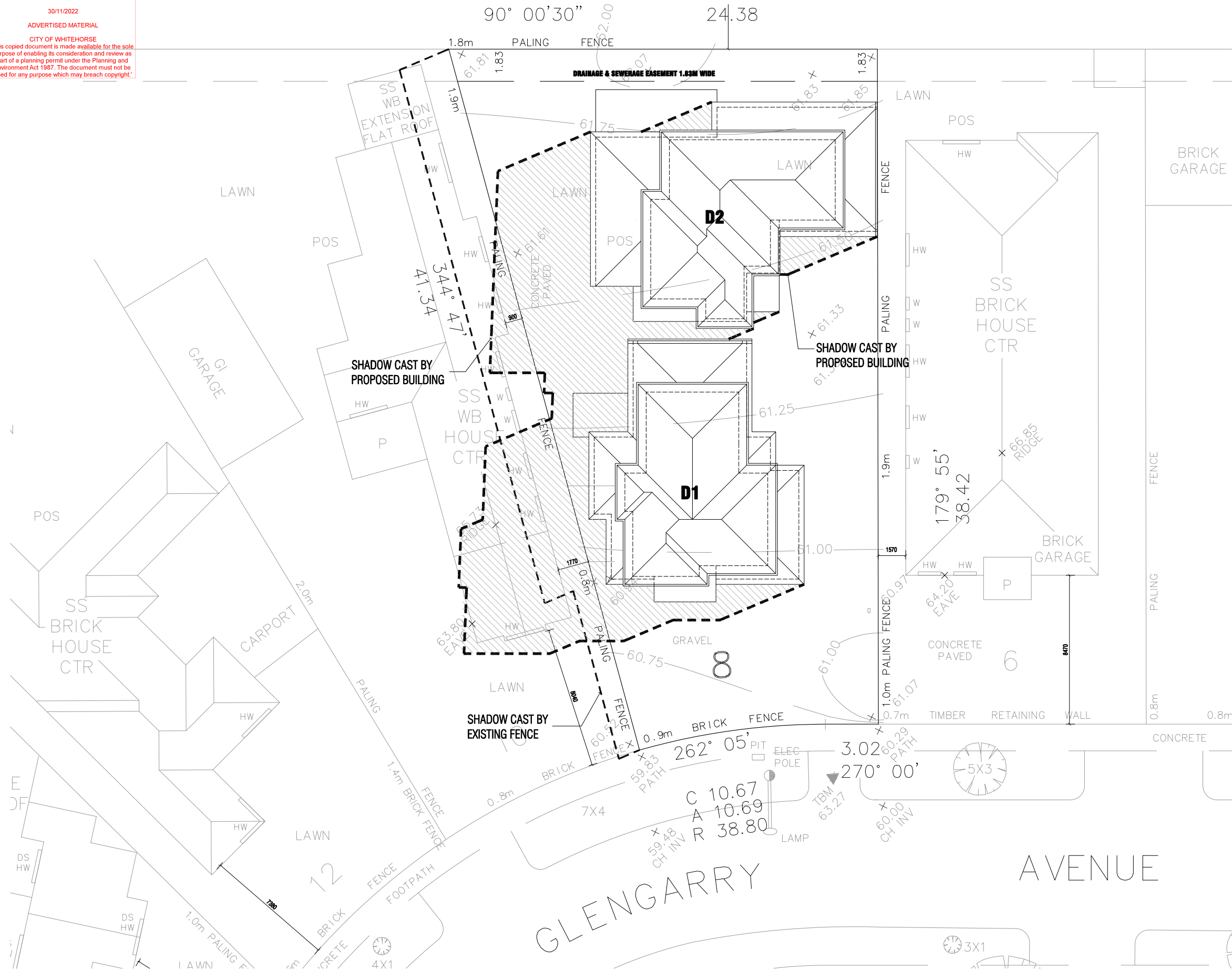
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT 8 GLENGARRY AVENUE, BURWOOD
DRAWING TITLE
ELEVATIONS

REV	DATE	DESCRIPTION	DRAWN
A	27.08.22	FOR TOWN PLANNING APPLICATION	
B	25.12.22	FOR RFI	

SCALE: 1:100 @A1	PROJECT No.: 203-323
DATE: 25-11-2022	REV: B PAGE: TP-05

10.2 – ATTACHMENT 3. Attachment 3 - Advertised Development Plans

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TOWN PLANNING APPLICATION

LEGEND

SHADOW DIAGRAM - 22nd SEPTEMBER AT 9.00am
(ALTITUDE 32°, AZIMUTH 61°)

SHADOW DIAGRAM - 22nd SEPTEMBER AT 12.00am
(ALTITUDE 52°, AZIMUTH 5°)

SHADOW DIAGRAM - 22nd SEPTEMBER AT 3.00pm
(ALTITUDE 36°, AZIMUTH 304°)

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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT 8 GLENGARRY AVENUE, BURWOOD
DRAWING TITLE
SHADOW DIAGRAM @ 9:00AM

REV	DATE	DESCRIPTION	DRAWN
A	27.08.22	FOR TOWN PLANNING APPLICATION	
B	25.12.22	FOR RFI	

SCALE: 1:100 @A1
DATE: 25-11-2022
PROJECT No.: 203-323
REV: B
PAGE: TP-06

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

30/11/2022

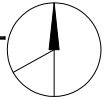
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CITY OF WHITEHORSE

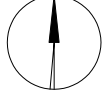
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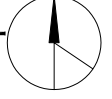
SHADOW DIAGRAM - 22nd SEPTEMBER AT 9.00am
(ALTITUDE 32°, AZIMUTH 61°)



SHADOW DIAGRAM - 22nd SEPTEMBER AT 12.00am
(ALTITUDE 52°, AZIMUTH 5°)



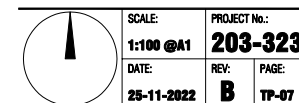
SHADOW DIAGRAM - 22nd SEPTEMBER AT 3.00pm
(ALTITUDE 36°, AZIMUTH 304°)



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PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT
AT 8 GLENGARRY AVENUE,
BURWOOD
DRAWING TILT
SHADOW DIAGRAM @ 12:00PM

REV	DATE	DESCRIPTION	DRAWN
A	27.08.22	FOR TOWN PLANNING APPLICATION	
B	25.12.22	FOR RFI	



10.2 – ATTACHMENT 3. Attachment 3 - Advertised Development Plans

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TOWN PLANNING APPLICATION

LEGEND

SHADOW DIAGRAM - 22nd SEPTEMBER AT 9.00am
(ALTITUDE 32°, AZIMUTH 61°)

SHADOW DIAGRAM - 22nd SEPTEMBER AT 12.00am
(ALTITUDE 52°, AZIMUTH 5°)

SHADOW DIAGRAM - 22nd SEPTEMBER AT 3.00pm
(ALTITUDE 36°, AZIMUTH 304°)

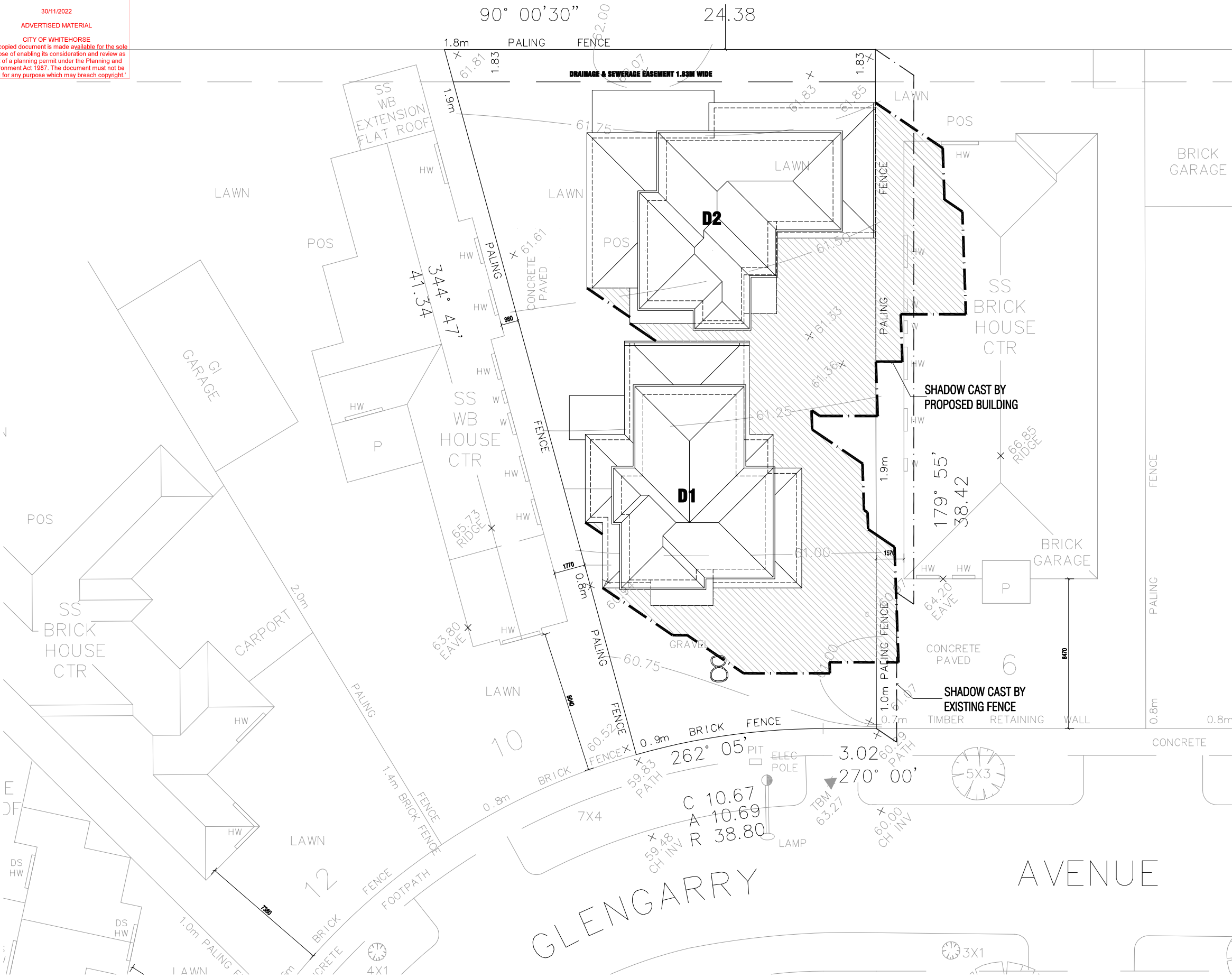
PBD GROUP
Pty.Ltd.
120 MIDDLEBOROUGH ROAD BOX HILL SOUTH
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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
AT 8 GLENGARRY AVENUE, BURWOOD
DRAWING TITLE
SHADOW DIAGRAM @ 3:00PM

REV	DATE	DESCRIPTION	DRAWN
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	SCALE: 1:100 @A1	PROJECT No.: 203-323
	DATE: 25-11-2022	REV: B PAGE: TP-08



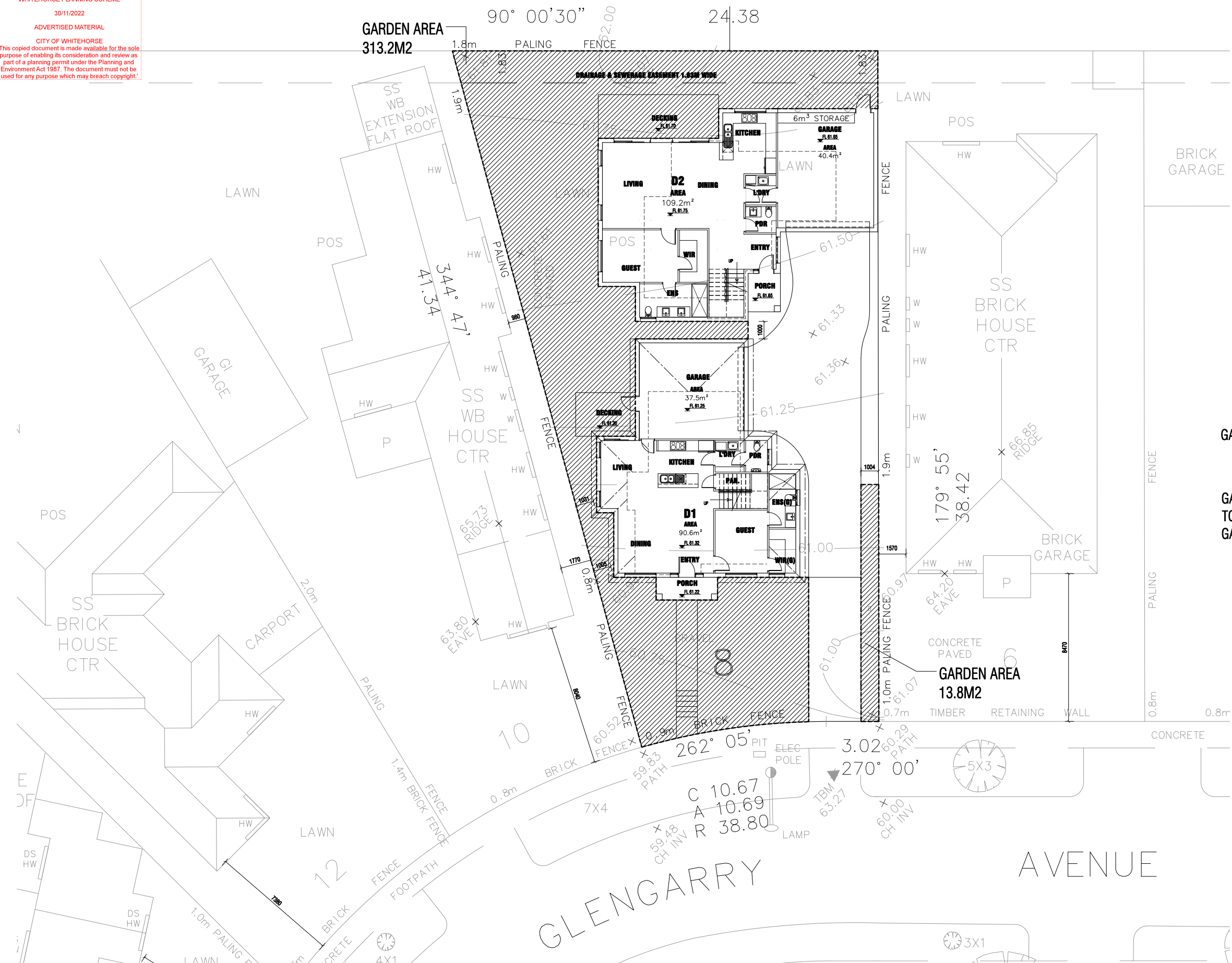
TOWN PLANNING APPLICATION


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GARDEN AREA 

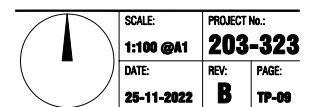
GARDEN AREA 327.0M2
TOTAL AREA 743M2
GARDEN AREA COVERAGE 44.01%



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PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT
AT 8 GLENGARRY AVENUE,
BURWOOD
DRAWING TITLE
GARDEN AREA DIAGRAM

