## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<table>
<thead>
<tr>
<th>THE LAND AFFECTED BY THE APPLICATION IS LOCATED AT:</th>
<th>37 Marriott Street, PARKDALE VIC 3195</th>
</tr>
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<tbody>
<tr>
<td>THE APPLICATION IS FOR A PERMIT TO:</td>
<td>The development of two (2) side-by-side double storey dwellings</td>
</tr>
<tr>
<td>THE APPLICATION REFERENCE NUMBER IS:</td>
<td>KP-2019/142</td>
</tr>
<tr>
<td>THE APPLICANT FOR THE PERMIT IS:</td>
<td>Elizabeth Ann Rank and Rigney Scerri Architects Pty Ltd</td>
</tr>
<tr>
<td>This can be done during office hours and is free of charge</td>
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</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.

| THE RESPONSIBLE AUTHORITY WILL NOT DECIDE ON THE APPLICATION BEFORE: | 24-June-2019 |

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

Privacy Notification: The personal information provided in a submission/objection 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.

Need Help? - If you need help to complete this form, read: How to complete the application for planning permit form available at www.kingston.vic.gov.au/planning

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? Todd Cracknell

Date: 05/10/17

2. The Land *

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

Street Address *

Unit No.: St No.: 37 St Name: MARRIOTT STREET

Suburb: PARKDALE Postcode: 3195

Formal Land Description *

A

Lot No.: 80

Lodged Plan ✔ Title Plan Plan of Subdivision No.:

OR

B

Crown Allotment No.: Section No.:

Parish/Township Name:
3. **Description of Land** *

Describe how the land is used and development now

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

Exiting single dwelling, plus detached tandem garage and shed.

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?

Proposed two side-by-side double storey dwellings

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?

- Yes, Attach a copy of the document (instrument) specifying the details of the encumbrance.
- No, go to Question 8.

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.

Cost $900,000

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

Note
You may be required to verify this estimate

Is a Metropolitan Planning Levy (MPL) certificate required?

- Yes, Attach a valid copy of the MPL Certificate
- No, go to Question 9.

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
9. Applicant and owner details *

Provide details of the applicant and owner of the land.
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
SHADOW DIAGRAMS
AREA CALCULATIONS

AREA 1: FRONT GARDEN - 44.9m²
AREA 2: SIDE YARD - 178.3m²
AREA 3: TOWNHOUSE SIDE YARD - 26.0m²
TOTAL GARDEN AREA: 255.2m²
TOTAL SITE AREA: 667.1m²
TOTAL GARDEN AREA PERCENTAGE: 37.2%

MARRIOTT STREET

GARDEN AREA REQUIREMENT PLAN
TOTAL 37.2%
## EXTERNAL FINISHES MATERIAL SCHEDULE

**37 Marriott Street, Parkdale 10.04.19**

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LAND DESCRIPTION

Lot 80 on Plan of Subdivision 010663.

PARENT TITLE Volume 05777 Folio 242

Created by instrument 2246669 02/09/1949

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

GLENN ANTHONY RANK

ELIZABETH ANN RANK both of 1 CAPTAIN STREET ASPENDALE

L492439B 04/02/1985

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL046803K 29/04/2014

PERPETUAL LTD

COVENANT 1497453

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP010663 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: 37 MARRIOTT STREET PARKDALE VIC 3195

DOCUMENT END
The document following this cover sheet is an imaged document supplied by LANDATA®, Land Victoria.

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© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.
I ROBERT HILL MARRIOTT of Three Chain Road, Wooroonda Garden, being registered as the proprietor or an estate in fee simple in the land hereinafter described subject to the encumbrances hereunder in consideration of the sum of One hundred and forty pounds paid to me by ROBERT HENRY MARTIN Grocer and OLIVE MAY MARTIN Married Woman both of 59 Roseberry Street Auburn DO HEREBY TRANSFER to the said Robert Henry Martin and Olive May Martin All my estate and interest in ALL THAT piece of land being Lots 80 and 81 on Plan of Subdivision No. 10663 lodged in the Office of Titles being part of Crown Allotment 3 Section 24 Parish of Mortiallo County of Bourke and being part of the land more particularly described in Certificate of Title Volume 2063 Folio 412589 And we the said Robert Henry Martin and Olive May Martin do hereby for ourselves our heirs, executors, administrators and transferees covenant with the said Robert Hill Marriott and/or the registered proprietor or proprietors respectively for the time being of the land now comprised in the said Certificate of Title except the land hereby transferred and their respective heirs, executors, administrators and transferees that no sand or earth is to be removed from the land hereby transferred And the said Robert Henry Martin and Olive May Martin and the said Robert Hill Marriott hereby request and direct that the above covenant shall be set out as an encumbrance at the foot of the Certificate of Title to issue in respect of this transfer.

