**NOTICE OF AN APPLICATION FOR PLANNING PERMIT**

<table>
<thead>
<tr>
<th><strong>THE LAND AFFECTED BY THE APPLICATION IS LOCATED AT:</strong></th>
<th>132 Warrigal Road, MENTONE VIC 3194</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>THE APPLICATION IS FOR A PERMIT FOR:</strong></td>
<td>The development of three (3) double storey dwellings and alter access to a road in a Road Zone, Category 1</td>
</tr>
<tr>
<td><strong>THE APPLICATION REFERENCE NUMBER IS:</strong></td>
<td>KP-2018/787</td>
</tr>
<tr>
<td><strong>THE APPLICANT FOR THE PERMIT IS:</strong></td>
<td>Aldo Ventieri Architects</td>
</tr>
<tr>
<td></td>
<td>This can be done during office hours and is free of charge</td>
</tr>
</tbody>
</table>

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

**An objection must:**
- be made to the Responsible Authority in writing,
- include the reasons for the objection, and
- state how the objector would be affected.

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

<table>
<thead>
<tr>
<th><strong>THE RESPONSIBLE AUTHORITY WILL NOT DECIDE ON THE APPLICATION BEFORE:</strong></th>
<th>20-May-2019</th>
</tr>
</thead>
</table>

If you object, the Responsible Authority will tell you of its decision.

Privacy Notification: The personal information provided in a submission/object is collected for planning purposes in accordance with the Planning & Environment Act 1987 (the Act). The public may view an objection or submission in accordance with Section 57 of the Act whilst the planning application is current. In accordance with the "Improving Access to Planning Documents" Practice Note dated December, 1999, a copy of your submission will be made available on request. If you fail to provide contact details your objection may not be considered. For information regarding access to Planning documents please contact Council’s Planning Department on 1300 653 356.
Application for Planning Permit

Privacy notice - any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of the planning process under the Planning and Environment Act 1987. If you have any concerns please contact Council's Planning Department on 9581 4131.

Questions marked with an asterisk (*) are mandatory and must be completed.

1. Pre-application meeting

Has there been a pre-application meeting with a council planning officer?

- No
- Yes

If 'yes', with whom?

Date: dd/mm/yyyy

2. The Land *

Address of the land. Complete the street address and one of the formal land descriptions.

Street Address *

Unit No.: [ ]
St No.: [32]
St Name: [WARRIGATION RD]
Suburb: [MENTONE]
Postcode: [ ]

Formal Land Description *

A
- Lot No.: [ ]
- Lodged Plan [x], Title Plan [ ], Plan of Subdivision [ ]
- No.: [100348]

OR

B
- Crown Allotment No.: [ ]
- Section No.: [ ]
- Parish/Township Name: [ ]

This information can be found on the certificate of title.
3. Description of Land *

Describe how the land is used and development now

- vacant, single dwelling, three dwellings, shop, factory, medical centre, with two practitioners, licensed restaurant with 80 seats.

4. Plan of the Land *

Attach a plan of the existing conditions. Photos are also helpful.

5. The Proposal *

You must give full details of your proposal and attach the information required to assess the application. Lack of detail, insufficient or unclear information will delay your application.

For what use, development or other matter do you require a permit?

If you need help about the proposal, read: How to complete the application for planning permit form.

6. Additional Information

Attach additional information providing details of the proposal, including:

- Any information required by the planning scheme, requested by Council or outlined in a council planning permit checklist.
- Plans and elevations showing the layout and details of the proposal
- If required, a description of the likely effect of the proposal (e.g. traffic, noise, environmental impacts).

Note

Contact council or refer to council planning permit checklists for more information about council's requirements.
7. Title Information

Attach a full, current copy of title information, not older than 90 days, for each individual parcel of land, forming the subject site.

Encumbrances on title?

Encumbrances are identified on the certificate of title.

Is the land affected by an encumbrance such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

☐ No, go to Question 8.

☐ Yes, Attach a copy of the document (instrument) specifying the details of the encumbrance.

Does the proposal breach, in any way, the encumbrance on title?

☐ No, go to Question 8.

☐ Yes, contact council for advice on how to proceed before continuing with this application.

Note
Council must not grant a permit that authorises anything that would result in a breach of a registered restrictive covenant (sections 61 (4) and 62 of the Planning and Environment Act 1987). Contact Council and/or an appropriately qualified person for advice.

8. Costs of Buildings and Works/permit fee *

All applications require a fee to be paid. Where development is proposed, the value of the development affects the fee. Contact Council to determine the appropriate fee.

Estimate cost of development for which the permit is required? *

Write ‘Nil’ if no development is proposed (eg. Change of use, subdivision, removal of covenant, liquor licence)

Cost $850,000

Note
You may be required to verify this estimate.

Is a Metropolitan Planning Levy (MPL) certificate required? *

Is the estimated cost of the development greater than $1 million?

☐ No, go to Question 9.

☐ Yes, Attach a valid copy of the MPL Certificate

Note
If a MPL is applicable, a planning application must be accompanied by the MPL certificate. This is a requirement of section 3 of the Planning and Environment Act 1987. For more information on the MPL visit www.sro.vic.gov.au.
11. Information checklist

Have you:

☑ Filled in the form completely?
☑ Included the application fee? (Contact council to determine the appropriate fee).
☐ Provided all necessary supporting information and documents?
☐ Provided a copy of full title, no older than 3 months, for each individual parcel of land forming the subject site?
☐ Provided a plan of existing site conditions?
☐ Included plans showing the layout and details of the proposal?
☐ Provided all information required by the planning scheme, requested by Council or outlined in a council planning permit checklist?
☐ Where required, provided a description of the likely effect of the proposal (e.g. traffic, noise, environmental impacts)?
☐ If applicable, included a current MPL Certificate. Note: a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office. Once expired, the certificate becomes invalid and cannot be used. Failure to comply means the application is void.
☐ Completed Kingston’s relevant Council Planning Permit Checklist?
☒ Signed the Declaration (section 10 of this form)?

12. Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

By Post
City Development
Kingston City Council
PO Box 1000, Mentone, VIC 3194

In Person
Level 1, 1230 Nepean Highway, Cheltenham VIC 3194

Contact Information
T (03) 9581 4131
E info@kingston.vic.gov.au
PROPOSED 3-UNIT DEVELOPMENT
AT 132 WARRIGAL RD, MENTONE

C0.7, 2" SCALE: 1/2" = 1'-0"

ADVERTISED PLANS
Documentation May
Be Subject to Copyright
PLAN OF SURVEY
132 Warrigal Road
MENTONE
SCALE 1:400 (A3)

- DENOTES SECOND STOREY BUILDING LINE
- DENOTES SECOND STOREY WINDOWS

NOTE:
- TITLE & BUILDING POSITIONS OFF SUBJECT SITE ARE DISPLAYED FOR INDICATION PURPOSES, USE QUOTED SETBACKS ONLY
- HW - DENOTES HABITABLE WINDOWS
- NH - DENOTES NON HABITABLE WINDOWS
- P.O.S. - PRIVATE OPEN SPACE

NOTE:
- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D. BASED ON MOORABBIN PM 157 (R.L. 19.681)

LEGEND
- SIDE ENTRY PIT
- VALVE
- PHOTO POSITION & DIRECTION
- PIT
- TELSTRA PIT
- POWER POLE
- SIGN
- ELECTRIC PIN

DRAWN BY: H.DEEN
DATE OF SURVEY: 13/12/2017
SURV. REF. NO. 16376

NOBELIUS LAND SURVEYORS
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
rob@nobelius.com.au

ADVERTISED PLANS Documentation May Be Subject to Copyright
LAND DESCRIPTION
Lot 1 on Title Plan 100398W.

PARENT TITLE Volume 06203 Folio 534
Created by instrument L695416H 28/05/1985

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
GAGANDEEP SINGH of 71 MELINGTON DRIVE LYNDHURST VIC 3975
AQ790653F 05/03/2018

ENCUMBRANCES, CAVEATS AND NOTICES
MORTGAGE AQ790654D 05/03/2018
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
SEE TP100398W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS
NIL

-----------------------------END OF REGISTER SEARCH STATEMENT-----------------------------

Additional information: (not part of the Register Search Statement)
Street Address: 132 WARRIGAL ROAD MENTONE VIC 3194

ADMINISTRATIVE NOTICES
NIL

Effective from 05/03/2018

DOCUMENT END
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<thead>
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<th>Document Type</th>
<th>Plan</th>
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<tr>
<td>Document Identification</td>
<td>TP100398W</td>
</tr>
<tr>
<td>Number of Pages</td>
<td>1</td>
</tr>
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<td>(excluding this cover sheet)</td>
<td></td>
</tr>
<tr>
<td>Document Assembled</td>
<td>24/09/2018 22:51</td>
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The document is invalid if this cover sheet is removed or altered.
132 Warrigal Road, Mentone VIC 3168

Development proposed:
3 double storey dwellings and alteration to access to a Road Zone Category 1 (Warrigal Road)
**Introduction**

This report is prepared in accordance with the requirements of Clause 55.02-2 Residential Policy Objectives. The objective and standard of this Clause are below.

**Objective**

To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

**Standard**

An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

This report demonstrates that this development overwhelmingly complies with all relevant policies for housing in the State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies.

**Proposed Development**

Number of dwellings proposed: 3

**Unit 1**

Height: 2 storey

No. of bedrooms: 3 bedrooms and a study

No. of car spaces proposed: 2 car spaces

Access: Shared driveway

**Unit 2**

Height: 2 storey

No. of bedrooms: 2 and an open sitting area

No. of car spaces proposed: 2 car spaces

Access: Shared driveway

**Unit 3**

Height: 2 storey

No. of bedrooms: 4 bedrooms.

No. of car spaces proposed: 1 car space

Access: Shared driveway

**Alteration to access to a Road Zone Category 1**

The development land currently has a crossover at the north-west corner accessible from Warrigal Road. The development proposed shall remove the current crossover with the nature strip and kerb reinstated and construct a new crossover on the southwest corner accessible from Warrigal Road. The purpose of the alteration is to achieve northerly private open spaces for the new dwellings.

All vehicles from the new crossover and driveway shall be able to enter and exit in a forward direction.
## Land description

<table>
<thead>
<tr>
<th>Planning Scheme applicable:</th>
<th>Kingston Planning Scheme</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone:</td>
<td>General Residential Zone Schedule 3</td>
</tr>
<tr>
<td>Overlay:</td>
<td>No</td>
</tr>
<tr>
<td>Significant native trees on the land:</td>
<td>Nil</td>
</tr>
<tr>
<td>Permit required to remove trees:</td>
<td>No</td>
</tr>
<tr>
<td>Cultural Heritage Management Plan required:</td>
<td>No</td>
</tr>
<tr>
<td>Permit trigger:</td>
<td>Construct two or more dwellings on a lot</td>
</tr>
<tr>
<td>Clause trigger permit:</td>
<td>32.08-6 to construct two or more dwellings on a lot. Clause 52.29 To alter access to a Road Zone Category 1</td>
</tr>
</tbody>
</table>

The land has a single storey house of weatherboard construction and hipped tiled roof. The land has a few scatter shrubs. The shrubs throughout the site are of no significant to the site or streetscape.