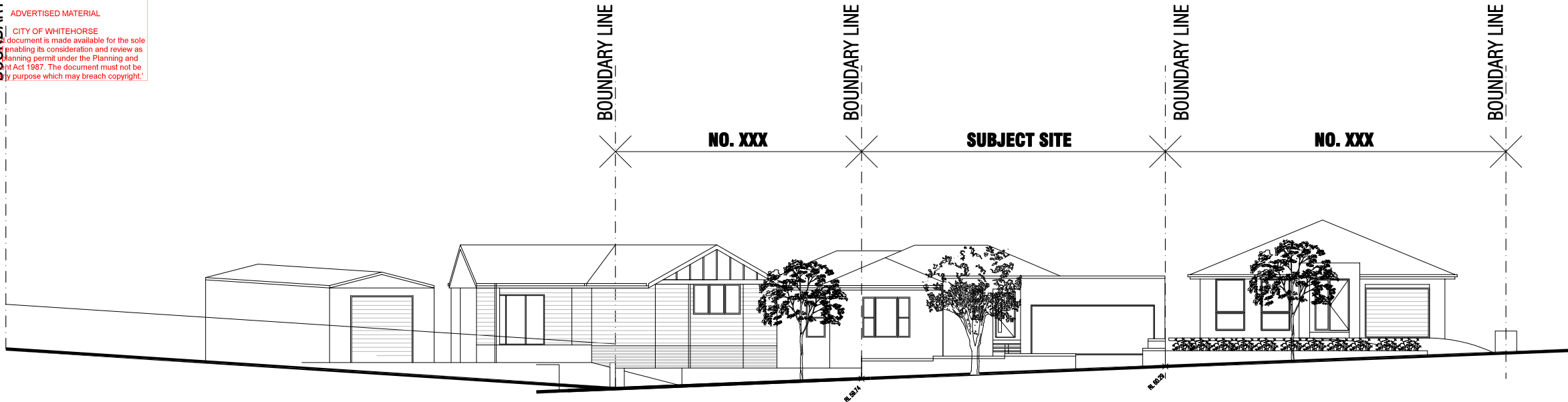
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B	25.12.22	FOR RFI	



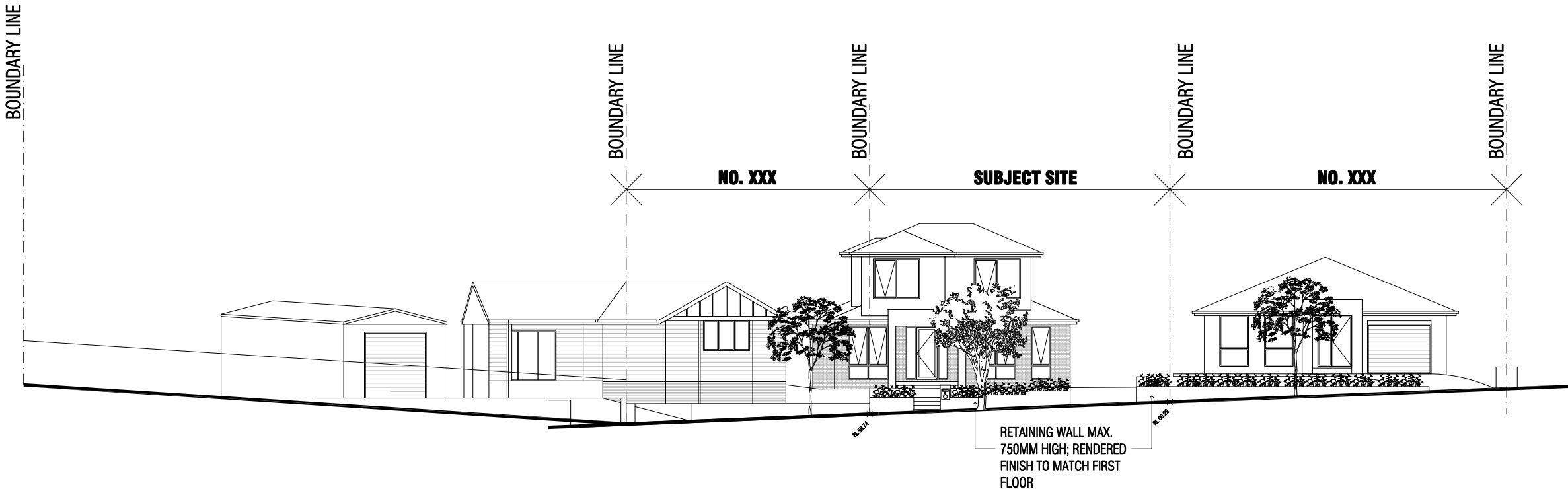
10.2 – ATTACHMENT 3. Attachment 3 - Advertised Development Plans

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TOWN PLANNING APPLICATION



EXISTING STREETScape ALONG GLENGARRY AVENUE



PROPOSED STREETScape ALONG GLENGARRY AVENUE



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VICTORIA 3108 AUSTRALIA
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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT 8 GLENGARRY AVENUE, BURWOOD
DRAWING TITLE
STREETSCAPE ELEVATIONS

REV	DATE	DESCRIPTION	DRAWN
A	27.08.22	FOR TOWN PLANNING APPLICATION	
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	SCALE:	PROJECT No.:	
	1:200 @A1	203-323	
	DATE:	REV:	PAGE:
	25-11-2022	B	TP-10

10.2 – ATTACHMENT 4. Attachment 4 - Advertised Colour and Materials Schedules - 8 Glengarry Avenue, Burwood



PBD Group Pty. Ltd.

Building Design
& Construction

PO Box 2178, Blackburn
South, VIC 3128
Telephone: 0402913488
Email: pbdconsulting@yahoo.com

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30/11/2022
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EXTERNAL MATERIALS & COLOUR SCHEDULE FOR 8 GLENGARRY AVENUE, BURWOOD



Face Brickwork



Nuvo Fusion Domino or similar



Timber Cladding



Hardwood cladding Jarrah or similar



Roof Tile



Linea Concrete Tile
Charcoal Grey

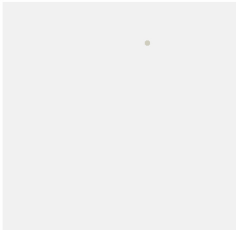


Window Frame



Aluminium
Monument
Colorbond®

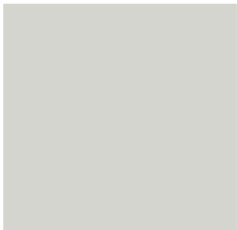
Render Finish
For External Wall



Dulux Weather shield
Terrace White or similar



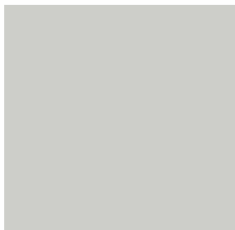
Render Finish
For External Wall



Dulux Weather shield
Silver Tea Set or similar



Garage



Colorbond
Shale Grey or similar
Colorbond®

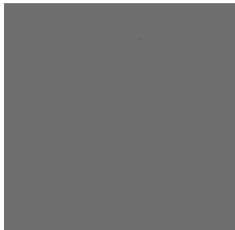
Paving



SOHO
Broome or similar
BORAL



Driveway



Sealcoat Concrete
Grey

10.2 – ATTACHMENT 4. Attachment 4 - Advertised Colour and Materials Schedules - 8 Glengarry Avenue, Burwood



PBD Group Pty. Ltd.

Building Design
& Construction

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Email: pbdconsulting@yahoo.com

WHITEHORSE PLANNING SCHEME

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ADVERTISED MATERIAL

CITY OF WHITEHORSE

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EXTERNAL MATERIALS & COLOUR SCHEDULE FOR 8 GLENGARRY AVENUE, BURWOOD

BOUNDARY LINE

D2

BOUNDARY LINE

Face Brickwork

Nuvo Fusion Domino or similar

Timber Cladding

Hardwood cladding Jarrah or similar

Roof Tile

Window Frame

Render Finish For External Wall

Render Finish For External Wall

Garage

Paving

Driveway

Linea Concrete Tile Charcoal Grey

Aluminium Monument

Dulux Weather shield Terrace White or similar

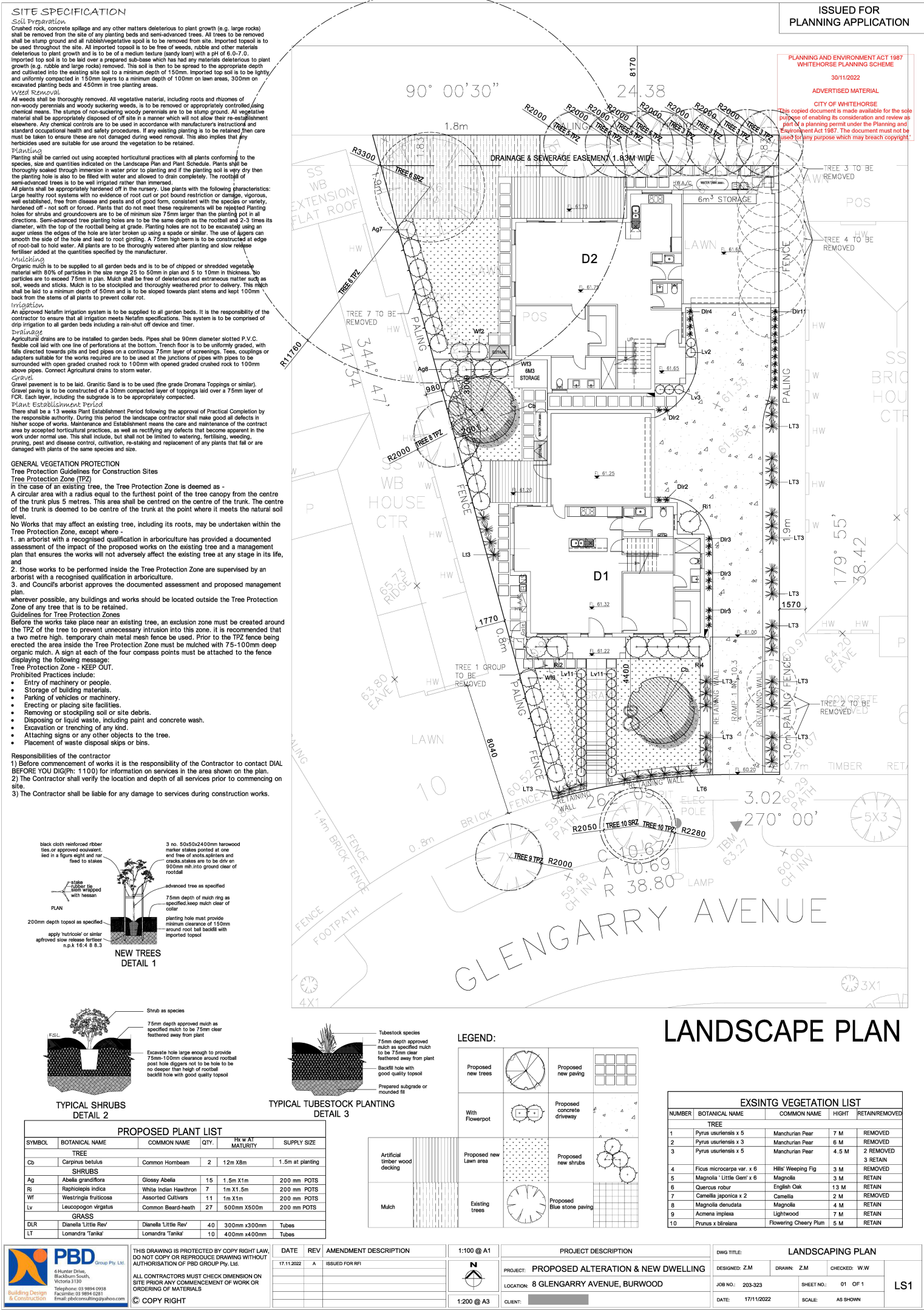
Dulux Weather shield Silver Tea Set or similar

Colorbond Shale Grey or similar

SOHO Broome or similar

Sealcoat Concrete Grey

10.2 – ATTACHMENT 5. Attachment 5 - Advertised Landscape Plan - 8 Glengarry Avenue, Burwood



10.4 Road Discontinuance Policy

Attachment 1 Discontinued Land - Policy FINAL FOR COUNCIL MEETING

10.4 – ATTACHMENT 1. Discontinued Land - Policy FINAL FOR COUNCIL MEETING



Discontinuance of Roads Policy

May 2024

1. Introduction

Many of the roads, right of ways and reserves within the City of Whitehorse were originally designed to serve specific purposes, and over time, some of these roads may no longer be needed for their original purpose.