DATED the nineteenth day of February One thousand nine hundred and thirty-two.

SIGNED by the said ROBERT HILL MARRIOTT in Victoria in the presence of :

[Signature]

Clerk of Map and Surveyor General's Office
Melbourne
SIGNED by the said ROBERT HENRY MARTIN
in Victoria in the presence of:—

SIGNED by the said OLIVE MAY MARTIN
in Victoria in the presence of:—

Encumbrances referred to:

As to connected to the said to as
Colpa bley the said Plan of
Subdivision Any easements affecting
over a upon in affecting the same
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<tr>
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<th>Time of its Production for Registration</th>
<th>To Whom Given</th>
<th>Number of Symbols Thenceon</th>
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<td>The 1st Day of March 1932</td>
<td>Robert Henry Martin and Olive May Martin</td>
<td>14974 53</td>
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I certify that a memorial of the within instrument was entered at the time last mentioned in the register book Vol. 2063, fol. 12359.

Assistant Registrar of Titles
PLAN OF SUBDIVISION
PART OF CROWN ALLOTMENT 3
SECTION 24
PARISH OF MORDIALLOC
COUNTY OF BOURKE

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

V 2063  F 589

SEE SHEET 2

SEE SHEET 3

ENCUMBRANCES
THOSE PARTS OF THE ROAD STS
SHOWN AS MARRIOT'S STREET & CHANDLER STREET ARE ENUMBRED BY
THE CARRIAGEWAY MEASUREMENT CREATED IN
TRANSFER No. 256447, AND ARE ALSO SET
AS FEE FOR ROAD ON LP 10664

ADVERTISED PLANS
Documentation May
BE SUBJECT TO COPYRIGHT
<table>
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<th>MODIFICATION TABLE</th>
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<td>WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT</td>
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| LP 10664       |

<p>| ADVERTISED PLANS |
| Documentation May |
| Be Subject to Copyright |</p>
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PROPOSED TOWNHOUSE DEVELOPMENT
37 MARRIOTT STREET, PARKDALE

MARCH 2019
1. **THE SITE**

**LOCATION & GENERAL DESCRIPTION**

The site is located at no. 37 Marriott Street, Parkdale, in a generally quiet residential precinct approximately 95.0m west of Chandler Street.

The site lies on the northern side of the street. A single storey weatherboard cottage in an average state of repair dating from circa 1960 currently occupies the site.

The site is near regular in shape, with its shortest boundary fronting Marriott Street and having a length of 15.24m, and with its longest boundary being its eastern boundary having a length of 44.5 meters.

The site has an area of 674.0 square meters and has approximately 1.5 meters of fall from front to rear.

No significant trees or vegetation are present on the site.
COVENANTS & EASEMENTS

No restrictive covenants currently exist on title which would prohibit the development of the site as proposed.

2. THE PROPOSAL

The proposal is to construct two double storey attached contemporary Townhouses fronting Marriott Street, with Townhouse 1 on the western side of the property being 27.1 squares in size (excluding Garage) and having a single lock-up above ground Garage, and Townhouse 2 being on the eastern side of the property being 28.6 squares in size (excluding Garage) and having a double lock-up above ground Garage.

3. PLANNING CONTROLS

A. PLANNING POLICY - MELBOURNE 2030

The draft Victorian State Government Strategic Planning document ‘Melbourne 2030’ attempts to establish a framework for sustainable growth throughout Melbourne and its
metropolitan regions via the creation of a series of planning initiatives.
Design Response: This application is in full compliance with both the intent and direction of the Melbourne 2030 strategic development guidelines in that it successfully integrates a new residence into an existing urban fabric in accordance with local and State design and planning policy Guidelines without adversely or significantly affecting the existing amenity and infrastructure of the immediate neighbours or the surrounding area.

B. LOCAL PLANNING POLICY FRAMEWORKS

ZONING

The land is zoned ‘General Residential Zone 3’ (GRZ3).