A melway map of the land is below. The subject land is marked with the letter ‘A’.
A streetscape view of the subject land is below

An aerial view of the subject land is below

**Description of the surrounding neighborhood**

Residential dwellings surround to the north, south and west. To the east is a power station.

The land is well service by infrastructures. The following facilities are in the vicinity:
Shops
- Shopping strip on Nepean Highway – 160m to the southwest.
- Shopping strip on Lower Dandenong Road – 290m to the southeast.

Education centres
- St. Patrick’s Catholic Primary School – 290m to the southwest.
- Mentone Primary School – 370m to the southwest.

Public open spaces
- A reserve on the corner of Levanto Street and Savona Street – 270m to the northeast.
- Dolomore Reserve – 270m to the southeast.

Public Transport
- Bus lines on Warrigal Road – abutting the subject land.
- Bus lines on Nepean Highway – 120m to the south.

The surrounding land has a mixed of developments including single storey dwelling on a lot, double storey dwelling on a lot, single storey multi-unit development and double storey multi-unit development.

The adjoining land to the north has a double storey building comprising 6 dwellings. The land to the south has a double storey building comprising 5 dwellings.

**Adjoining land to the north (with bus stop on nature strip) with 6 dwellings in a double storey building**
Adjoining land to the south (with street sign on nature strip) with 5 dwellings in a double storey building
Zoning

The site is in a General Residential Zone. Schedule B applies.

The purposes of the zone are:
- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To encourage residential development that respects the character of the area.
- To implement neighbourhood character policy and adopted neighbourhood character guidelines.
- To provide for a diversity of housing types and moderate housing growth in location offering good access to services and transport.
- In appropriate locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs.

Clause 32.08-4

32.08-4 Construction or extension of a dwelling or residential building Minimum garden area requirement Whether or not a planning permit is required for the construction or extension of a dwelling or residential building on a lot, a lot must provide the minimum garden area at ground level as set out in the following table:

<table>
<thead>
<tr>
<th>Lot size</th>
<th>Minimum percentage of a lot set aside as garden area</th>
</tr>
</thead>
<tbody>
<tr>
<td>400 - 500 square metres</td>
<td>25%</td>
</tr>
<tr>
<td>501 - 650 square metres</td>
<td>30%</td>
</tr>
<tr>
<td>Above 650 square metres</td>
<td>35%</td>
</tr>
</tbody>
</table>

Design Response

The land subject to the development proposed is above 650 square metres, requiring a minimum of 35% of the land to be set aside as garden area.

The garden area provided is above 35% as shown on the plans and is in accordance with the definition at Clause 72 of the Kingston Planning Scheme.

Clause 32.08-6

The construction of two or more dwellings on a lot.
It requires that a development must meet the requirements of Clause 55.

The schedule to the zone is below with response.

<table>
<thead>
<tr>
<th>Planning controls</th>
<th>Planning response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site coverage setback B8 50%</td>
<td>The proposed site coverage is below 50%</td>
</tr>
<tr>
<td>Private open space B28</td>
<td>Per dwelling, a 40 sq. m is achieved with</td>
</tr>
</tbody>
</table>
An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. If a dwelling has more than 2 bedrooms an additional ground level private open space area of 20 square metres with a minimum width of 3 metres is required to be provided for each additional bedroom, with a maximum of 80 square metres of private open space required for the dwelling.

<table>
<thead>
<tr>
<th>Front fence height B32</th>
<th>No front fence is proposed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>For two or more dwellings or a residential building, a front fence within 3 metres of a street should not exceed:</td>
<td></td>
</tr>
<tr>
<td>2 metres for streets in a Road Zone, Category 1 or 1.2 metres for other streets</td>
<td></td>
</tr>
</tbody>
</table>

**Overlay**

The land isn’t affected by any overlay as seen from the map below.

**Planning Overlay**

None affecting this land - there are overlays in the vicinity

- ENVIRONMENTAL AUDIT OVERLAY (EAO)
- SPECIAL BUILDING OVERLAY (SBO)
The following policies from the State Planning Policy Framework are relevant:

Clause 11.04-5 - Melbourne’s urban growth:
To set clear limits to Metropolitan Melbourne’s urban development.

Define the extent of the urban area with an urban growth boundary to:
- Manage outward expansion.
- Facilitate achievement of a compact city.
- Protect non-urban areas.
- Ensure ready access to infrastructure in the key transport corridors.

Clause 16 - HOUSING
Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure. New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space. Planning for housing should include providing land for affordable housing.

- To promote a housing market that meets community needs.
- Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.
- Ensure that the planning system supports the appropriate quantity, quality and type of housing, including the provision of aged care facilities.
- Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.
- Encourage housing that is both water efficient and energy efficient.
- Facilitate the delivery of high quality social housing to meet the needs of Victorians.

16.01-2 Location of residential development
Objective
To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.

Strategies
Increase the proportion of housing in Metropolitan Melbourne to be developed within the established urban area, particularly at activity centres, employment corridors and at other strategic sites, and reduce the share of new dwellings in greenfield and dispersed development areas.

Planning Response
This development will assist in achieving a compact city by developing in established residential area, thus, will protect non-urban areas from development and achieving the purpose of Clause 11 of the State Planning Policy Frameworks.