Whitehorse City Council acknowledges the importance of managing these roads effectively to ensure they continue to serve the best interests of the community.

To illustrate this an example is outlined below:

Laneway X was originally designed to provide access to the rear of the properties on X Street for services such as garbage collection. Over time, however, the properties have been renovated and now have direct street access for these services. As a result, the road (laneway) is no longer used.

In this case, the laneway could be considered a “discontinued road”. It no longer serves its original purpose and is not reasonably required for regular, ongoing public use. The Council, under this Policy, could decide to discontinue the laneway and potentially sell it. The land could then be used for an alternative purpose, such as expanding the adjoining properties. The decision would be made in accordance with the principles and procedures outlined in the policy including and not limited to community engagement.

2. Definitions

- **Discontinuance:** The act of formally closing a road, right of way, or reserve, ceasing its public use.
- **Road:** A public way for the passage of vehicles, pedestrians, and animals, and includes part of a road.
- **Right of Way:** A strip of land over which a road, path, or route is established for the passage of vehicles or pedestrians.
- **Reserve:** Land set aside for a specific purpose, such as drainage, public recreation, or environmental conservation.
- **Unlawful Occupation:** The unauthorised use or possession of Council land.
- **Abutting Land Owners:** Property owners whose land shares a common boundary with the road, right of way, or reserve in question.
- **Valuations:** The process of determining the current market value of the land, as assessed by a qualified property valuer appointed by the Council.



10.4 – ATTACHMENT 1. Discontinued Land - Policy FINAL FOR COUNCIL MEETING

Discontinuance of Roads Policy

- **Fees and Charges:** Costs associated with the application, legal, and surveying processes incurred during the discontinuance and sale of roads, right of ways, and reserves.
- **Public Use:** The nature and extent of the present and past use of the road; and the likelihood of the road being required for ongoing and future use, both vehicle and pedestrian.

3. Purpose and Objectives

The purpose of this policy is to establish a transparent framework for the discontinuation and potential sale of roads that are deemed no longer required for public use. This document sets out the principles and procedures that will guide decision-making.

The discontinuance and sale of roads is carried out according to the provisions of Clause 3 of Schedule 10 of the Local Government Act 1989.

Whitehorse City Council aims to retain all land that is reasonably required, ensuring it remains open and accessible to the public. Conversely, land that is not reasonably required for public use will be appropriately managed or divested. This approach serves to minimise the Council's long-term financial and legal responsibilities associated with unneeded land while also presenting an opportunity for adjacent property owners to acquire ownership of such land.

Objectives:

- To provide a consistent and equitable approach to managing, discontinuing, and potentially selling roads.
- To ensure that roads that remain reasonably required for public use are retained.
- To consider the discontinuance and sale of roads that are no longer reasonably required.
- To achieve satisfactory financial and environmental outcomes that benefit both Council and the community.

4. Policy

Whitehorse City Council reserves the right to manage, discontinue, retain, or dispose of any road, right of way, or reserve at its sole discretion.

Whitehorse City Council reviews and considers the disposal of a road, right of way, or reserve if it is deemed not reasonably required and its disposal could lead to a more beneficial use of the land. Land is considered not reasonably required if



10.4 – ATTACHMENT 1. Discontinued Land - Policy FINAL FOR COUNCIL MEETING

Discontinuance of Roads Policy

it does not provide for regular, ongoing vehicular access, does not serve drainage purposes, or does not hold any other strategic value.

The bluestone paved laneways that are found within the City of Whitehorse have historic and cultural significance. Council is committed to ensuring that bluestone paved laneways will remain open for public use.

Principles

The following general principles will apply in relation to implementation of this policy:

- Any proposal for the discontinuance and sale of a road, right of way, or reserve will be assessed on a case-by-case basis.
- Council will consider the strategic value of the land, the potential benefits of its disposal, and the impact on the community and environment.
- Council will ensure that the process is transparent, fair, and in accordance with relevant legislation and regulations.
- Land will be sold at current market values of the land, as assessed by a qualified property valuer appointed by the Council.
- Purchases will be charged an application fee as set out in the annual Budget – Fees and Charges and will be required to pay legal and surveying costs.
- Discounts on the purchase prices and fees and costs may be made at the discretion of the Council.
- Council retains the discretion over land allocation considering land occupation, interest in purchasing and location of services such as drains.

See Appendix 1 for a step-by-step process.

Unlawful Occupation

Whitehorse City Council is committed to protecting its roads, right of ways, and reserves from unlawful occupation. Unlawful occupation refers to the unauthorised use or possession of Council land.

Where instances of unlawful occupation are identified the unlawful occupier will be provided with several options. These include:

- **Purchasing the land:** The unlawful occupier may be given the opportunity to purchase the land they are unlawfully occupying, effectively legalising their occupation.
- **Entering into a leasing agreement:** The unlawful occupier may enter into a leasing agreement with the council, which would allow them to legally occupy the land for a specified period under certain conditions (maximum 3 years).
The annual application fee and annual charge per square meter is



10.4 – ATTACHMENT 1. Discontinued Land - Policy FINAL FOR COUNCIL MEETING

Discontinuance of Roads Policy

documented in the annual Budget – Fees and Charges. The offer of a lease agreement will be at the discretion of council.

- **Removal of assets and un-occupying the land:** The unlawful occupier may choose to remove any assets they have on the land and cease their occupation.

These options will be considered on a case-by-case basis and are subject to the approval of the council. In cases where these options are not feasible or if the unlawful occupation continues, the council reserves the right to take further legal action.

Whitehorse City Council will regularly monitor its roads, right of ways, and reserves to prevent unlawful occupations. This includes regular inspections and audits of Council land.

5. Relevant Legislation and Policies

This policy is compliant with, and should be read in conjunction with, the following legislation and policies:

- Local Government Act 1989 (Victoria)
- Local Government Act 2020 (Victoria)
- Road Management Act 2004 (Victoria)
- Planning and Environment Act 1987 (Victoria)
- Subdivision Act 1988 (Victoria)



10.4 – ATTACHMENT 1. Discontinued Land - Policy FINAL FOR COUNCIL MEETING

Discontinuance of Roads Policy

Appendix 1 - Process

Stage	Detail
Initiation	An application is submitted by a resident (an abutting property owner), or an internal enquiry is made to determine if the road is suitable for discontinuation and no longer required for public use.
Public Use Test	<ul style="list-style-type: none"> the nature and extent of the present and past use of the road. the likelihood of the road being required for ongoing and future use, both vehicle and pedestrian. Section 9 of the <i>Road Management Act 2004</i>;
Review	The application is reviewed, and due diligence is undertaken. This includes verifying the ownership of the road and assessing the impact of discontinuation.
Consultation	Consultation is conducted with all necessary internal Council departments and Statutory Authorities regarding the sale. This includes gathering information on required easements.
Valuation	A market valuation of the land is obtained by a qualified property valuer appointed by the Council. The valuation is based on the current market rates, location, and size of the land.
Engagement	The Council engages with abutting property owners to establish their support. This includes sending letters to the property owners, conducting meetings if necessary, and documenting their responses.
Offer	Letter of Offer(s) are sent to abutting property owners seeking commitment to purchase. The offer includes the valuation price, terms and conditions of the sale, and a deadline for response.
Recommendation	A Council report is tabled recommending discontinuation and sale of the road. The report documents the process undertaken and recommends the commencement of the statutory process.
Notice	A Public Notice is given both in The Age newspaper and published on the Council website. A copy of the public notice and explanatory letter are sent to property owners/occupiers of all nearby properties along with other people who may be impacted.
Decision	A Council report is tabled documenting any objections or submissions from the public notice. The Council reviews all submissions and the report before deciding.
Purchase	An offer to purchase is made to abutting property owners. Deposits are paid as required.
Sale	The land is sold to the abutting property owners.



10.5 **2023/24 Q3 Quarterly Performance Report**

Attachment 1 23 2024 Q3 Quarterly Performance Report

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report



WHITEHORSE Quarterly Performance Report 2023/24

January – March 2024



10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report

Acknowledgement of Traditional Owners

Whitehorse City Council acknowledges the Wurundjeri Woi Wurrung people of the Kulin Nation as the traditional owners of the land.

We pay our respects to their Elders past, present and emerging.

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report

CONTENTS

1	Quarterly Highlights	3
2	Performance against the Council Plan 2021-2025 - Overview	5
3	Continuous Improvement Program	6
4	Capital Works Report	8
5	Financial Report	18

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report

QUARTERLY HIGHLIGHTS



In February, the [Box Hill Community Arts Centre](#) introduced its first group of eight volunteers. They will be assisting with visitor services, exhibitions, studios, and special projects. Volunteers are key players, especially evident during our collaboration with the Hispanic Society of Victoria for Cultural Diversity Week (18-24 March 2024).



**BOX HILL
COMMUNITY
ARTS CENTRE
VOLUNTEERS!**

INTERNATIONAL WOMEN'S DAY EVENT



On Thursday, March 7th, Council staff gathered for a morning tea and presentation. Guest speaker Stacey Currie shared her journey from advertising to empowerment, inspiring us with her life's story. We also reviewed our Gender equality Action Plan (2022/26), reaffirming our commitment to removing barriers for women. Special thanks to our Workforce Days of Significance Working Group for organising the event.



CULTURE FEST!



Strathdon House served as the esteemed venue for Culture Fest during the 2024 Cultural Diversity Week. Collaborating closely with the festivals team and Community Development. It was a successful celebration spotlighting the rich tapestry of communities within Whitehorse. Attendees were able to participate in historical house tours, guided excursions through the Kitchen Garden, and engaging activities tailored for children within the Packing Shed.

WHITEHORSE
JOINS THE
SOLAR SAVERS
PROGRAM!

Whitehorse has joined 16 other Victorian Councils to deliver the [Solar Savers](#) program to support homeowners, renters, landlords and businesses install solar panel and battery systems!

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report

QUARTERLY HIGHLIGHTS



THE ROUND

Since the beginning of 2024, [The Round](#) has presented eight season shows, including sold-out performances by Michael McCormick and the Melbourne Symphony Orchestra. They've offered three residencies to local companies to develop new works, set to tour this year. The Round has hosted high-profile clients like Eastern Health, Eastern Alliance for Sustainable Learning, and others, even hosting its first wedding in February!



TAMIL FESTIVAL AUSTRALIA

The [Tamil Festival Australia](#) 2024, held on January 27 at Nunawading Community Hub and Tunstall Park, attracted approximately 8,000 attendees. The event celebrated Tamil culture and heritage with displays of ancient artifacts, group presentations, and a traditional wedding ceremony. Mayor Denise Cosentino, Councillors, and State and Federal ministers attended, receiving excellent feedback from organisers, who valued support from the Leisure Facilities and Events teams.



MEGA AQUA POOL PARTY

[Aqualink](#) presented a Mega Aqua Event on 21 January, welcoming 95 participants over 2 aqua aerobics classes with six instructors taking them through their paces. Positive feedback was received by many members who enjoyed the energy and fun experienced in the classes.



WHITEHORSE YOUTH REPRESENTATIVE COMMITTEE!



The Whitehorse Youth Representative Committee presented their [2023 Annual Report](#) to the Council, focusing on their efforts to support local youth, including their Cyber Safety Project. The Council unanimously endorsed their recommendations, action plan, and recognised the importance of cyber safety and mental health for young people in future initiatives!