The purpose of this zoning is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies to development within these areas.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth, particularly in locations offering good access to services and transport.
To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

PLANNING OVERLAYS

The land is subject to a ‘Design and Development Overlay, Schedule 5’ (DDO5)

The purpose of this overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

C. STATE PLANNING POLICY FRAMEWORK

The following sections of the ‘City of Kingston Planning Scheme’ identify State Planning Policies which are relevant to this application:

Clause 11 (Settlement)
The proposed application complies favourably with the intent of Clause 11 of the
Kingston Planning Scheme. In particular the general implementation requirements of this clause require that “Consolidation of residential and employment activities is encouraged within existing urban areas and designated growth areas. Development in existing residential areas should respect the neighbourhood character.”

The design proposal complies with these objectives and strategies in all respects and to a high level of compliance.

Clause 16 (Housing)

Objectives:

The objectives of Clause 16 are to encourage developments which:

- Respect neighbourhood character
- Improve housing choice
- Makes better use of existing structure
- Improves energy efficiency of housing

The design proposal clearly satisfies each of these objectives.

General Implementation: (Clause 55)

Clause 55 of the planning scheme provides for the general implementation of the provisions of Rescode. The table provided later in this document outlines the proposal’s general compliance with the main design guidelines of Rescode.

D. MUNICIPAL STRATEGIC STATEMENT & CITY OF KINGSTON PLANNING SCHEME

The following sections of the Municipal Strategic Statement of the ‘City of Kingston Planning Scheme’ are relevant to this application:

Clause 21.05 (Residential Land Use)

The objective of this clause is to “Provide a range of housing types across the municipality to increase housing diversity and cater for the changing housing needs of current and future populations, taking account of the differential capacity of local areas in Kingston to accommodate different types and rates of housing change.”

The application complies with this objective in that it provides accommodation suitable for a range of potential occupiers.
Clause 22.11 (Residential Development Policy)

The Residential Development Policy applies to this application in that the proposal is to construct two or more dwellings on a lot.

The site is zoned within an area designated as an ‘Area for Promotion of Residential Renewal’. Residential renewal areas are identified as currently containing significant levels of medium density housing. The objective in such instances is to promote the redevelopment of older medium density housing as appropriate. This objective does not apply to this proposal as the site is currently occupied by a single dilapidated residence.

Clause 22.11-2 states the general objectives of the Residential Development Policy as follows:

- 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 municipalities’ 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.

Design Response: The proposed application is consistent with each of these objectives.

The Residential Development Policy also identifies the following policy objectives in terms of the specific design of a development application:
Neighbourhood Character Policy

- To apply the Kingston Neighbourhood Character Guidelines (August 2007) in the consideration and assessment of local neighbourhood character in Kingston.

- To ensure that new development is responsive to the character elements identified in the Kingston Neighbourhood Character Guidelines _ August 2007, particularly those identified as making a major or critical contribution to neighbourhood character.

- To encourage all new residential development to respond positively and creatively to neighbourhood character. Unless a preferred character is specified, the existing character is that which is to be considered.

- In areas where building placement makes a major contribution to neighbourhood character, design new development to reinforce the established rhythm of buildings in the street and retain the existing single dwelling character of the streetscape.

Design Response: The application is consistent with and responds favorably to each of the stated objectives.

Site Landscaping Policy

- Encourage the retention of existing semi-mature and mature canopy trees wherever possible.

- Unless significant existing vegetation is to be incorporated as part of a redevelopment, encourage the planting of semi-mature canopy trees with spreading crowns in front setbacks and open space areas, with at least one semi-mature tree with a spreading canopy provided in the front setback area.

PROPOSED LANDSCAPING

The project will be extensively landscaped including the planting of several new trees with spreading canopies to the properties' front and rear gardens.

Built form, Siting and Scale of Development Policy

- 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.

Design Response: The proposed development complies with each of these policies.

Car Parking and Vehicle Access Policy

- 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.

- 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 roofline of the dwelling.

Design Response: The proposal is consistent with each of these objectives

Stormwater Run-off Mitigation and Quality Management

- Ensure that new residential development limits the impact of increased
stormwater run-off on drainage systems.

- On-site infiltration should be maximised by:
- Wherever possible, using unpaved landscape areas or porous paving.
- Where appropriate, constructing on-site stormwater detention with delayed release into the stormwater drainage system.
- Designing to limit the impervious area.
- Incorporating on-site water re-cycling systems for stormwater run-off.
- Directing stormwater run-off into garden areas to reduce watering and the demand on drainage infrastructure.