The strategy of Clause 16 is to reduce the share of new dwellings in greenfield and dispersed development areas. This site is in an established residential area where all infrastructures and services exist. This development will reduce new dwellings in greenfield area, thus, reducing deforestation and protect the natural environment.
Local Planning Policy Framework

20 OPERATION OF THE LOCAL PLANNING POLICY FRAMEWORK

This section sets out the Municipal Strategic Statement and the Local Planning Policies that apply to the area covered by this scheme. Operation of the Municipal Strategic Statement (MSS) is a concise statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives. It furthers the objectives of planning in Victoria to the extent that the State Planning Policy Framework is applicable to the municipality and local issues. It provides the strategic basis for the application of the zones, overlays and particular provisions in the planning scheme and decision making by the responsible authority. The MSS provides an opportunity for an integrated approach to planning across all areas of council and should clearly express links to the corporate plan. The MSS is dynamic and enables community involvement in its ongoing review. The MSS will be built upon as responsible authorities develop and refine their strategic directions in response to the changing needs of the community. When preparing amendments to this scheme and before making decisions about permit applications, planning and responsible authorities must take the MSS into account.

Operation of the Local Planning Policies

Local Planning Policies are tools used to implement the objectives and strategies of the Municipal Strategic Statement. A Local Planning Policy (LPP) is a policy statement of intent or expectation. It states what the responsible authority will do in specified circumstances or the responsible authority's expectation of what should happen. The LPP gives the responsible authority an opportunity to state its view of a planning issue and its intentions for an area. An LPP provides guidance to decision making on a day to day basis. It can help the community to understand how the responsible authority will consider a proposal. The consistent application of policy over time should achieve a desired outcome. When preparing amendments to this scheme and before making decisions about permit applications, planning and responsible authorities must take the LPPs into account.

Clause 21.05 – Residential Land Use

Kingston comprises a high diversity of residential areas, spanning from housing constructed in the early 1900s through to newer 'greenfield' estates. The ability of our residential areas to continue to accommodate the changing lifestyle and housing needs of current and future populations is becoming an increasingly important issue in Kingston.

Overall, the predominant form of housing in Kingston is the single detached house. However, the housing mix in different parts of Kingston varies considerably. Some parts of the municipality currently provide a diverse mix of housing types, including high proportions of medium density housing while other areas consist substantially of single detached houses. Areas in Kingston with greater housing diversity tend to be those areas in close proximity to the foreshore and railway lines.

The changing demographics of the Kingston community are anticipated to create future demands for both greater diversity of housing types and additional dwelling numbers in Kingston. The ageing of Kingston’s population coupled with the metropolitan wide trend towards smaller household size is forecast to be a primary driver behind the future demand for additional housing.
The accommodation of additional households is important as it will help maintain a diverse resident population which adds to the richness of community life in Kingston and assists in the retention of a wide range of community services and facilities. Additionally, the changing demographics of the Kingston community are anticipated to generate demands for new forms of housing which are unlikely to be met by the current housing stock available in the municipality.

So whilst it is anticipated that in the short to medium term a significant part of future demand for new housing in Kingston will be provided by development of major sites such as Epsom, The Heath, The Waterways, etc, Kingston’s established residential areas will continue to play a role in meeting future housing needs, both in terms of the future supply of new dwellings and in terms of the type of housing constructed.

Key factors in successfully managing this housing change will be the achievement of high levels of amenity and ensuring new residential development responds to neighbourhood character. The Kingston Neighbourhood Character Study has been prepared to ensure new residential development enhances and respects the amenity and character of existing suburbs and strives for design quality.

Page 11 of the map to Clause 21.05, the development land is shown as an Area for promotion of Incremental Housing Change.

The housing type on page 2 is described as follows:

**Incremental housing change areas**
The type of housing change anticipated in these areas will take the form of extensions to existing houses, new single dwellings or the equivalent of new two dwelling developments on average sized lots. The existing single dwelling character of these areas is to be retained.

**Planning Response**
Double storey dwellings throughout the depth of the lot is common found in the area including both the adjoining land to the north and south. The adjoining land to the north has a double storey...
building comprising 6 dwellings and the adjoining land to the south has a double storey building comprising 5 dwellings. The proposed 3 double storey dwellings, is a modest development compared to the existing developments.

Because the adjoining properties have already been developed for double storey to the rear, the proposed double storey dwellings including to the rear, is consistent with the existing built character of the area. In addition, the site adjoins a Road Zone Category 1 to the west and a power station to the east. This gives the site potential that is not normally permitted on other land within the same zone.

22.11 RESIDENTIAL DEVELOPMENT POLICY

This policy applies where a planning permit is required to:
- Construct or extend one dwelling on a lot of less than 300 square metres.
- Construct a dwelling if there is at least one dwelling on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a residential building.

This policy does not apply to the construction of one dependant person’s unit on a lot.

This policy should be read in conjunction with the Carrum Activity Centre Policy at Clause 22.12 and the Clayton South Framework Policy at Clause 22.13, the Mordialloc Activity Centre Policy at Clause 22.14 and the Highett Activity Centre Policy at Clause 22.17.

22.11-1 Policy basis

This policy:
- Applies the following SPPF objectives to local circumstances:
  - Settlement (Clause 14.02-2).
  - Medium density housing (Clause 16.02).
  - Design and built form (Clause 19.03).
  - Builds on the MSS objectives in Clause 21.05-3 relating to increased housing diversity areas, incremental housing change areas, minimal housing change areas, residential renewal areas and neighbourhood character.
  - Builds on the particular provisions for One Dwelling on a Lot in Clause 54 and Two or More Dwellings on a Lot and Residential Building in Clause 55.
  - Applies the objectives of the Kingston Residential Strategy – September 2000, relating to increased housing diversity areas, incremental housing change areas, minimal housing change areas, residential renewal areas and neighbourhood character.
  - Provides design guidance to implement the Kingston Neighbourhood Character Guidelines in residential areas across the municipality.

The purpose of this policy is to identify those locations where increased housing diversity, incremental housing change, minimal housing change and residential renewal will be encouraged and provide policy guidance on how development design should respond to meet the desired objectives. This policy is based on the principles outlined in the Kingston Residential Strategy – September 2000 and the Kingston Neighbourhood Character Guidelines – August 2007.