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report

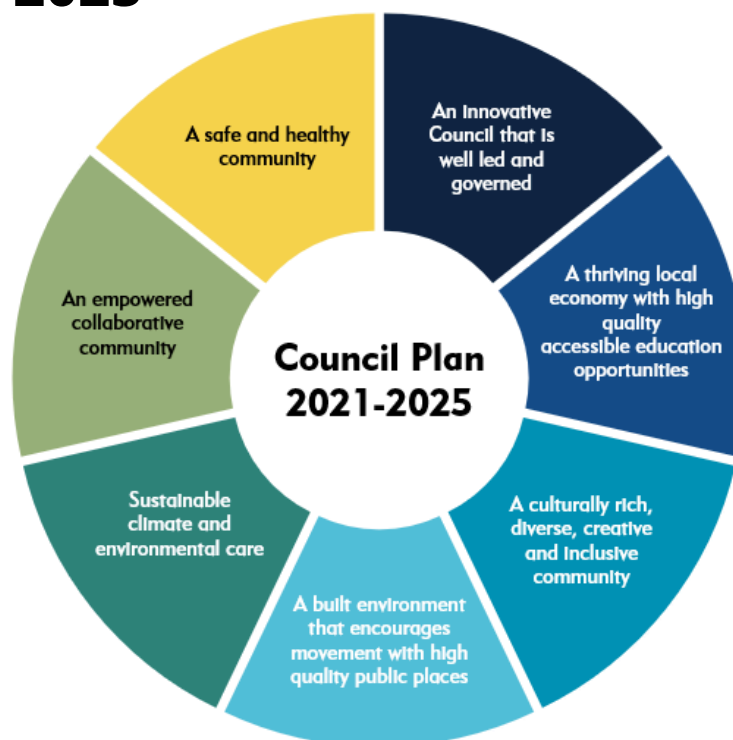
QUARTERLY PERFORMANCE REPORT

QUARTER 3 2023/24

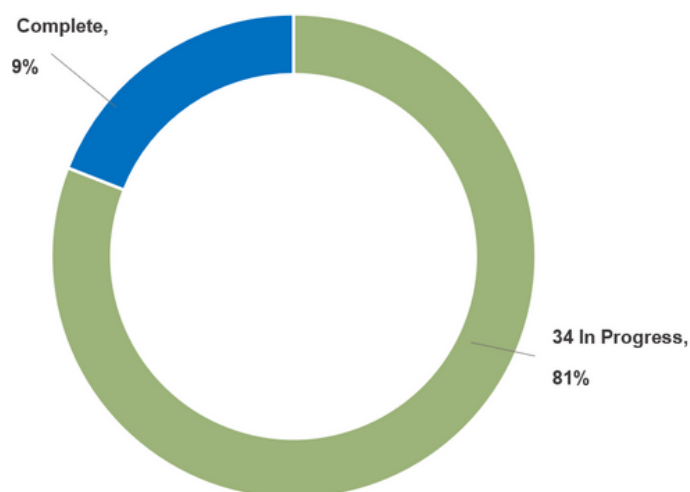
PERFORMANCE AGAINST OUR COUNCIL PLAN 2021-2025

Our Council Plan 2021–2025 outlines the seven (7) strategic directions and related objectives for Council to work towards over the next four years to achieve the Whitehorse 2040 Community Vision.

The Quarterly Performance Report provides transparency to our community by providing an update on Council's activities and performance the quarter.



PROGRESS STATUS OF ACTIONS



In the 2023/24 Financial Year, Council will be reporting on 42 Actions.

This quarter reported:

Completed:	8
In Progress:	34
Monitor (at risk of/or is falling behind):	0
Deferred (on hold until further notice):	0
Not Started:	0
Closed:	0

Council Plan Actions– Are annual actions that will directly contribute to the achievement of the objectives in the Council Plan 2021-2025

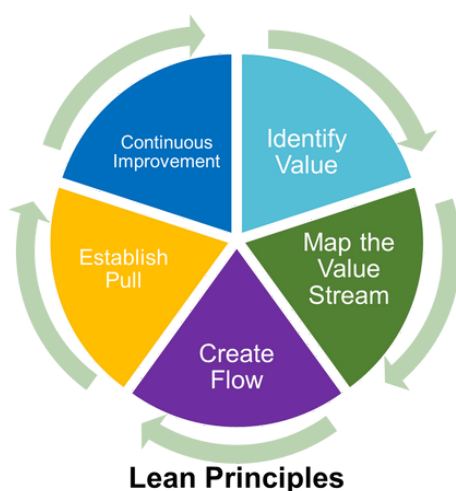
10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report



CONTINUOUS IMPROVEMENT

Our Continuous Improvement Program aims to provide a consistent customised methodology to support an engaged organisational culture of continuous improvement with reportable benefits for our Community.

Our Continuous Improvement Program offers training to staff customised for Whitehorse based on primarily Lean Principles that provide a consistent methodology and framework adaptable to the diversity of services Council offers.

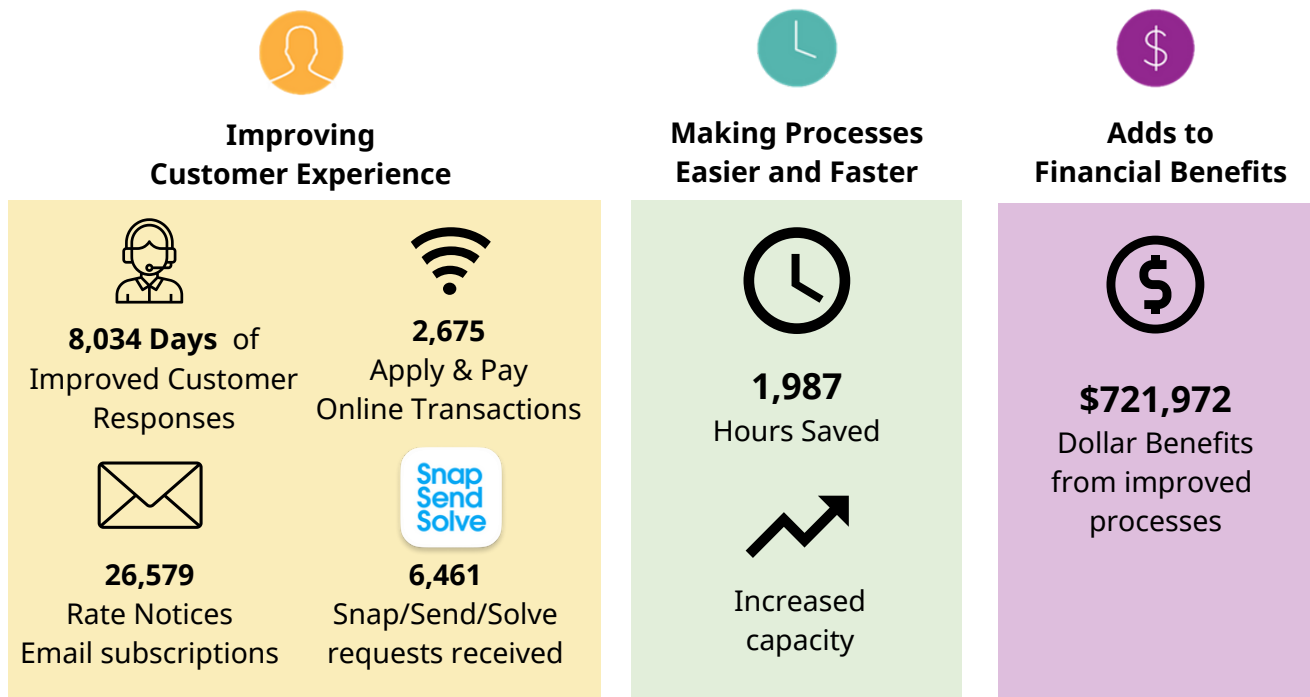


The existing 27 Whitehorse improvement champions have an active ongoing commitment to our Continuous Improvement Program to identify and improve processes, embed the technology made available through the Digital Technologies, increase capacity through hours saved and overall improve the customer experience. This approach increases our capacity to deliver ongoing business improvements embedded within business units with reportable benefits to our community.

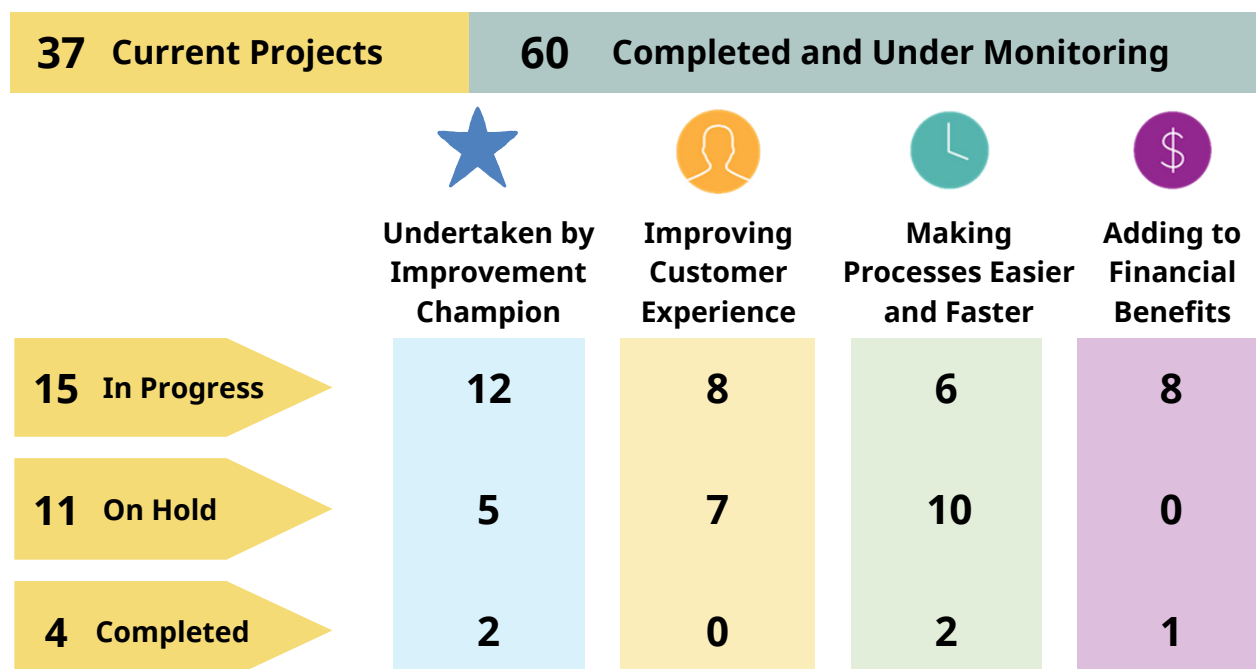
Ongoing improvement to service delivery for our community continued to see positive benefits as it relates to our three types of efficiencies: improving customer experience; making the process easier and faster; and financial savings.

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report

Summary of Benefits January 2024 – March 2024

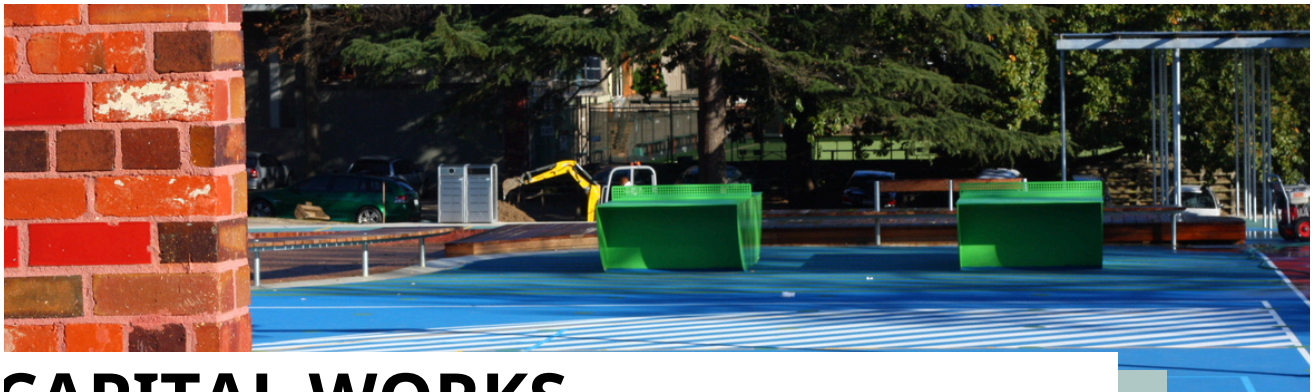


Continuous Improvement Projects linked with the core streams: Quarter 3 2023/24 Status



*Some projects are linked with multiple streams

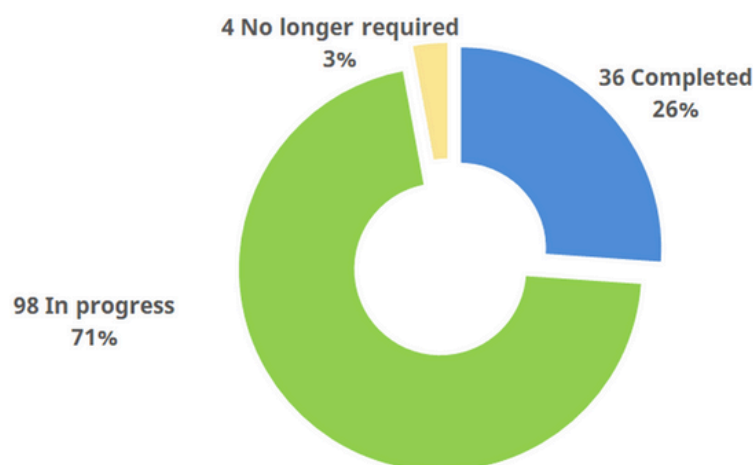
10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report



CAPITAL WORKS

The 2023/24 Capital Works Program includes 138 projects and programs to be delivered over the financial year. The adopted capital expenditure budget is \$50.23M. As at 31 March, the forecast capital expenditure for 2023/24 has been revised to \$52.30M. This includes the addition of \$13.84M carry forward funding from 2022/23, \$1.15M of funds brought forward, and a net increase of \$421k from grants and other adjustments and is reduced by \$11.41M of funding identified for carry forward into 2024/25 or future years and \$1.93M of surplus funds that are not required.