Design Response: Water management issues have not been identified as part of this application but will be addressed as conditions of a Planning Permit and as required under Building permit regulations.

Clause 43.02 Design & Development Overlay

The purpose of this clause is to implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies, in order to identify areas which are affected by specific requirements relating to the design and built form of new development.

The site is identified on the Planning Scheme Map as falling within an area designated with DDO5 Overlay.

Design Response:

The area contains a variety of housing types and gardens of various architectural styles and character. The proposed Townhouses, including their height, bulk and setbacks, along with their landscaping will be both compatible with and sympathetic to the surrounding natural landscape and environment. All of this is in compliance with the objectives and requirements of Clause 43.02.

Clause 52.06 Car Parking

The purpose of this clause is to ensure that car parking is provided in accordance with the State & Local Planning Policy by ensuring 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.

The objectives of this clause are:

- 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.

Number of Car Parking Spaces Required:

The car parking requirements for this project under the provisions of this clause are two car spaces for each dwelling having three or more bedrooms (with each study counted as a bedroom) and one car space for each dwelling having only two bedrooms.

Design Compliance: The proposal complies in full with the car parking provision requirements.

Design Standard 1 - Accessways

Accessways should:

- Be at least 3 meters wide.
- Have an internal radius of at least 4 meters at changes of direction or intersection or be at least 4.2 meters wide.
- Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one maneuver.
- Provide at least 2.1 meters headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 meters.
- If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction.
- Provide a passing area at the entrance at least 5 meters wide and 7 meters long if the accessway serves ten or more car parking spaces and is either more than 50 meters long or connects to a road in a Road Zone.
- Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 meters along the frontage road from the edge of an exit lane and 2.5 meters along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided.

Design Standard 2 - Car Parking Spaces

Car spaces in garages or carports should be at least 6 meters long and 3.5 meters wide for a single space and 5.5 meters wide for a double space measured inside the garage or carport.

Design Response: All car parking will be provided in privately owned secure Garages on title. All
4. COMPLIANCE WITH CLAUSE 55 OF THE VPP (RESCODE)

STANDARD B1 NEIGHBOURHOOD CHARACTER

Objective: - The design response must be appropriate to the neighbourhood and the site.
- The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.

Assessment: The development presents to the streetscape as two detached double storey Residences. The Townhouses as proposed are not large, are very well articulated and landscaped, and are generally consistent with the character of the buildings in the neighborhood which are in the most part residential, with a mixture of single and multi-unit allotments comprising a mix of both single and double storey houses of varying architectural styles and character.

Compliance: Complies

STANDARD B2 RESIDENTIAL POLICY

Objective: - Ensure that residential development is provided in accordance with State and Local Planning Policy Frameworks.

Assessment: The proposal is consistent with all State and Local planning policies.

Compliance: Complies

STANDARD B3 DWELLING DIVERSITY

Objective: - Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms and at least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.

Assessment: The design of the development is suited to a variety of occupiers which is consistent with the existing socio-economic profile of the area generally.

The project responds to a large demand for housing of this type and price range which currently exists in the City of Kingston.
Compliance: Compliance not required.

STANDARD B4 INFRASTRUCTURE

Objective: - Development to include reticulated services, including reticulated sewerage, Drainage, electricity and gas, if available. The development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.
- In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.

Assessment: It is unlikely that this proposal will in any way be detrimental to existing infrastructure in the area.

Compliance: Complies

STANDARD B5 INTEGRATION WITH THE STREET

Objective: - Development should provide adequate vehicular/pedestrian links that maintain and enhance local accessibility
- Dwellings 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.

Assessment: The pedestrian and vehicular entry to both Townhouses fronts Marriott Street, providing excellent pedestrian and traffic integration with the street and community.

Compliance: Complies

STANDARD B6 STREET SETBACK

Objective: If there are existing buildings on both abutting allotments

- The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 meters, whichever is the lesser.

If there is an existing building on one abutting allotment and the other one is vacant

- The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 meters, whichever is the lesser.
If the subject allotment is on a corner:

**Front setback**
- If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.

**Side setback**
- Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.
- Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

**Assessment:**
- Townhouse 1 has a minimum ground floor street setback from Marriott Street of 8.0m on the eastern boundary for the Garage wall.