The Kingston Residential Strategy – September 2000 is premised upon a managed approach to housing change across the municipality. This approach recommends that new well-designed multi dwelling housing be developed in locations accessible to public transport and activity centres to achieve an increase in housing diversity in these locations. Residential locations in Kingston that do not have good access to public transport and activity centres should accommodate a gradual or
incremental housing change, maintaining a predominantly single dwelling character with the equivalent of some dual occupancy development on average sized lots. Those locations which are influenced by physical or legal constraints are not planned to play a significantly expanded role in meeting future housing needs. Renovation and replacement of existing housing activity will be the focus of residential development activity in these areas, which are identified for minimal housing change. In areas where significant levels of older medium density housing already occur redevelopment will be encouraged (residential renewal).

The Residential Strategy encourages new residential development to respect neighbourhood character and medium density dwellings to be of the highest quality in design and with minimal impact on off-site amenity. Relevant objectives from this strategy have been included in this policy. The Kingston Neighbourhood Character Guidelines – August 2007 provide an assessment tool to assist in site analysis and design response to ensure the design of new medium density housing responds to neighbourhood character. This policy incorporates the Kingston Neighbourhood Character Guidelines – August 2007.

22.11-2 Objectives

- To promote a managed approach to housing change, taking account of the differential capacity of local areas in Kingston to accommodate increased housing diversity, incremental housing change, residential renewal or minimal housing change, as identified within the MSS.
- To encourage new residential development to achieve architectural and urban design outcomes that positively respond to neighbourhood character having particular regard to that identified in the Kingston Neighbourhood Character Guidelines – August 2007.
- To promote on-site car parking which is adequate to meet the anticipated needs of future residents.
- To ensure that landscaping and trees remain a major element in the appearance and character of the municipality’s residential environments.
- To limit the amount and impact of increased stormwater runoff on local drainage systems.
- To ensure that the siting and design of new residential development takes account of interfaces with sensitive and strategic land uses.
- Built form, siting and scale of development
- Encourage the two storey component of new medium density housing to be located towards the front of a site.
- Ensure that two storey dwellings are designed to respond to the character of the local neighbourhood. Where the local neighbourhood is characterised by single storey development and this characteristic makes a major or critical contribution to neighbourhood character, new two storey development should incorporate rooms within the roof form of attic style dwellings, and should set the second storey building envelope back from the ground level envelope.
- Ensure that any upper storey components towards the rear of sites are sensitively designed to avoid unreasonable adverse amenity impacts on neighbours.
- Encourage well-articulated and graduated elevations in order to avoid 'box-like' double storey designs, thus reducing visual bulk.
- Ensure that the siting of new buildings respects the amenity of adjoining neighbours with regard to rear yards and garden outlooks from habitable living room windows.
- Ensure that the design and layout of new dwellings incorporate features which minimise overlooking of adjacent properties.
Address potential overlooking through site layout planning as well as individual dwelling planning.

Car parking and vehicle access
- Ensure that adequate on-site car parking is provided to meet the needs of future residents and visitors and sited to reduce its impact on the streetscape.

Performance measures
- Locating garages or carports at the rear of dwellings fronting a street wherever possible.
- Ensuring that where garages are located in the street elevation, they are set back a greater distance than the front wall of the building.
- Ensuring that garages and carports are sited so that a tandem car parking space can be provided in front of the garage or carport.
- Incorporating garages and carports within the main roof line of the dwelling.

Incremental Housing Change Areas
In suburban locations which are not within convenient walking distance of public transport and activity centres, encourage lower density housing forms with a predominance of single dwelling and the equivalent of dual occupancy developments on average sized lots. These areas are identified for ‘incremental housing change’ on the Residential Framework Plan within the MSS.

Planning Response
The site’s main road location provide it an opportunity for higher residential development compare to other Incremental Housing Change Areas that front small streets.

In addition, the adjoining properties have already been developed for double storey to the rear, the proposed double storey dwellings including to the rear, is consistent with the existing built character of the area.

52.06 – Car Parking
Purpose
To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.
To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
To support sustainable transport alternatives to the motor car.
To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
To ensure that car parking does not adversely affect the amenity of the locality.
To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

A dwelling must provide 1 car space for a 1 or 2 bedroom dwelling and 2 car spaces to each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedroom).

Response
The units proposed shall have the following car parking:
The development complies with.

Visitor car parking isn’t required because the development is for less than 5 dwellings.

52.29 LAND ADJACENT TO A ROAD ZONE, CATEGORY 1, OR A PUBLIC ACQUISITION OVERLAY FOR A CATEGORY 1 ROAD

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

Scope
This clause applies to land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.

Permit requirement
A permit is required to:
Create or alter access to:
- A road in a Road Zone, Category 1.
- Land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.

Referral of applications
An application to create or alter access to, or to subdivide land adjacent to, a road declared as a freeway or arterial road under the Road Management Act 2004, land owned by the Roads Corporation for the purpose of a road, or land in a Public Acquisition Overlay if the Roads Corporation is the acquiring authority for the land, must be referred to the Roads Corporation under Section 55 of the Act. Any other application must be referred to the owner of, or the acquiring authority for, the adjacent land in the Road Zone, Category 1, or the Public Acquisition Overlay.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:
- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The views of the relevant road authority.
- The effect of the proposal on the operation of the road and on public safety.
- Any policy made by the relevant road authority pursuant to Schedule 2, Clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.
Planning Response
Once VicRoads responded, the comments from VicRoads will be taken into consideration. Any amendments required by VicRoads could be modified as required in conditions of approval. Because all vehicles can enter and exit the land in a forward direction, there shall not be any major issue expected.