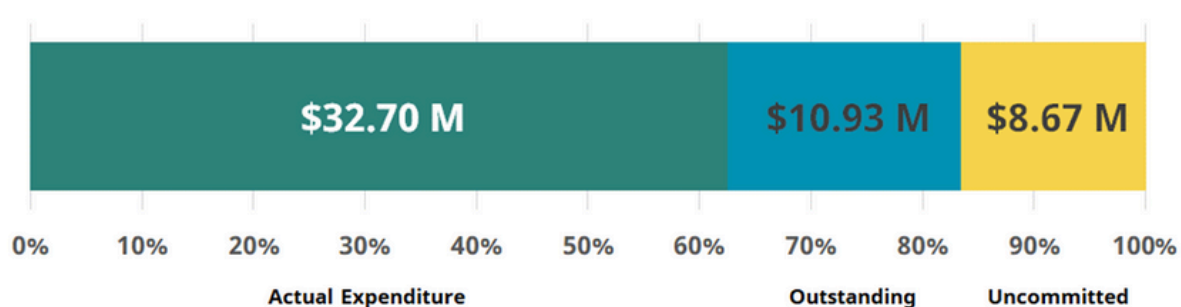
Capital Works Program Project Status Snapshot



Capital Works Program Expenditure Snapshot

As at 31 March 2024

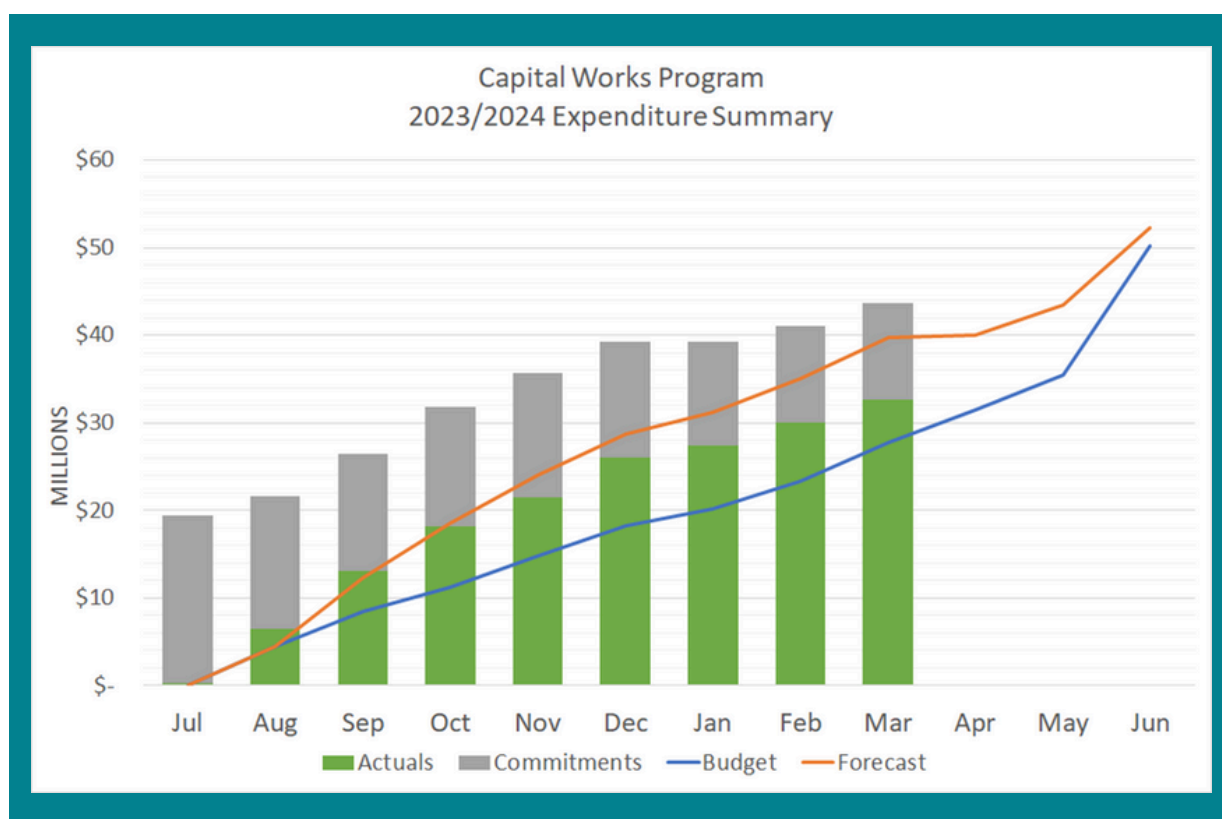
\$52.30m Full Year Expenditure Forecast



10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report

Capital Expenditure

At 31 March, year to date expenditure was \$32.70M, which was \$4.89M ahead of the budgeted expenditure of \$27.81M. This variance is predominantly due to carried forward expenditure from 2022/23 on the redevelopments of The Round (\$4.13M), Morack Golf Course (\$2.09M) and the Vermont South Bowls Club extension (\$1.12M), partly offset by a timing difference on the Local Roads Rehabilitation Renewal Program (\$1.74M). There was \$43.63M in project commitments at the end of the third quarter, as shown by the March column on the graph below.



The blue line indicates the cumulative adopted budget expenditure for the year, totalling \$50.23M. The orange line indicates the cumulative revised forecast expenditure of \$52.30M, which includes \$13.84M funding carried forward from 2022/23 projects, \$1.15M of funds brought forward from 2024/25 or future year allocations, and \$972k of additional grants and contributions income. These increases are partly offset by a \$11.41M reduction due to funds identified to be carried forward to 2024/25 or future years, \$276k of funding transferred to the operating budget, a \$150k reduction in vehicle sales, \$125k of unused reserve funding and \$1.93M savings expected across the program.

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**Capital Expenditure by Asset Category**

ASSET CATEGORY	YTD ACTUAL 000's	YTD BUDGET 000's	YTD VARIANCE 000's	ANNUAL BUDGET 000's	NEW ANNUAL FORECAST 000's	Q3 FORECAST CHANGE 000's	NOTES
PROPERTY							
Land	-	-	-	3,000	3,000	-	
Buildings	15,078	8,622	(6,456)	13,087	17,677	(2,425)	1
Buildings Improvements	3,154	3,592	438	4,837	5,695	(275)	2
TOTAL PROPERTY	18,231	12,214	(6,018)	20,924	26,372	(2,700)	
PLANT & EQUIPMENT							
Plant, Machinery and Equipment	1,497	1,416	(81)	4,813	2,551	(940)	3
Fixtures, Fittings and Furniture	293	587	293	656	580	(80)	4
Computers and Telecommunications	685	885	200	1,235	1,244	(166)	5
TOTAL PLANT & EQUIPMENT	2,475	2,887	412	6,704	4,375	(1,186)	
INFRASTRUCTURE							
Roads	2,473	3,699	1,226	5,480	6,862	580	6
Bridges	-	25	25	50	-	-	
Footpaths and Cycleways	3,440	2,704	(736)	4,477	4,607	139	7
Drainage	1,238	1,306	68	2,200	1,925	(330)	8
Recreational, Leisure and Community Facilities	3,383	2,445	(939)	5,803	4,627	(453)	9
Parks, Open Space and Streetscapes	1,343	1,871	528	3,673	2,739	(673)	10
Off Street Car Parks	118	658	540	920	795	(155)	11
TOTAL INFRASTRUCTURE	11,996	12,707	711	22,603	21,556	(892)	
TOTAL	32,702	27,808	(4,894)	50,232	52,304	(4,778)	

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**Capital Expenditure by Asset Category (cont.)****Notes:**

- (1) Buildings** expenditure was \$6.46M higher than YTD budget predominantly reflecting carried forward expenditure from 2022/23 for the redevelopments of The Round (\$4.13M) and Morack Golf Course (\$2.09M), and the Vermont South Bowls Club extension (\$1.12M).

The full year forecast has decreased by \$2.43M during the third quarter reflecting \$1.00m of savings on The Round Redevelopment and \$1.43M of funding proposed to be carried forward to 2024/25, mainly due to delays in scoping and finalisation of external funding on pavilion upgrade projects (\$940k), and to close out final works on The Round and Sportlink redevelopment projects (\$485k).

- (2) Building Improvements** expenditure was \$438k lower than YTD budget primarily due to timing differences in the Operations Centre Renewal Program (\$228k), Buildings Refurbishment and Component Renewal Program (\$109k), Mechanical Plant Replacement Renewal Program (\$88k). All three programs are expected to be fully expended by 30 June.

The full year forecast has decreased by \$275k during the third quarter mainly reflecting funding proposed to be carried forward to 2024/25 for the Advocacy Fund for Future Project Designs (\$100k), Civic Centre Renewal Program (\$100k) and fit out of the Old Mont Albert Station Building (\$80k).

- (3) The Plant, Machinery and Equipment** full year forecast has been decreased by \$940k during the third quarter reflecting funding proposed to be carried forward to 2024/25 for the Passenger Vehicle Changeover Renewal program which has been delayed to provide for a review of Council's Fleet Policy.

- (4) Fixtures, Fittings and Furniture** expenditure was \$293k lower than YTD budget reflecting timing differences across several programs, most significantly in the Aqualink Box Hill (\$168k) and Aqualink Nunawading (\$37k) Furniture and Equipment Renewal Programs, which are both expecting delivery of strength equipment in May.

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**Capital Expenditure by Asset Category (cont.)**

- (5) Computers and Telecommunications** expenditure was \$200k lower than YTD budget reflecting a mix of timing differences and the reallocation of funding to the operational budget for non-capital low value and subscription-based purchases in the End User Devices Renewal Program (\$96k), Software Licences Upgrade Program (\$65k) and Geographic Information System Upgrade Program (\$50k).

The full year forecast decreased by \$166k during the third quarter reflecting \$131k of funding reallocated to the operational budget in relation to the abovementioned programs, and a \$35k reversal of funding brought forward from 2024/25 for the Geographic Information System Upgrade Program that did not proceed.

- (6) Roads** expenditure was \$1.23M lower than YTD budget mainly comprising timing differences due to a later commencement of Package 2 works in the Local Roads Rehabilitation Renewal Program (\$1.74M) and four road reconstruction projects that are being delivered across Q3/Q4 (\$593k). This is partly offset by carried forward expenditure from 2022/23 on the Monash Street, Box Hill South Road Reconstruction (\$533K) which was delayed due to supply chain delays for drainage materials and increased expenditure in the Kerb and Channel Renewal program (\$370k), which is funded by reductions in other programs.

The full year forecast increased by \$580k during the third quarter reflecting funding reallocated from other asset classes, most significantly \$265k from the Drainage asset class to fund drainage works associated with the four road reconstruction projects, and \$250k from surplus funds in the Parks, Open Space and Streetscapes to provide additional funding for the renewal of kerb and channel, which has been impacted by significant unit rate cost increases this year.

- (7) Footpaths and Cycleways** expenditure was \$736k higher than YTD budget primarily reflecting earlier than planned works in the Footpath Renewal Program (\$678k) and earlier completion of the Poole Street Reserve boardwalk replacement in the Footbridge and Path Structures and Parks Renewal Program (\$371k). This is partly offset by a timing difference in the Easy Ride Routes Upgrade Program (\$228k) which has been impacted by delays in finalising designs.

The full year forecast increased by \$139k during the third quarter mainly reflecting \$250k of additional funding for the Footpath Renewal program, funded by surplus funds in the Parks, Open Space and Streetscapes asset class, partly offset by \$50k funding transferred to the Road Safety Program and \$50k of grant funding proposed for carry forward to 2024/25 in the Easy Ride Routes Upgrade Program.

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**Capital Expenditure by Asset Category (cont.)**

- (8) The **Drainage** full year forecast decreased by \$330k during the third quarter reflecting \$265k of funding transferred to the Roads asset class to fund the drainage works associated with four road reconstruction projects, and \$65k of funding proposed for carry forward to 2024/25 for the Hamilton Street, Mont Albert Drainage upgrade which has been delayed awaiting completion of a traffic study and local consultation.
- (9) **Recreational, Leisure and Community Facilities** expenditure was \$939k higher than YTD budget mainly reflecting increased expenditure on the Vermont Reserve Sports Field Ground Renewal (\$535k), which is offset by income from a State Government grant and unrequired funding redirected from other programs, unbudgeted grant funded expenditure to install lighting on Hagenauer Reserve Athletics Track (\$352k), and carried forward expenditure from 2022/23 on the Morack Golf Course Improvements Program (\$108k).

The full year forecast was reduced by \$453k during the third quarter predominantly reflecting \$324k of surplus funding in the Sports Field Floodlighting Renewal Program and Koonung Reserve Sports Field Lighting Project, plus a \$100k increase in the proposed carry forward of funding to 2024/25 for the Ballyshannassy Reserve Sport Field Lighting project, which has been impacted by design challenges in trying to achieve the best outcome for the community.

- (10) **Parks, Open Space and Streetscapes** expenditure was \$528k lower than YTD budget mainly due to a \$184k decrease in expenditure on the Nunawading Shopping Centre Streetscape Renewal project, which has been impacted by approval delays for design and traffic management requirements and will now be completed over two financial years. The remainder of the variance reflects small timing differences variances spread across several projects in Parks which have been impacted by delays due to wet weather or contractor availability.

The full year forecast decreased by \$673k during the third quarter mainly reflecting a reallocation of \$500k funding from the Streetscape Renewal Program towards the Footpath and Kerb and Channel Renewal Programs, due to the abovementioned delay in the Nunawading Shopping Centre streetscape which will now be completed over two financial years. Other significant adjustments include \$115k of further savings from Streetscape Renewal Programs and \$75k of funding proposed to carry forward to 2024/25 for the Hamilton Street, Mont Albert Streetscape Upgrade Design which been delayed awaiting completion of a traffic study and local consultation.

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**Capital Expenditure by Asset Category (cont.)**

- (11) Off Street Car Parks** expenditure was \$540k lower than YTD budget mainly reflecting a timing difference on the Box Hill Bowls Site Car Park (\$457k), which is currently in design stage, and a decrease in expenditure in the Sealed Carpark Works Renewal program (\$121k).