- Townhouse 2 has a minimum ground floor street setback of 7.4m, and a maximum 8.0m from the front entry door.

- The first floor of Townhouse 1 has a minimum setback from Marriott Street of 8.2m, whilst the first floor of Townhouse 2 has a minimum setback of 9.9m.

**Compliance:**
- Townhouse 1 and 2 both comply comfortably with Rescode requirements.

**STANDARD B7  BUILDING HEIGHT**

**Objective:**
- The maximum building height should not exceed 9.0 meters. (or 10.0m on a sloping site)

**Assessment:**
- The proposed building has a maximum roof height of 8.9m (although it is generally much lower than this) which is well below the maximum allowable height of 10.0m.

**Compliance:**
- Complies
STANDARD B8 SITE COVERAGE

Objective: The site coverage including garages, outbuildings and any other roofed areas should not exceed 50%.

Assessment: The project achieves an overall site coverage of 53.6% which is marginally over the Council’s policy of 50% maximum site cover.

Justification: The excess 3.6% is a minimal increase and unlikely to be visually discernible. With consideration to the buildings design and compliant setbacks, incorporating extensive articulation and clever landscaping opportunities.

The proposal does not unreasonably reduce opportunities for meaningful landscaping, for example the use of court yards in both townhouses will be landscaped for casual entertaining, while serving a dual purpose allowing extensive natural light and ventilation to flow through the home. Another area to consider here is the front fence design. The front fence is setback from the pedestrian walkway incorporating Vegetation and trees, allowing pedestrians to directly engage with this interface as it contributes to the Marriott Street ‘streetscape’. This is also assisted through the use of materials in the front fence. The design contributes to the areas residential streetscape, using transparency to further allow this direct interface with the front yards vegetation and landscape.

Marriott street is classified under the General Residential Zone encouraging development and diversity of housing types particularly in locations offering good access to services and infrastructure. There for it’s important to note the developments proximity to Nepean Highway, Thrift Park Activity Centre, and the Chandler lane shops just around the corner. The local infrastructure has a direct influence on the way the local community perceives and uses this area. Marriott street over the past few years has undergone a series of changes, and has seen many new homes built including several new duel occupancy’s. With an increasing need in these areas for family homes, flexibility incorporated into these designs is critical to service a families forever changing needs. We challenge ourselves as Architects to accommodate this through the use of split bedroom and living zones spread over the ground and first floors. With respect to the sites context and compliant setbacks, the design proposal achieves this by orientating the main bedroom and living zones on the ground floor to suit more families long term.

Compliance: By responding to it’s sites context, this direction has resulted in a minimal increase to the site coverage of 3.6%
STANDARD B9   PERMEABILITY

Objective:  - At least 20% of the site should not be covered by impervious surfaces

Assessment:  Approximately 28.5% of the site remains both uncovered by buildings and unpaved which is well in excess of the minimum 20% required by Rescode.

Compliance:  Complies

STANDARD B10   ENERGY EFFICIENCY

Objective:  - Buildings should be orientated to make appropriate use of solar energy & sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Living areas and private open space should be located on the north side of the dwelling, if practicable.
- Dwellings should be designed so that solar access to north-facing windows is maximised.

Assessment:  The building will be assessed under and brought into compliance with the Six Star Energy Rating requirements of the State Government of Victoria.

Compliance:  Complies

STANDARD B11   COMMUNAL OPEN SPACE

Objective:  If public or communal open space is provided on site, it should:
- Be substantially fronted by dwellings where appropriate.
- Provide outlook for as many dwellings as possible.
- Be designed to protect any natural features on the site
- Be accessible and usable.

Assessment:  No public or communal open spaces are provided for in the application.

Compliance:  Compliance not required

STANDARD B12   SAFETY

Objective:  - Entrances to dwellings/residential buildings should not be obscured or isolated from the street and internal access ways.
- Planting which creates unsafe spaces along streets and access ways should be avoided.
- Developments should provide good lighting, visibility and surveillance of car park and internal access ways.
- Private spaces within developments should be protected from inappropriate use as public thoroughfares.
Assessment: External sensor controlled lighting will be provided to entry and driveway areas to promote both safety and security.

Compliance: Complies

STANDARD B13 LANDSCAPING

Objective: - The landscape layout and design should protect any predominant landscape features of the neighbourhood, take into account the soil type and drainage patterns of the site, allow for intended vegetation growth and structural protection of buildings, in locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals & provide a safe, attractive and functional environment for residents.

- Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.
- Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.
- The landscape design should specify landscape themes, vegetation (location and species), paving and lighting

Assessment: EXISTING TREES

There are no high-value or significant existing trees on the block.

PROPOSED LANDSCAPING

The project will be extensively landscaped including the planting of several new trees with spreading canopies to the properties’ front and rear gardens. In addition to this the lawn to the street nature strip will be re-instated to first class condition upon completion of the project.

PAVING

It is proposed that the two front porches will be paved with charcoal coloured cement paving blocks, whilst the driveway and entry footpath will be paved with matching exposed aggregate granolithic stone paving compound.

LANDSCAPE PLAN

A full and detailed landscape plan will be provided at a later date.

Compliance: Subject to submission of a Landscape Plan
STANDARD B14 ACCESS

Objective:  
- Accessways 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 exit a development in a forward direction if the accessway serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone, be at least 3 meters wide, have an internal radius of at least 4 meters at changes of direction and provide a passing area at the entrance that is at least 5 meters wide and 7 meters long if the accessway serves ten or more spaces and connects to a road in a Road Zone.

- The width of accessways or car spaces should not exceed 33% of the street frontage, or if the width of the street frontage is less than 20 meters, 40% of the street frontage.

- No more than one single-width crossover should be provided for each dwelling fronting a street.

- The location of crossovers should maximise the retention of on-street car parking spaces.

- The number of access points to a road in a Road Zone should be minimised.

- Developments must provide for access for service, emergency and delivery vehicles

Assessment:  
The project proposes the construction of a new crossover to Marriott Street to replace the existing crossover to provide vehicular access to Townhouse 1, along with the provision of a new crossover at the eastern end of the site for vehicular access to Townhouse 2.

The proposed crossovers will be located and constructed completely in accordance with Council guidelines and requirements.

Compliance:  
Complies

STANDARD B15 PARKING LOCATION

Objective:  
- Car parking facilities should be reasonably close and convenient to dwellings and residential buildings, be secure, be designed to allow safe and efficient movement within the development and be well ventilated if enclosed.

- Large parking areas should be broken up with trees, buildings or different surface treatments.

- Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 meters from the windows of habitable rooms.
This setback may be reduced to 1 meter where there is a fence at least 1.5 meters high or where window sills are at least 1.4 meters above the accessway.

Assessment: All car parking will be provided in privately owned secure Garages on title. All access ways and car spaces will comply with Australian Standards and comply with both Council and ResCode Requirements.

Compliance: Complies

STANDARD B16 PARKING PROVISION

Refer requirements of Clause 52.06 of the Kingston Planning Scheme (as described above)

STANDARD B17 SIDE & REAR SETBACKS

Objective: A new building (if not built on or within 200mm of a boundary) should be set back from side or rear boundaries 1 meter, plus 0.3 meters for every meter of height over 3.6 meters up to 6.9 meters, plus 1 meter for every meter of height over 6.9 meters.

Assessment: The side setbacks to the Ground Floor eastern and western boundaries of both Townhouse 1 and Townhouse 2 vary along the length of the building. Townhouse 1 having a minimum (other than the Garage boundary walls) of 1.2m for the Meals Room and a maximum of 2.0m for the rear Family Room.

Townhouse 2 having a minimum (other than the Garage/Bed 1 boundary walls) of 1.0m for the Laundry and Meals Room windows, and a maximum of 1.8m for the rear Family Room.

Likewise the first floor wall setbacks from the eastern boundary for Townhouse 1 vary considerably along the length of the building, varying from a minimum of 2.3m to a maximum of 5.6m, whilst the setbacks from the western boundary for Townhouse 2 vary from a minimum of 2.2m and a maximum of 4.4m.

These setbacks all comply with the requirements of ‘Rescode’.

Compliance: Complies

STANDARD B18 WALLS ON BOUNDARIES

Objective: A new wall or carport constructed on a side or rear boundary of a lot should not abut the boundary for a length of more than 10 meters plus 25% of the remaining length of the boundary of an adjoining lot, or where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.
- The height of a new wall or carport constructed on a side or rear boundary should not exceed an average height of 3 meters with no part higher than 3.6 meters unless abutting a higher existing or simultaneously constructed wall.