55 – Two or more dwellings on a lot and residential buildings

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

Application
These provisions apply to an application to:
• Construct a dwelling if there is at least one dwelling existing on the lot,
• Construct two or more dwellings on a lot,
• Extend a dwelling if there are two or more dwellings on the lot,
• Construct or extend a dwelling on common property, or
• Construct or extend a residential building,
in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone and Township Zone.
These provisions do not apply to an application to construct or extend a development of five or more storeys, excluding a basement.

Operation
The provisions of this clause contain:
Objectives. An objective describes the desired outcome to be achieved in the completed development.
Standards. A standard contains the requirements to meet the objective. A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.
Decision guidelines. The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

• A development must meet all objectives
• A development should meet all these standards
<table>
<thead>
<tr>
<th>Clause 55 Assessment Table</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objectsives</strong></td>
</tr>
<tr>
<td>55.02-1 Neighborhood Character</td>
</tr>
<tr>
<td>To ensure that the design respects the existing neighborhood character or contributes to a preferred neighborhood character;</td>
</tr>
</tbody>
</table>

55.02-2 Residential Policy Objectives
To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework

Standard B2
An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy

Complies. A written statement is hereby provided.
and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

<table>
<thead>
<tr>
<th>55.02-3 Dwelling Diversity Objective</th>
<th>Standard B3</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>To encourage a range of dwelling sizes and types in development of ten or more dwellings.</td>
<td>Development of 10 or more dwellings should provide a range of dwelling sizes and types including: Dwellings with a different number of bedrooms; At least one dwelling with a kitchen, bath or shower, and toilet and wash basin at ground floor level.</td>
<td>Not applicable to this case as only 3 units are proposed.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5.02-4 Infrastructure Objectives</th>
<th>Standard B4</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>Development should be connected to reticulated services.</td>
<td>The site is located in an established residential area where all services are available.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>55.02-5 Integration with the Street Objective</th>
<th>Standard B5</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>To integrate the layout of development with the street.</td>
<td>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Development next to existing public open space should be laid out to complement the open space.</td>
<td>The entrances of the dwellings front the street or common accessway and shall be easily identifiable.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>55.03-1 Street Setback Objective</th>
<th>Standard B6</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>To ensure that the setbacks of buildings from a street respect the existing or preferred neighborhood character and make efficient use of the site.</td>
<td>Walls of buildings should be set back from streets at least the distance specified in the zone. If no distance is specified in the schedule to the zone then walls of buildings should be set back the distance specified in the Table B1</td>
<td>The front setback is 6.1m, consistent with the 2 adjoining properties’ front setbacks of 6m and 6.1m respectively.</td>
</tr>
<tr>
<td>Objective</td>
<td>Standard</td>
<td>Compliance</td>
</tr>
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</tr>
<tr>
<td><strong>55.03-2 Building Height</strong>&lt;br&gt;To ensure that the height of building respects the existing or referred neighborhood character.</td>
<td>B7&lt;br&gt;The maximum building height should not exceed 9 meters.</td>
<td>Complies. The maximum height is less than 9m.</td>
</tr>
<tr>
<td><strong>55.03-3 Site Coverage</strong>&lt;br&gt;To ensure that the site coverage respects the existing or preferred neighborhood character and responds to the features of the site.</td>
<td>B8&lt;br&gt;The area covered by buildings should not exceed 60%</td>
<td>Complies. The site coverage is less than 60%.</td>
</tr>
<tr>
<td><strong>55.03-4 Permeability Objectives</strong>&lt;br&gt;To reduce the impact of increased storm water run-off on the drainage system; To facilitate on site storm water infiltration</td>
<td>B9&lt;br&gt;At least 20% of the site should not be covered by impervious surfaces.</td>
<td>Complies. Permeable surface area exceeds 20%.</td>
</tr>
<tr>
<td><strong>55.03-5 Energy Efficiency Objectives</strong>&lt;br&gt;To achieve and protect energy efficient dwellings and residential buildings; To ensure the orientation and layout of development reduces fossil fuel energy use and make appropriate use of daylight and solar energy</td>
<td>B10&lt;br&gt;Building should:&lt;br&gt;Oriented to make appropriate use of solar energy.&lt;br&gt;Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.&lt;br&gt;Living areas and private open space should be located on the north side of the development, if practicable.&lt;br&gt;Developments should be designed so that solar access to north-facing windows is maximised.</td>
<td>Complies. All open spaces are located to the north. Solar access has been maximized where possible. The design will be able to achieve 6 star energy rating during the building permit stage. A rainwater tank is proposed to each unit.</td>
</tr>
<tr>
<td><strong>55.03-6 Open Space Objective</strong>&lt;br&gt;To integrate the layout of the development with any public or communal open space provided in or adjacent to the development</td>
<td>B11&lt;br&gt; If any public or communal open space is provided on site, it should:&lt;br&gt;Be substantially fronted by dwellings, where appropriate.&lt;br&gt;Provide outlook for as many dwellings as practicable.&lt;br&gt;Be designed to protect any natural features on the site.&lt;br&gt;Be accessible and useable.</td>
<td>N/A. Not applicable to this application as the site does not adjoin a public or communal open space.</td>
</tr>
<tr>
<td><strong>55.03-7 Safety Objective</strong>&lt;br&gt;To ensure the layout of development provides for the safety and security of residents and property</td>
<td>B12&lt;br&gt; Entrance to dwellings and residential buildings should not be obscured or isolated from the street and internal access ways.&lt;br&gt;Planting which creates unsafe spaces along streets and access ways should be avoided.</td>
<td>Complies. The entrances of all the dwellings are not obscured or isolated. Habitable room windows are proposed</td>
</tr>
</tbody>
</table>
Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal access ways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.