The full year forecast decreased by \$155k during the third quarter reflecting savings in the Sealed Carpark Works Renewal Program due to a change in the scope of works for the year, \$50k of which has been reallocated to the operational budget to fund the demolition of a vacant community building that is no longer fit for purpose.

Quarter 3 Capital Works Program Highlights**Yarran Dheran Nature Reserve Path Upgrades****COMPLETED**

More than 1.2 kilometres of gravel paths in Yarran Dheran Nature Reserve were upgraded in January with stabilised Castella material at a cost of \$77k. The new material will reduce path damage from stormwater runoff and inundation issues, reducing maintenance requirements and improving the park user experience. Similar upgrades of paths in Cootamundra Walk Reserve, Blackburn were completed during March.

Before:**After:**

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**Quarter 3 Capital Works Program Highlights****Vermont South Bowls Club Extension** **COMPLETED**

A renovation and extension of the Vermont South Bowls Club to increase the indoor capacity of the clubrooms and provide accessibility improvements, was completed in March 2023. Works included an extension of the main function space, provision of new bar area, meeting room, external decking, external access ramps and steps. The project costs to 31 March 2024 totalled \$2.72M and are partly funded by funding contributions from the Federal Government (\$300k) and the club (\$150k).

**Wood Park Path Upgrade** **COMPLETED**

An upgrade of the pedestrian path in Wood Park, which provides a connection between Wood Street and Mount Pleasant Road in Nunawading, has been completed during March for a cost of \$62k. The old gravel surface was prone to flooding during a rain event and often water logged during the winter months. The path has been replaced with a wider, concrete pathway, providing a safer, more accessible path for all park users.

Before:**After:**

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**Quarter 3 Capital Works Program Highlights (cont.)****COMPLETED****Lundgren Chain Reserve Sports Court Renewal**

The old asphalt basketball pad located in Lundgren Chain Reserve, west of Station Street Burwood has been upgraded in March for a cost of \$49k. The old court has been replaced with a larger concrete playing surface, replacement basketball ring and the addition of a new netball ring to appeal to a broader range of users.

In progress:**After:****Vermont Reserve Sports Field Ground Renewal****COMPLETED**

The Vermont Reserve sports field has been renewed due to the age of the existing infrastructure. Works included renewal of the boundary fencing, irrigation, drainage, and turf surface, a small extension to the sporting field length and width, provision of safety netting behind goals, addition of a concrete perimeter footpath, and synthetic cricket wicket run ups to reduce ongoing maintenance costs. Works were completed between September and February for a total cost of \$2.03M and were followed by a turf establishment period before the field is reopened for use from mid-April.



10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**Quarter 3 Capital Works Program Highlights (cont.)****New Raised Pedestrian Crossings in Box Hill** **COMPLETED**

Two new raised pedestrian crossings have recently been constructed in Box Hill at the intersections of Station Street / Ashted Road and Station Street / Oxford Street. By reducing vehicle speeds and enhancing pedestrian visibility and accessibility, the new crossings ensure safer journeys for all.

Completed in February, the comprehensive works cost \$302k and included:

- Installation of the raised pedestrian crossing
- Removal and replacement of kerb and channel
- Enhancing footpaths
- Improving drainage systems
- Installing new signage and line markings

These improvements were implemented as part of the Box Hill Integrated Transport Strategy, making our streets safer and more pedestrian-friendly.

Station Street / Ashted Road, Box Hill raised pedestrian crossing

Before:



After:



10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report

FINANCIAL REPORT

FINANCIAL ANALYSIS

for the period ending 31 March 2024

Executive Summary

The year to date (YTD) financial result as of 31 March 2024 was a surplus of \$43.26m, \$8.21m favourable to the YTD Adopted Budget. The YTD surplus result per the budget is due to the striking of full year annual rates in August 2023, which will reduce over the course of the year as Council delivers services to the community.

Income was \$5.79m higher than budget primarily reflecting higher than budgeted interest income (\$2.71m), monetary contributions (\$1.97m), operating grants (\$943k), rates and charges (\$898k) and other income (\$1.18m), partially offset by lower than budgeted user fees (\$1.76m). Expenditure was \$2.42m below budget mainly relating to lower materials and services expenditure (\$2.78m), lower written down value on assets disposed (\$606k favourable to budget), lower employee costs (\$457k) and other expenses (\$478k), partly offset by higher depreciation (\$1.95m). Further explanations of significant variances are provided and detailed in the report.

Council revised the 2023/24 annual forecast in August to reflect final carry forwards of unspent funds from 2022/23 into 2023/24 (net impact \$546k). After adjusting for carry forwards, the revised full year forecast in August 2023 was a surplus of \$3.44m, compared to the \$3.98m annual Adopted Budget.

A subsequent review of the annual forecast was completed in January 2024, projecting the year-end result of \$5.07m surplus, \$1.63m favourable to the August forecast and \$1.08m favourable to the 2023/24 Adopted Budget.

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**Year to date result**

As outlined in the above Executive Summary, the actual year to date (YTD) result at 31 March 2024 was a surplus of \$43.26m, \$8.21m favourable to YTD Adopted Budget. The significant variances were:

(1) Rates and charges were \$898k above budget, with a key driver being higher than budgeted waste service charge income (\$484k) as a result of changes in bin numbers and an increase in properties utilising FOGO (note that this increase will be offset by corresponding FOGO processing costs related to the additional FOGO utilisation) and higher than budgeted penalty interest on rates (\$384k).

(2) Statutory fees and fines were \$396k less than year to date budget, mainly due to reduced fee income with City Planning and Development (\$571k) driven by lower planning permit application fees (\$845k), offset in part by increased building report and consent fees (\$382k). This has been further offset by increased parking related income (\$152k) due mainly to a full complement of resources from January 2024.

(3) User fees were \$1.76m unfavourable to budget mainly relating to the following variances:

- *City Services* was \$935k below budget, driven by lower than budgeted commercial account customer fees (\$1.88m), partly offset by higher residential casual customer fees (\$954k) within Recycling and Waste Centre. The combined fees have been reduced by \$900k in the January forecast.
- *Health & Family Services* was \$923k under budget, predominantly driven by lower than budgeted childcare fees in WELS (\$978k). This reduction has been partly offset by a \$425k increase in childcare subsidies under Operating Grants.
- *City Planning & Development* was \$394k under year to date budget driven by lower than budgeted Construction Management Plan (CMP) income (\$391k). This is due to CMP income being budgeted under Community Safety, with the full year forecast being adjusted accordingly.

These unfavourable variances were partly offset by:

- *Community Safety* was \$444k above budget, mainly reflecting increased animal registration fees (\$202k) due to timing difference against budget phasing, and higher meter and bay hire parking fees (\$201k) as a result of increased on-street parking bays booked for SRL and LXRP project works.

(4) Operating Grant income was \$943k above budget, primarily reflecting higher than budgeted childcare subsidies (\$425k), additional government funding related to an extra month of service provision under the Commonwealth Home Support Programme (\$368k), and \$187k related to the finalisation of the 2023/24 Victorian Local Government Grants Commission (VLGGC) allocations (unbudgeted).

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**Year to date result (cont.)**

(5) Capital Grant income was \$249k more than budget, mainly due to carry forward grants from 2022/23 related to Monash Street - Box Hill South Road reconstruction project (\$287k; project delivery impacted in 2022/23 by supply chain shortages) and higher North East Link Program (NELP) funding against phased budget for Elgar Park South Sportsfields surface and lighting upgrades (\$246k). This favourable variance was partly offset by no grant income to date for the NELP funded Frank Sedgman Reserve Playground (\$299k), with the project being partly deferred to 2026/27 to allow for broader site planning to be completed.

(6) Contributions – monetary was \$1.97m higher than budget primarily relating to the earlier than expected receipt of public open space contributions (\$1.16m above budget; largely reflecting the receipt of \$1.7m in November for a large development site at 845 Whitehorse Road), plus unbudgeted Development Contributions Plan (DCP) income (\$576k) with the new scheme coming into effect from 21 December 2023, and unbudgeted capital contributions related to Morack Golf Course (\$197k).

(7) Interest on investments was \$2.71m higher than budget due to favourable interest rates on investments compared to the budgeted rate.

(8) Other income was \$1.18m favourable to budget, with key factors including higher than budgeted reimbursement income within Major Transport Projects (\$308k) related to the lump sum reimbursement for Union Station project current and prior year expenditures incurred since the inception of the project (2021-2024), additional \$166k energy efficiency rebates relating to the street lighting changeover project (budgeted in 2022/23 but not received until July 2023), unbudgeted recycling income related to the Container Deposit Scheme (\$128k), increased debt and legal cost recoveries on parking infringements (\$125k) and a number of other smaller favourable variances. These variances were partly offset by lower rental income related to Morack Golf Course (\$137k) due to later than scheduled opening of the redeveloped facility plus a first-month free rental incentive offering, and a timing delay related to payment by the State Revenue Office of the Fire Services Property Levy (FSPL) administration funding (\$97k), which is expected to finalise in May.

(9) Employee costs were \$457k favourable compared to YTD budget primarily reflecting:

- Lower than budgeted salaries (\$1.52m, including casuals) as a result of vacancies across the organisation and delays in recruitment. The most significant variances relate to City Planning and Development (\$982k, mainly in Statutory Planning due to delays in recruitment impacted by the departmental service review process and challenges in filling vacant positions, with several roles being appointed in February), Health and Family Services (\$631k, mainly in WELS \$710k), Leisure and Recreation Services (\$291k), Positive Ageing (\$218k), Change and Continuous Improvement (\$200k), Major Projects (\$183k) and Property and Leasing (\$155k). These favourable variances were partly offset mainly by higher salaries related to Home and Community Services (\$344k) due to an extra month of service provision, and People and Culture (\$166k) as a result temporary support related to legislative and governance projects.

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**Year to date result (cont.)**

- Training and development costs were \$440k lower than budget to date, with \$300k training in the pipeline to be delivered before the end of the financial year, and
- Lower than budgeted apprenticeship costs (\$114k) and workcover premium (\$85k).
- The above-mentioned favourable variances were partly offset by increased agency salaries (\$1.82m) to backfill vacant positions, mainly relating to Health and Family Services at WELS (\$564k), Information Technology (\$403k, offset by lower materials and services expenditure), Recreation Services (\$338k, mostly offset by lower materials and services expenditure), City Services (\$236k), Parks and Natural Environment (\$175k) and Finance (\$114k).

(10) Materials and services were \$2.78m lower than budget, with the most significant variances being:

- *Information Technology* expenditure was \$1.31m lower than budget largely reflecting lower IT Foundational Plan expenditure to date (\$790k), and lower materials and services costs related to the ERP Project (\$556k; offset by \$602k in higher employee costs) due to the extension of the ERP Support Team to 30th June 2024.
- *Transformation Department* was \$1.08m below budget predominantly due to lower project costs associated with the Technology Transformation project (\$718k) and Strategic Property project (\$348k), due to resourcing delays impacting on project commencement and progress.
- *Community Safety* was \$754k favourable compared to budget primarily related Parking Services (\$752k), with key variances including lower than budgeted Fines Vic lodgement fees (\$271k) primarily due to timing difference in budget phasing, lower contracts and services costs (\$258k) due to delayed commencement of the After-Hours Parking contract (October 2023), and lower inground sensors contract costs (\$100k) primarily due to delayed installation.
- *Engineering & Investment* were \$460k below budget, primarily relating to Street Lighting (\$264k) mainly due to timing against planned budget phasing for electricity costs, lower contracted services in Investment and Economic Development (\$63k) and a number of other smaller favourable variances across the department.
- *City Planning and Development* were \$419k less than budget, predominantly reflecting lower contracts and services for Heritage advice and studies (\$151k) and lower project costs for Phase 2 of Nunawading Megamile East, Mitcham Structure Plan Review due to resourcing and project delays (\$121k) within Strategic Planning. In addition, Statutory Planning materials and services expenditure was \$228k lower than YTD budget including legal costs (\$114k) and contracts and services (\$85k).

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**Year to date result (cont.)**

- *Recreation Services* were \$315k less than budget mainly relating to lower project costs in Recreation and Open Space Masterplans (\$274k) due to project delays impacted by resourcing.
- *Finance* was \$302k below budget, largely related to lower contracted costs to date for Contract Management system improvements (\$159k), and lower expenditure in Rating primarily related to bank charges (\$81k) and legal costs (\$62k).
- *Arts & Culture* was \$266k below budget largely related to Box Hill Town Hall (\$125k) driven mainly by fewer bookings. The Round was overall \$67k under budget mainly due to later than expected venue handover by the building contractor. In addition, Box Hill Community Arts Centre was \$40k below budget primarily due to lower attendances at programmed courses.

The forementioned favourable variances were partly offset by:

- *Non-Departmental Unit* was \$1.92m unfavourable to budget, reflecting the Works in Progress (WIP) write-off expenditure for The Round redevelopment (\$1.90m) in relation to prior year project costs incurred in previous years and expensed in the current year due to not meeting the definition of assets or for being under the capital expenditure threshold.
- *City Services* were \$1.04m higher than budget, mainly relating to:
 - Drain Maintenance (\$538k) as a result of increased drainage maintenance requests predominately due to increased number of storms and unseasonal rainfall, which has been reflected in the latest January Forecast,
 - Waste Reduction and Recycling (\$511k) mainly relating to increased green waste collection costs (\$298k) and disposal costs (\$189k) as a result of changes in bin numbers and an increase in properties utilising FOGO (offset by higher waste service charge income). Hard waste collection costs to date have also been higher than budgeted (\$221k) due to an increase in bookings being received, particularly over the Christmas and New Year period,
 - Road and Pathway Maintenance (\$256k) due to cost escalation for maintenance works.
 - The above unfavourable variances were partly offset by Plant Maintenance (\$165k) mainly due to timing difference against budget phasing for plant registrations (\$125k) and lower vehicle insurance premiums (\$50k).