Assessment: Townhouse 1 has a Garage wall on the boundary with a length of 6.5m and a maximum height of 3.3m with an average height of 3.2m. Townhouse 2 has a Garage wall on the boundary for a length of 7.0m which is built to a maximum height of 3.3m with an average height of 3.2m.

Townhouse 2 also has a Bedroom and En-suite wall on a boundary with a maximum height of 3.3m, a minimum of 3.15m, and an average of 3.2m. Largely concealed by abutting garage wall.

Compliance: Complies.

STANDARD B19   DAYLIGHT TO EXISTING WINDOWS

Objective: - Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square meters and minimum dimension of 1 meter clear to the sky.
- Walls or carports more than 3 meters in height opposite an existing habitable room window should be set back from the window at least 50% of the height of the new wall if the wall is within a 55 degree arc from the center of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Assessment: There will not be any significant loss of daylight to existing windows to adjoining properties as in all cases the setbacks are such so as to provide full compliance with the daylight provisions of Rescode.

Compliance: Complies

STANDARD B20   NORTH FACING WINDOWS

Objective: - If a north-facing habitable room window of an existing dwelling is within 3 meters of a boundary on an abutting lot, a building should be setback from the boundary 1 meter, plus 0.6 meter for every meter of height over 3.6 meters up to 6.9 meters, plus 1 meter for every meter of height over 6.9 meters, for a distance of 3 meters from the edge of each side of the window.

Assessment: The proposal does not have any north facing windows on adjoining properties which will be affected by the development.

Compliance: Complies
STANDARD B21  OVERSHADOWING OPEN SPACE

Objective: - Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75%, or 40 square meters with minimum dimension 3 x 3 meters, whichever is the lesser area, of the secluded private open space should receive a minimum of 5 hours of sunlight between 9 am and 3 pm on 22 September.

Assessment: There will be no significant loss of sunlight to the secluded open space of the adjoining properties.

Compliance: Complies

STANDARD B22  OVERLOOKING

Objective: - A habitable room window, balcony, etc. should be located and designed to avoid direct views into the secluded private open space and habitable room windows of an existing dwelling within 9 meters.

Assessment: Currently there are four habitable windows which currently have the potential to overlook the adjoining properties, these being the TV Room, and Bedrooms 2 & 3 to Townhouse 1, and Bedroom 2 to Townhouse 2. It is proposed that these windows be screened in full compliance with both Rescode and Victorian Building Regulation requirements.

Should any other overlooking concerns be raised by neighbours, these can be addressed using appropriate screening devices subject to further discussion and assessment by Council.

Compliance: Complies

STANDARD B23  INTERNAL VIEWS

Objective: - Windows and balconies should be designed to prevent overlooking of more than 50% of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.

Assessment: The layout of the building provides complete visual privacy between each of the Townhouses.

Compliance: Complies

STANDARD B24  NOISE IMPACTS

Objective: - Noise sources, such as mechanical plant, should not be located near bedrooms
of immediately adjacent existing dwellings.

- Noise sensitive rooms and secluded private 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.

Assessment: Each of the Townhouses will be founded on a reinforced concrete raft slab providing excellent sound isolation between dwellings.

The building will be constructed well in excess of minimum requirements for acoustic performance to achieve a very high level of acoustic privacy between each dwelling.

The project should have no significant or excessive noise impacts on adjoining properties.

Compliance: Complies

STANDARD B25 ACCESSIBILITY

Objective: - 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.

Assessment: Although steps occur at the entry to each Townhouse it is a simple task to modify these steps to allow ramped wheelchair access if required.

Compliance: Complies

STANDARD B26 DWELLING ENTRY

Objective: - Entries to dwellings should be visible and easily identifiable from streets and other public areas.
- Entries should provide shelter, a sense of personal address and a transitional space to the dwelling.

Assessment: The location and configuration of the front Entry to each of the Townhouses is clearly visible from the street, providing a clearly defined entry along with high level of visual security.

Compliance: Complies

STANDARD B27 DAYLIGHT TO NEW WINDOWS
Objective: A window in a habitable room should be located to face an outdoor space clear to the sky or a light court with a minimum area of 3 square meters and minimum dimension of 1 meter clear to the sky, not including land on an abutting lot, or a verandah provided it is open for at least one third of its perimeter, or a carport provided it has two or more open sides and is open for at least one third of its perimeter.

Assessment: The design of the building allows for a high degree of solar access to the primary habitable rooms in each Townhouse.