<table>
<thead>
<tr>
<th>55.03-8 Landscaping Objectives</th>
<th>Standard B13</th>
<th>Complies. The design has allowed area for landscaping along the common driveway, the front yard and within the backyard of each unit. A landscape plan will be provided if a permit is granted.</th>
</tr>
</thead>
<tbody>
<tr>
<td>To encourage development that respects the landscape character of the neighborhood; To provide appropriate landscaping; To encourage the retention of mature vegetation on the site</td>
<td>Development should provide for the retention or planting of trees, where these are part of the character of the neighborhood. The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>55.03-9 Access Objectives</th>
<th>Standard B14</th>
<th>Complies. The accessway has been designed to allow convenient, safe and efficient vehicle movements as vehicles from the common driveway will be able to exit in a forward direction.</th>
</tr>
</thead>
<tbody>
<tr>
<td>To ensure vehicle access to and from a development is safe, manageable and convenient; To ensure the number and design of vehicle crossovers respects the neighborhood character</td>
<td>Access ways should: Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network. Be designed to ensure vehicles can exist a development in a forwards direction if the access way serves 5 or more car spaces, 3 or more dwellings, or connects to a road in a Road Zone. Be at least 3m wide. Have an internal radius of at least 4m at changes of direction. Provide a passing area at the entrance that is at least 5m wide and 7m long if the access way serves 10 or more spaces and connects to a road in a road zone. The width of access ways or car space should not exceed: 33% of the street frontage if the width of the street frontage is more then 20m; or 40% of the street frontage if the width of the street frontage is less than 20m.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>55.03-10 Parking Location Objectives</th>
<th>Standard B15</th>
<th>Complies. The car parking spaces are located close and convenient to each dwelling, is secured allow safe and efficient</th>
</tr>
</thead>
<tbody>
<tr>
<td>To provide for convenient parking for residents and visitor vehicles.</td>
<td>Car parking facilities should: Be reasonably close and convenient to dwellings Be secure Be designed to allow safe and efficient</td>
<td></td>
</tr>
</tbody>
</table>

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## 55.04: Side and Rear Setbacks Objectives

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

### Standard B17

New building not on, or within 200mm of, a boundary should be setback from side or rear boundaries:
- 1m, plus 0.3m for every meter height over 3.6m up to 6.9m, plus 1m for every meter height over 6.9m.

Complies. All setbacks comply with this standard.

## 55.04-2 Walls on Boundaries Objective

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

### Standard B18

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary for a length of more than:
- 10 meters plus 25 percent of the remaining length of the boundary of an adjoining lot,
- Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.

A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 200mm from a boundary. The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Complies. Only the walls of garage 3 will be on the boundaries. All other walls will be off the boundaries. The walls on each side or rear boundary is much less than 10m and are less than 3.2m high average.

## 55.04-3 Daylight to existing Windows Objective

To allow adequate daylight into existing habitable room.

### Standard B19

Buildings opposite an existing habitable room window should provide for a light court to the existing window, of at least 3m2 and 1m clear to the sky. The area may include land on the abutting lot.

Walls or carports more than 3m height opposite an existing habitable room window should be setback from the window at least 50% of the

Complies. No windows on the adjoining properties will be impacted by this proposal.
<table>
<thead>
<tr>
<th>Section</th>
<th>Objective</th>
<th>Standard</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>55.04-4</td>
<td>North-facing Windows Objective</td>
<td>Standard B20</td>
<td>Complies.</td>
</tr>
<tr>
<td></td>
<td>To allow adequate solar access to existing north-facing habitable room</td>
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<td></td>
<td>windows</td>
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<td></td>
<td>height of the new wall if the wall is within a 55 degree arc from the</td>
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<tr>
<td></td>
<td>center of the existing window. The arc may be swung to within 35 degrees</td>
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<td>of the plane of the wall containing the existing window.</td>
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<td><strong>Note:</strong> Where the existing window is above ground level, the wall height</td>
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<tr>
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<td>is measured from the floor level of the room containing the window.</td>
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<tr>
<td>55.04-5</td>
<td>Overshadowing Open Space Objective</td>
<td>Standard B21</td>
<td>Complies.</td>
</tr>
<tr>
<td></td>
<td>To ensure buildings do not significantly overshadow existing secluded</td>
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<tr>
<td></td>
<td>private open space</td>
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<td></td>
<td>Standard B21</td>
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<td></td>
<td>Where sunlight to the secluded private open space of an existing dwelling</td>
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<td>is reduced, at least 75% or 40m2 with a minimum dimension of 3m,</td>
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<td>whichever is the lesser area, or the secluded open space should receive</td>
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<td>a minimum of 5 hours sunlight between 9am and 3pm at 22 September.</td>
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<td>If existing sunlight to the secluded private open space of dwelling is</td>
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<td>less then the requirements of this standard, the amount of sunlight</td>
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<td></td>
<td>should not be further reduced.</td>
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<tr>
<td>55.04-6</td>
<td>Overlooking Objective</td>
<td>Standard B22</td>
<td>Complies.</td>
</tr>
<tr>
<td></td>
<td>To limit views into existing secluded private open space and habitable</td>
<td></td>
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<td></td>
<td>room windows</td>
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<td></td>
<td>Standard B22 applies.</td>
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<td>A habitable room window, balcony, terrace, deck or patio should be</td>
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<td></td>
<td>located and designed to avoid direct views into the secluded private</td>
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<td></td>
<td>open space or habitable room window of an existing dwelling.</td>
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<tr>
<td>55.04-7</td>
<td>Internal Views Objective</td>
<td>Standard B23</td>
<td>Complies.</td>
</tr>
<tr>
<td></td>
<td>To limit views into the secluded private open space and habitable room</td>
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<td></td>
<td>windows of dwellings and residential buildings within a development.</td>
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<tr>
<td></td>
<td>Standard B23</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Windows and balconies should be designed to prevent overlooking of more</td>
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<td>than 50% of the secluded private open space of a lower-level dwelling or</td>
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<td></td>
<td>residential building directly below and in the same development.</td>
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<tr>
<td>55.04-8</td>
<td>Noise Impacts</td>
<td>Standard B24</td>
<td>Complies.</td>
</tr>
<tr>
<td>Objectives</td>
<td></td>
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<tr>
<td>To contain noise sources in developments that may affect existing dwellings; To protect residents from external noise</td>
<td>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and areas, such as open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>55.05-1 Accessibility Objective</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>To encourage the consideration of the needs of people with limited mobility in the design of developments.</td>
<td>Standard B25 The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</td>
</tr>
<tr>
<td>55.05-2 Dwelling Entry Objective</td>
<td></td>
</tr>
</tbody>
</table>
| • To provide each dwelling or residential building with its own sense of identity | Standard B26 Entries to dwellings and residential buildings should:  
• Be visible and easily identifiable from streets and other public areas; and  
• Provide shelter, a sense of personal address and a transitional space around the entry |
| 55.05-3 Daylight to New Windows Objective |  |
| To allow adequate daylight into new habitable room windows. | Standard B27 A window in a habitable room should be located to face: An outdoor space clear to the sky or a light court with a minimal area of 3m2 and a minimum dimension of 1m, not including land on an abutting lot, or A verandah provided it is open for at least one third of its perimeter, or A carport provided it has two or more open sides and is open for least 1/3rd of its perimeter. |
| 55.05-4 Private Open Space Objective |  |
| To provide for adequate private open space for the reasonable recreation and service needs of residents | Standard B28 A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone. If no area or dimensions are specified in the schedule to the zone, a dwelling or residential building should have private open space consisting of: |