(11) Depreciation was \$1.95m over budget, primarily reflecting the revaluation of asset classes at the end of June 2023, with some assets being valued for the first time impacting depreciation estimates. Revised estimates have been reflected in the full year forecast.

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**Year to date result (cont.)**

(12) Net loss on disposal of assets was \$717k favourable to budget, mainly reflecting higher net gains on disposal of heavy equipment and vehicles (\$504k) and lower net loss in relation to the Silver Grove demolition (\$212k).

(13) Other expenses were \$478k below budget, driven predominantly by a timing difference against budget phasing in paying the Fire Services Property Levy for council properties (\$250k), lower Community Grants distribution (\$119k) and internal audit costs (\$77k) mainly due to timing.

Projected year-end result

Council adopted the 2023/24 budget at its Ordinary Meeting held on 26 June 2023, projecting a surplus of \$3.98m for the year.

Council revised the annual forecast in August 2023 to include the carry-forward of unspent funds from 2022/23 into 2023/24 (net impact \$547k), resulting in a revised surplus result for 2023/24 of \$3.45m.

The projected year-end result was further reviewed in January 2024 based on actual trends and anticipated changes. A surplus of \$5.07m is predicted, \$1.63m favourable to the previous forecast in August.

The January forecast reflects an increase of \$349k in income, driven mainly by increased interest income (\$2.9m), operating grants (\$1.24m), rates and charges (\$873k) and other income (\$595k), partly offset by reduction in capital grants (\$2.88m) due to shift (delays) in timing for various projects, and lower user fees (\$2.39m) mainly relating to reduced child care fees (\$1.19m) and Recycling and Waste Centre fees (\$900k). Expenditure was decreased by \$1.28m with the favourable variance predominantly relating to the reversal of bad and doubtful debts expense (\$1.63m) as a result of settlement of guaranteed income in relation to Watts Street and Harrow Street car parks, plus lower materials and services expenditure (\$1.26m) and employee costs (\$915k), partly offset by higher depreciation (\$1.88m).

Cash Position

Total cash and investments (including other financial assets) totalled \$216.24m at the end of March 2024, representing a \$19.62m increase since the start of the financial year.

Debtors

Council has collected \$116.18m or 81.59% of 2023/24 rate debtors as at 31 March 2024.

Sundry debtors outstanding at 31 March 2024 total \$3.72m, including \$1.35m outstanding over 90 days.

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report

Income Statement

For the period ending 31 March 2024

	YEAR-TO-DATE				FULL YEAR			
	Actual \$'000	Budget \$'000	Variance \$'000	Note	Budget \$'000	August Forecast \$'000	January Forecast \$'000	Forecast Change \$'000
Income								
Rates and charges	142,880	141,982	898	1	141,982	141,982	142,855	873
Statutory fees and fines	8,800	9,196	(396)	2	12,214	12,214	11,813	(401)
User fees	25,554	27,311	(1,757)	3	37,119	37,119	34,727	(2,392)
Grants Operating	5,939	4,996	943	4	6,500	6,650	7,890	1,240
Grants Capital	1,082	833	249	5	7,594	7,594	4,717	(2,877)
Contributions - monetary	5,656	3,688	1,968	6	5,000	5,000	5,411	411
Interest Income	6,042	3,334	2,708	7	4,500	4,500	7,400	2,900
Other income	4,065	2,890	1,175	8	4,235	4,235	4,830	595
	200,018	194,230	5,788		219,144	219,294	219,643	349
Expenditure								
Employee costs	61,563	62,020	457	9	81,747	81,747	80,832	915
Materials and services	53,533	56,310	2,777	10	82,115	82,811	81,547	1,264
Depreciation and amortisation	30,061	28,112	(1,949)	11	37,933	37,933	39,816	(1,883)
Net (gain)/loss on disposal of assets	2,992	3,709	717	12	3,626	3,626	3,990	(364)
Bad and doubtful debts	1,014	947	(67)		1,267	1,267	(215)	1,482
Contributions - Whitehorse Manningham Regional Library Corporation	5,843	5,864	21		5,864	5,864	5,864	-
Finance costs - leases	106	95	(11)		122	122	139	(17)
Other expenses	1,648	2,126	478	13	2,488	2,488	2,605	(117)
TOTAL EXPENDITURE	156,760	159,183	2,423		215,162	215,858	214,578	1,280
NET SURPLUS / (DEFICIT) FOR THE YEAR	43,258	35,047	8,211		3,982	3,436	5,065	1,629

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**Balance Sheet**

For the period ending 31 March 2024

	2023/24 31-Mar-24 \$'000	2022/23 30-Jun-23 \$'000
ASSETS		
Current assets		
Cash and cash equivalents	28,208	29,031
Trade and other receivables	34,651	15,597
Other financial assets	188,030	162,585
Other assets	5,361	5,858
Non-current assets held for sale	2,414	2,414
Total current assets	258,664	215,485
Non-current assets		
Other financial assets	-	5,000
Trade and other receivables	327	376
Investments in associates	6,556	6,556
Property, infrastructure, plant & equipment	4,264,995	4,266,671
Right-of-use assets	8,792	9,792
Intangible assets	686	973
Total non-current assets	4,281,356	4,289,368
Total assets	4,540,020	4,504,853
LIABILITIES		
Current liabilities		
Trade and other payables	8,993	22,708
Trust funds and deposits	24,692	15,153
Provisions	16,241	18,423
Unearned income/revenue	7,400	8,165
Lease liabilities	1,260	1,282
Total current liabilities	58,586	65,731
Non-current liabilities		
Provisions	1,736	1,736
Provision for investments in joint operation accounted for using the equity method	3,030	3,030
Lease liabilities	7,718	8,659
Total non-current liabilities	12,484	13,425
Total liabilities	71,070	79,156
Net assets	4,468,950	4,425,697
EQUITY		
Accumulated surplus	1,579,135	1,535,881
Reserves	2,889,815	2,889,816
Total equity	4,468,950	4,425,697

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report

Cash Flow Statement

For the period ending 31 March 2024

	31-Mar-24 \$'000 Inflows (Outflows)	Full Year Actual 30-Jun-23 \$'000 Inflows (Outflows)
GST inclusive		
Cash flows from operating activities		
Rates and charges	122,056	129,356
Statutory fees and fines	7,651	8,378
User fees	27,438	41,875
Grants - operating	5,821	25,401
Grants - capital	671	5,841
Contributions - monetary	5,904	6,091
Interest received	4,631	3,164
Other receipts	5,841	7,122
Net GST refund	6,977	14,311
Employee costs	(70,552)	(86,828)
Materials and services	(59,177)	(111,669)
Contribution expense - Whitehorse Manningham Library	(5,843)	(5,665)
Net trust funds taken/(repaid) ¹	9,540	1,007
Other payments	(1,785)	(2,987)
Net cash provided by (used in) operating activities	59,173	35,397
Cash flows from investing activities		
Payments for property, infrastructure, plant and equipment	(39,420)	(85,676)
Proceeds from sale of property, infrastructure, plant and equipment	937	1,119
Payments of loans and advances	-	2
Payment for investments	(188,030)	(167,585)
Proceeds from sale of Investments	167,585	225,681
Net cash provided by (used in) investing activities	(58,928)	(26,459)
Cash flows from financing activities		
Interest paid - lease liability	(106)	(159)
Repayment of lease liabilities	(962)	(1,368)
Net cash provided by (used in) financing activities	(1,068)	(1,527)
Net increase (decrease) in cash and cash equivalents	(823)	7,411
Cash and cash equivalents at beginning of the financial year	29,031	21,620
Cash and cash equivalents at end of the financial year	28,208	29,031

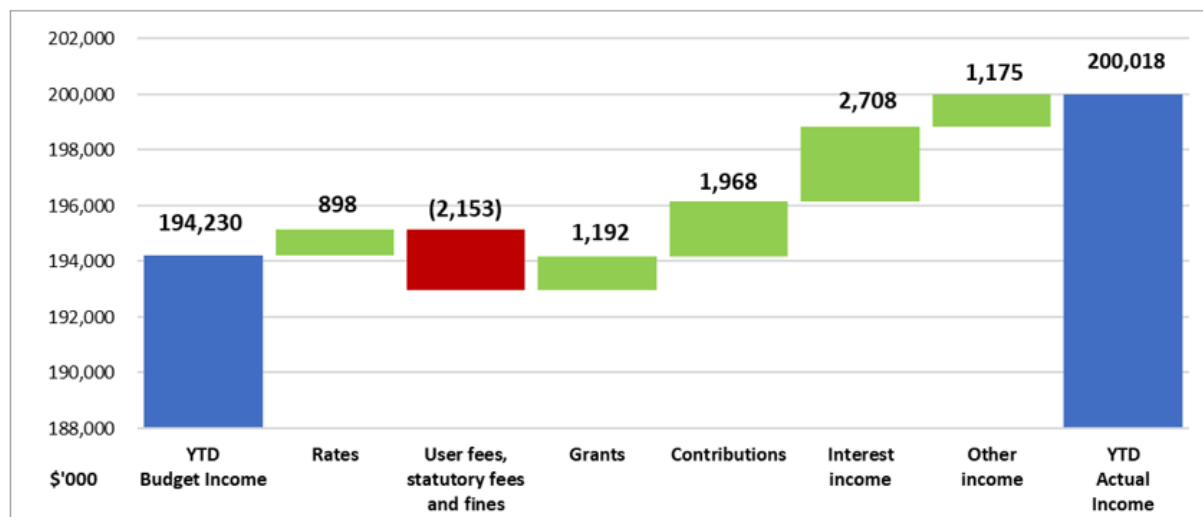
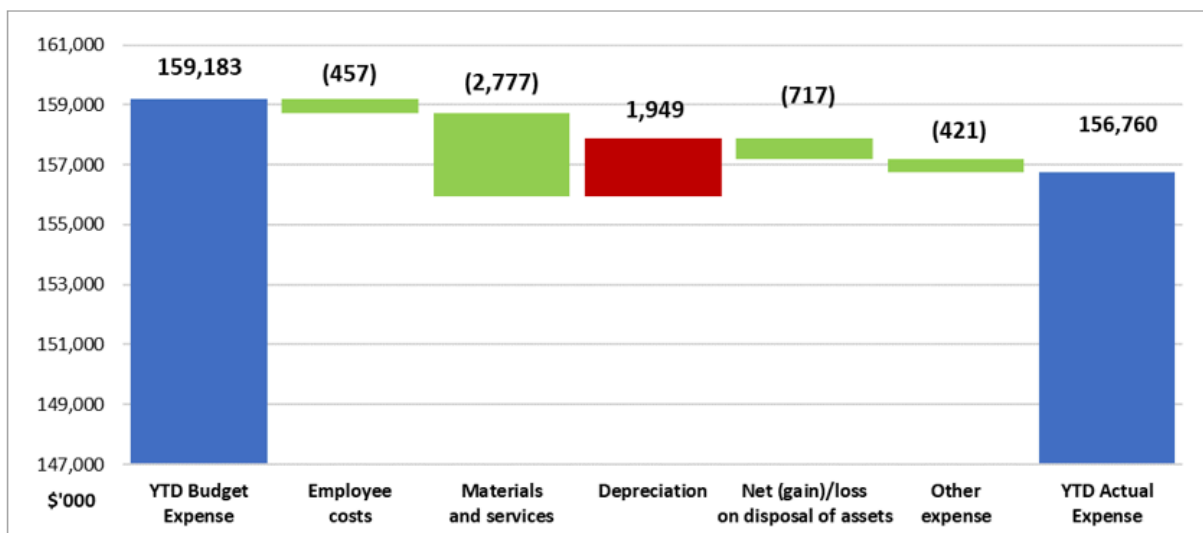
Note:

1. Trust funds and deposits includes the fire services property levy received which relates to the timing of fire services property levy and levy interest amounts received and subsequently remitted to the State Revenue Office over four payments.