The proposal conforms with all 'Rescode' objectives in terms of daylight as rooms and windows have been designed to allow a large degree of natural daylight into and vistas out of the building by the careful sizing and placement of windows.

Compliance: Complies

STANDARD B28  PRIVATE OPEN SPACE

Objective: A dwelling or residential building should have private open space consisting of 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 of residential building with a minimum area of 40 square meters, a minimum dimension of 5.0m and convenient access from a living room. If a dwelling has more than 2 bedrooms an additional ground level private open space area or 20 square meters with a minimum width of 3.0m is required to be provided for each additional bedroom, with a maximum of 80 square meters of private open space required for the dwelling.

Assessment: Each of the Townhouses has a private north facing Terrace of 49.2m2 and 46.3m2, along with internal courtyards of 25.4m2 and 25.9m2 respectively. Townhouse 1 also has a front yard of 28m2, and Townhouse 1 18.9m2. Giving a total open space of 103.3m2 to Townhouse 1 and 91.m2 to Townhouse 2. Each of these is in excess of ‘Rescode’ and Council requirements.

Compliance: Complies

STANDARD B29  SOLAR ACCESS TO OPEN SPACE

Objective: The private open space should be located on the north side of the dwelling, if practicable.
- The southern boundary of secluded private open space should be set back from any wall on the north of the space at least \((2 + 0.9h)\) meters, where ‘h’ is the height of the wall.
Assessment: Each Townhouse has a north facing private rear courtyard and will captures sun throughout the day in full compliance with Rescode requirements.

Compliance: Complies

STANDARD B30 STORAGE

Objective: Each dwelling should have convenient access to at least 6 cubic meters of externally accessible, secure storage space.

Assessment: Each Townhouse will be provided with a private and secure storage area located within the Garage and having a minimum capacity of 6.0 cubic meters, in compliance with ‘Rescode’ Requirements.

Compliance: Complies

STANDARD B31 DESIGN DETAIL

Objective: The design of buildings should respect the existing or preferred neighbourhood character.
- Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.

Assessment: The form, colour and detail of the proposed Townhouses should not be incongruous with the general neighbourhood character given the prevailing variety of scale and architectural character of the properties within the area.

Compliance: Complies

STANDARD B32 FRONT FENCES

Objective: The design of front fences should complement the design of the dwelling and any front fences on adjoining properties.
- A front fence within 3 meters of a street should not exceed 1.2m meters in height.

Assessment: Street fencing for the project will generally comprise of a maximum 1.7m high brick pier and steel picket fence with a sliding steel picket gate to Townhouse 1. Townhouse 2 has only a small section of solid fencing setback 1.8m from the street frontage to allow for landscaping and provide a soft interface to the street frontage.

The front fences as proposed will be compatible in scale and form with the character of many of the surrounding fences.

Compliance: Compliance with character requirements, non-compliance with 1.2m height.
STANDARD B33 COMMON PROPERTY

Objective:
- Developments should clearly delineate public, communal and private areas.
- Common property, where provided, should be functional and capable of efficient management.

Assessment: No common property will exist in the development.
Compliance: Complies

STANDARD B34 SITE SERVICES

Objective:
- 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 site 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.

Assessment: SERVICES

Water heating, space heating and cooking appliances will be provided for by connection to reticulated natural gas service.

GARBAGE BIN STORAGE

Provision has been made for garbage bins to be stored within or adjacent to the secured Garages, and subject to the approval of Council the bins will be wheeled out to the kerbside on collection days and returned to the garages after emptying, all as per standard practice.

MAIL BOXES

Designated mail boxes will be provided on site adjacent to the main pedestrian entry.

CLOTHES DRYING

Wall mounted fold-down clothes drying lines will be provided where possible in
private courtyard and terrace areas in each of the Townhouses. The exact location of these will be determined at a later date subject to the completion of the landscape plans.

Compliance: Complies

5. CONCLUSION

It is our belief that the proposal discussed in this report satisfies all of the relevant clauses, objectives and standards of both the Victorian Government and the City of Kingston, and most notably those of Rescode and the City of Kingston’s C8 amendments.

The proposal represents a responsible design outcome for the site, being both site responsive and sensitive to the amenity of adjoining properties and the architectural character of the area. We believe that this proposal represents all that both Rescode and Council’s planning objectives have been created to encourage and accordingly the project should receive the support of Council.