Warrigal Road is a Road Zone Category 1. The dwellings shall be constructed with insulation as required by building regulations. Double glazed windows could also be provided to habitable room windows if required by Council. This can be a conditional approval if necessary.

Complies.
All dwellings are accessible from the ground floor with the access easily accessible to persons with limited mobility.

Complies.
The entrances of all dwellings are easily identifiable from the street or common property.
A porch is proposed to each dwelling to provide each dwelling with a sense of personal address.

Complies.
All habitable room windows will have access to a light court with a minimum area of 3 square metres and a minimum dimension of 1m clear to the sky.

Complies.
Each dwelling is provided with at least 40 square metres of ground floor private open space, with one part of the open space
<table>
<thead>
<tr>
<th>Section</th>
<th>Objective</th>
<th>Standard</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>55.05-5</td>
<td>Solar Access to Open Space Objective</td>
<td>B29</td>
<td>Complies. The private open spaces are located to the north.</td>
</tr>
<tr>
<td>55.05-6</td>
<td>Storage Objective</td>
<td>B30</td>
<td>Complies. Each dwelling shall be provided with a shed or extended garage of 6 cubic metres.</td>
</tr>
<tr>
<td>55.06-1</td>
<td>Detailed Design Objective</td>
<td>B31</td>
<td>Complies. The design has incorporated a pitched roof with eaves to each unit where possible to be consistent with the existing character of the area.</td>
</tr>
<tr>
<td>55.06-2</td>
<td>Front Fences Objective</td>
<td>B32</td>
<td>Complies. No new front fence is proposed. The existing front fence is 1m high and will be removed.</td>
</tr>
<tr>
<td>55.06-3</td>
<td>Common Property Objectives</td>
<td>B33</td>
<td>Complies. The common driveway will be appropriately sized.</td>
</tr>
</tbody>
</table>

An area of 40 square meters, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building, comprising secluded private open space with a minimum area of 25 square meters, a minimum dimension of 3m and convenient access from a living room, or

- A balcony of 8 square meters with a minimum width of 1.6 meters and convenient access from a living room, or
- A rooftop area of 10 square meters with a minimum width of 2 meters and convenient access from a living room.
access areas and site facilities are practical, attractive and easily maintained; To avoid future management difficulties in areas of common ownership.

<table>
<thead>
<tr>
<th>55.06-4 Site Services Objectives</th>
<th>Standard B34</th>
<th>Complies.</th>
</tr>
</thead>
<tbody>
<tr>
<td>To ensure that site services can be installed and easily maintained; To ensure that site facilities are accessible, adequate and attractive</td>
<td>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. Bin and recycling enclosures, mailboxes and other sites facilities should be adequate in size, durable, waterproof and blend in with the development. Bin and recycling enclosures should be located for convenient access by residents. Mailboxes should be provided and located for convenient access as required by Australia Post.</td>
<td>The site has adequate space for site services including bin storage area for each dwelling and mail boxes.</td>
</tr>
</tbody>
</table>
Conclusion
In conclusion, this development complies with all relevant town planning policies. In particular, the followings should be noted:

The primary objective of the State Planning Policy Framework is for a compact city which reduces greenfield developments.

This development will not result in overlooking or overshadow to the adjoining properties.

The three double storey dwellings is consistent with the current character of this neighbourhood. Particularly have regards to the double storey multi-dwellings development on the adjoining land to the north and the south. In addition, the site adjoins a Road Zone Category 1 to the west and a power station to the east. This give the site potential that is not normally permitted on other land within the same zone.

All vehicles entering and exiting the site will be able to do so in a forward direction. The alteration to the access to the Road Zone Category 1 (Warrigal Road), shall not create any traffic concern to Warrigal Road.

This development complies with all necessary Council policies.

Aldo Ventieri