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report

Operating Income and Expenditure

For the period ending 31 March 2024

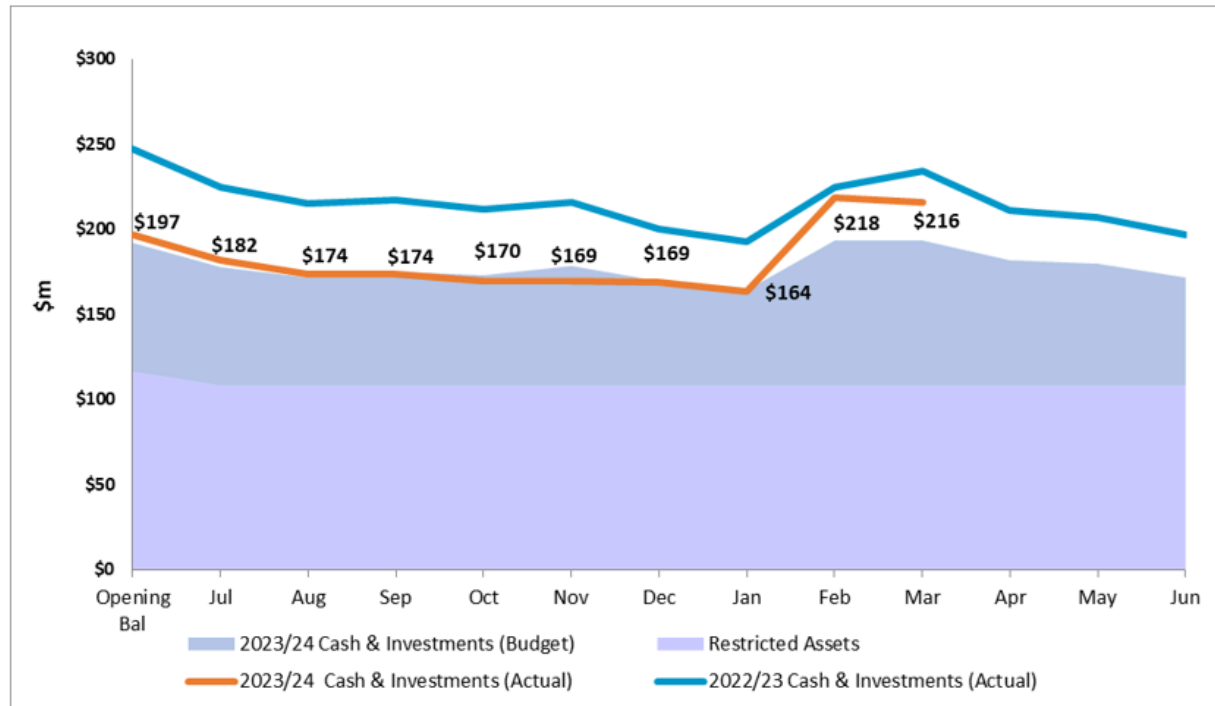
Graph 1.1: Year to Date Operating Income Variance**Graph 1.2: Year to Date Operating Expenditure Variance**

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report

Cash and Investments

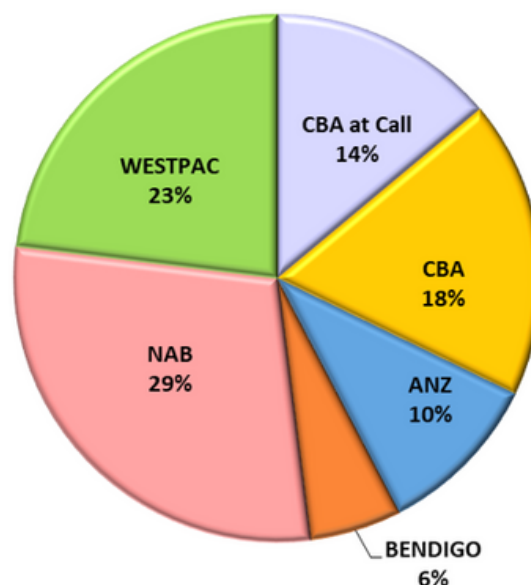
For the period ending 31 March 2024

Graph 2.1: Cash Flow Comparison



Note: Restricted Funds include cash that is subject to external restrictions such as trust funds and deposits, Public Open Space Reserve and the Car Parking Reserve. It also includes funds allocated for specific future purposes such as the Community Development Reserve, Waste Management Reserve, Art Collection Reserve, and the Energy fund reserve.

Graph 3.1: Investment by Institution

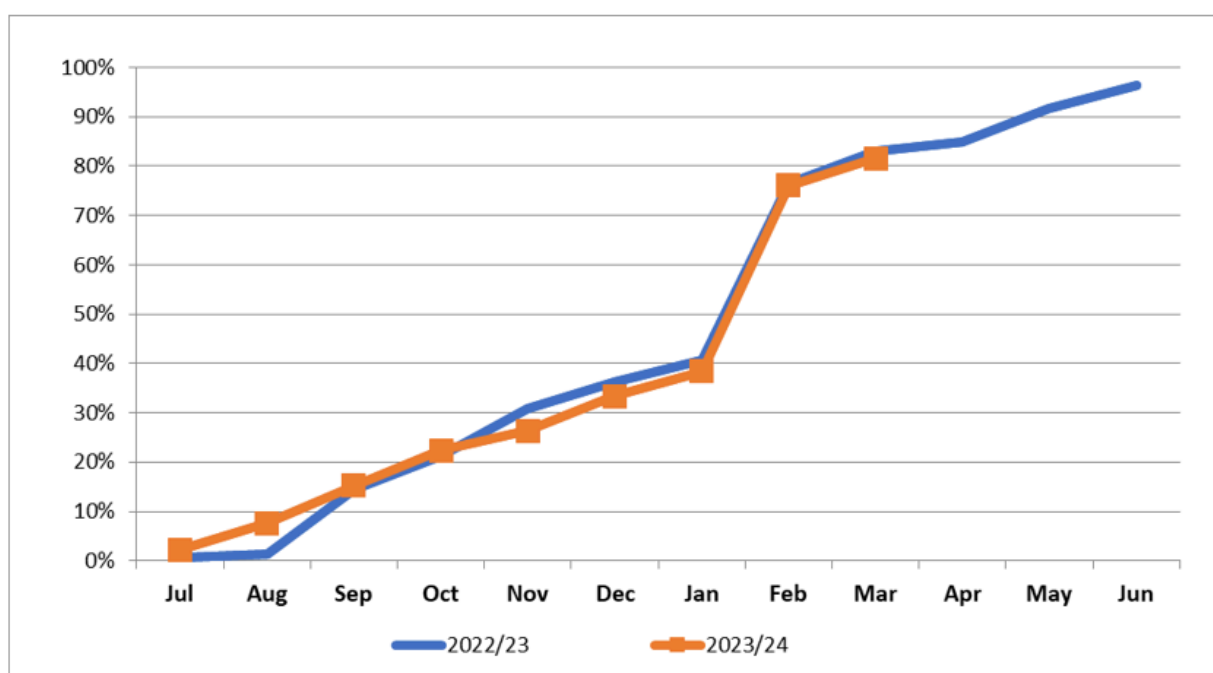


10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**Rate Debtors**

For the period ending 31 March 2024

Table 4.1: Current Rate Debtors

	31-Mar-24 \$'000	31-Mar-23 \$'000	29-Feb-24 \$'000
YTD Current Rates Collected (\$)	116,179	105,591	106,053
Current Rates Collected (%)	81.59%	82.94%	76.08%

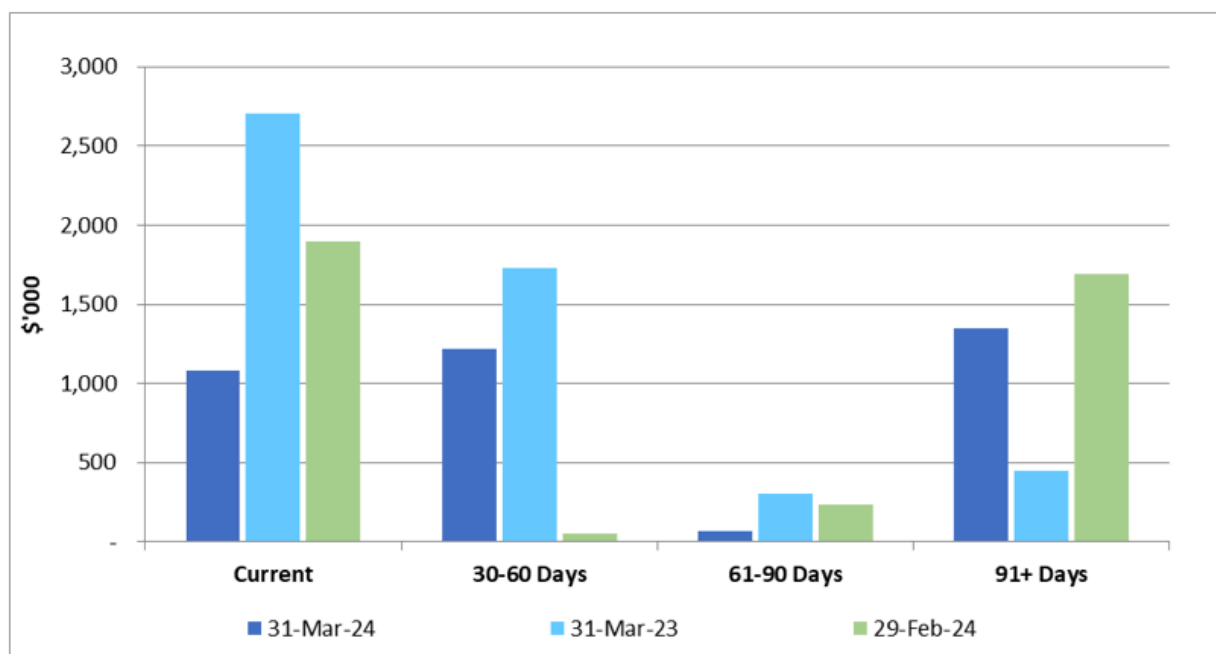
Graph 4.2: Percentage of Current Rates Collected

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**Sundry Debtors**

For the period ending 31 March 2024

Table 4.3: General and Sundry Debtors

	31-Mar-24	31-Mar-23	29-Feb-24
	\$'000	\$'000	\$'000
Current	1,083	2,708	1,898
30-60 Days	1,215	1,728	52
61-90 Days	69	303	231
91+ Days	1,350	450	1,690
Total Owing	3,716	5,189	3,872
Total over 60 days	1,419	753	1,922
% over 60 days	38.2%	14.5%	49.6%
Total over 90 days	1,350	450	1,690
% over 90 days	36.3%	8.7%	43.7%

Graph 4.4: General and Sundry Debtors – Aged Comparison

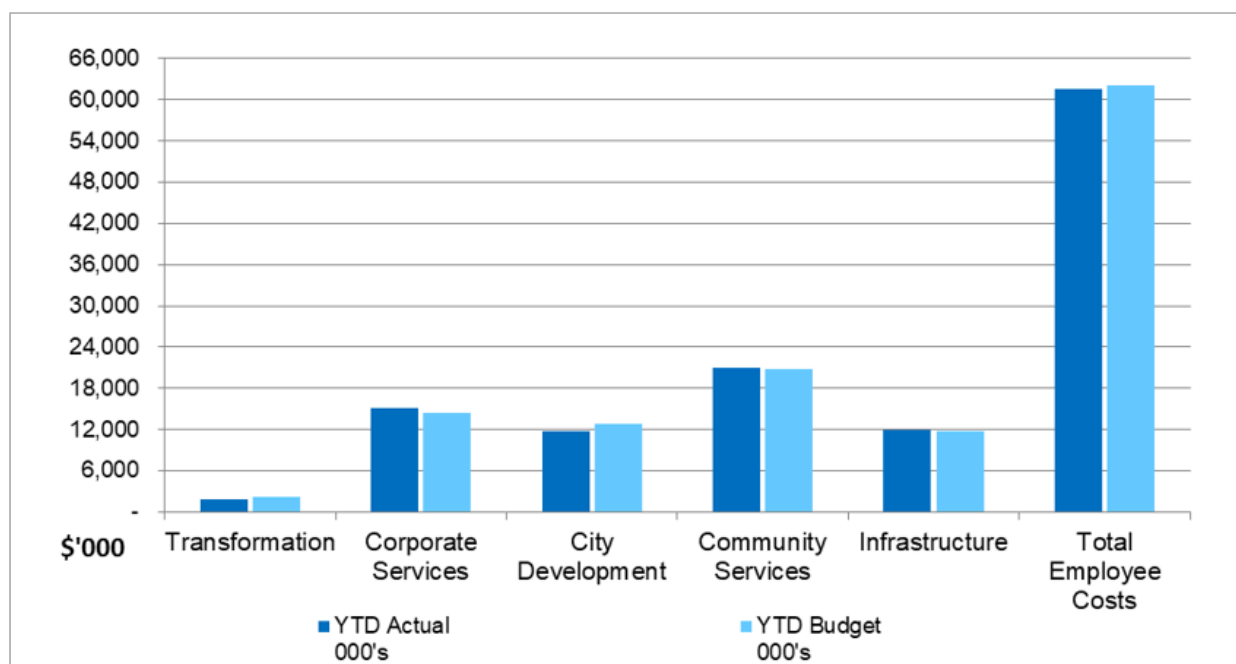
10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**Employee Costs**

For the period ending 31 March 2024

Table 5.1: Employee Costs by Directorate

Directorate	YTD Actual 000's	YTD Budget 000's	YTD Variance 000's	2023/24 Budget 000's
Transformation	1,812	2,163	351	2,851
Corporate Services	15,088	14,370	(719)	18,529
City Development	11,766	12,872	1,106	17,054
Community Services	21,015	20,873	(142)	27,705
Infrastructure	11,882	11,743	(139)	15,608
Total Employee Costs	61,564	62,021	457	81,747

* Higher Corporate Services spend against budget offset by a corresponding decrease in materials and services spend (budget misalignment).

Graph 5.2: Employee Costs – Actual to Budget Comparison

10.5 – ATTACHMENT 1. 23 2024 Q3 Quarterly Performance Report**ACKNOWLEDGEMENT OF COUNTRY**

Whitehorse City Council acknowledges the Wurundjeri Woi-wurrung people of the Kulin Nation as the Traditional Owners of the land. We pay our respects to their Elders past, present and emerging.

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(Service for deaf or hearing impaired people)

Website: www.whitehorse.vic.gov.au/contact-us

Email: customer.service@whitehorse.vic.gov.au

Service Centre: Whitehorse Civic Centre
379-399 Whitehorse Road, Nunawading 3131

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