NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<table>
<thead>
<tr>
<th>THE LAND AFFECTED BY THE APPLICATION IS LOCATED AT:</th>
<th>38 Bevan Avenue, CLAYTON SOUTH VIC 3169</th>
</tr>
</thead>
<tbody>
<tr>
<td>THE APPLICATION IS FOR A PERMIT TO:</td>
<td>Develop the land for the construction of four (4) double storey dwellings</td>
</tr>
<tr>
<td>THE APPLICATION REFERENCE NUMBER IS:</td>
<td>KP-2018/136</td>
</tr>
<tr>
<td>THE APPLICANT FOR THE PERMIT IS:</td>
<td>George Mandalos</td>
</tr>
</tbody>
</table>
| VOY MAY LOOK AT THE APPLICATION AND ANY DOCUMENTS THAT SUPPORT THE APPLICATION AT THE OFFICE OF THE RESPONSIBLE AUTHORITY: | City of Kingston Municipal Offices  
Cheltenham Office: 1230 Nepean Highway,  
Cheltenham 3192  
During office hours 8.30am - 5pm  
OR  
| This can be done during office hours and is free of charge | |

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>THE RESPONSIBLE AUTHORITY WILL NOT DECIDE ON THE APPLICATION BEFORE:</th>
<th>08-July-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/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?

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.: 38 St Name: BEVAN AVENUE

Suburb: WESTALL Postcode: 3169

Formal Land Description *

A Lot No.: 20

☑ Lodged Plan ☑ Title Plan ☐ Plan of Subdivision No.: 001706

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.

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?

THE PROPOSED DEVELOPMENT OF FOUR (4) TWO STOREY TOWNHOUSES.

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?

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

Encumbrances are identified on the certificate of title.

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

- Yes, contact council for advice on how to proceed before continuing with this application.
- No, go to Question 8.

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 $ 910,000

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

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

- 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
9. Applicant and owner details *

Provide details of the applicant and owner of the land.

Applicant *
The person or organisation who wants the permit.

Contact *
The person you want council to communicate with about your application.

Contact information *
Please provide at least one way to contact you: contact phone number and/or email address

Owner *
The person or organisation who owns the land.

Where the owner is different from the applicant or contact, please provide the name of the person or organisation who owns the land.

10. Declaration

This form must be signed by the applicant.

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.
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
REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 08451 FOLIO 199

LAND DESCRIPTION

Lot 20 Block B on Plan of Subdivision 001706.
PARENT TITLE Volume 06752 Folio 338
Created by instrument B604236 22/02/1963

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GREEK ORTHODOX COMMUNITY OF CLAYTON LTD of 40 BEVAN AVE CLAYTON SOUTH 3169
U756199G 06/05/1997

ENCUMBRANCES, CAVEATS AND NOTICES

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 LP001706 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: 38 BEVAN AVENUE CLAYTON SOUTH VIC 3169

DOCUMENT END
## MODIFICATION TABLE

**MODIFICATION RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN**

**WARNING:** THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

<table>
<thead>
<tr>
<th>AFFECTED LAND/PARCEL</th>
<th>LAND/PARCEL IDENTIFIER CREATED</th>
<th>MODIFICATION</th>
<th>DEALING NUMBER</th>
<th>DATE</th>
<th>TIME</th>
<th>EDITION NUMBER</th>
<th>ASSISTANT REGISTRAR OF TITLES</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT 51</td>
<td>E-1</td>
<td>CREATION OF EASEMENT</td>
<td>D297573</td>
<td></td>
<td></td>
<td>2</td>
<td>A.D.</td>
</tr>
<tr>
<td>ROAD</td>
<td>R1</td>
<td>EASEMENTS ENHANCED</td>
<td></td>
<td></td>
<td></td>
<td>3</td>
<td>AD</td>
</tr>
</tbody>
</table>

**PLAN NUMBER**

LP 1706

**ADVERTISED PLANS**

Documentation May Be Subject to Copyright
WRITTEN RESPONSE FOR PROPOSED FOUR (4) TWO-STOREY TOWNHOUSES
SUBJECT SITE: 38 BEVAN AVENUE, WESTALL

STATE PLANNING POLICY FRAMEWORK.

SPPF – CLAUSE 11
SETTLEMENT.

The objective here to to work within existing settlement patterns and this proposal meets this objective.

39 Bevan Ave is located in a very medium density residential pocket. There are currently more that 15 development sites all with 4 or more units on them in just two immediate blocks of the subject site.

SPPF-CLAUSE 15
BUILT ENVIRONMENT AND HERITAGE

The objectives here are to contribute positively to the local urban character, to reflect the particular character and to enhance liveability.

The proposal meets all objectives. It is a well designed and articulated development drawing from existing material and design elements in its vicinity and added a very modern take to these elements such as weatherboarding, different falling skillion roofs for example.

SPPF – CLAUSE 16
HOUSING

The objectives here are to ensure housing supply is met in the appropriate areas, that the proposal intergrates well on different interfaces and that it considers water and energy efficiency as a paramount.

As forementioned due to the location of the subject site in this area of medium density, the proposal meets the housing objectives of provisions and intergrations.
Relative to water and energy efficiency, a sensitive water urban design has been drawn up for the proposal that links a series of rain water tanks that hold water for toilet cistern and gardening usage. Overflow of tanks to go direct to rain gardens and only the overflow discharge from the rain gardens to be collected in council’s asset.

CLAYTON SOUTH FRAMEWORK POLICY CLAUSE 22.13

The subject site is in Pecinct 3 – Residential C area which encourahes medium density and 2 storey attached housing.
The proposed development meets with all criteria of this policy.
RES CODE CRITERIA.

NEIGHBOURHOOD CHARACTER B1.

The proposed development sits in a medium density area, with the predominated features being 5, 4 and 3 unit developments of differing scale and age. Many examples of modern two storey multi unit sites plus a great degree of 5 unit plus older single storey heights.

The proposed development embraces elements from the neighbourhood such as scillion roof design and takes a modern spin on it. Same applies with the use of both stained horizontally laid timber boarding, face brickwork and the use of both light and darker render solutions.

The proposed front fencing has been kept to a minimal 1.2 metres high.

RESIDENTIAL POLICY B2.

This proposal was jointly considered under Rescode and City of Kingston residential policy. The proposed development meets all state and most of local policy.

DWELLING DIVERSITY B3.

The development comprises of an existing three-bedroom brick dwelling to be demolished and the proposal of 3 three bedroom and 1 four bedroom townhouses.

INFRASTRUCTURE B4.

The proposed development doesn’t overload the existing infrastructure. The subject site is approx. 877 sqm in area and can comfortably accommodate four units without overloading the existing infrastructure. Rainwater tanks and rain gardens will be employed to substantially lessen stormwater flow into council drains. There are extra car park provisions on site so that on street parking is not affected.

INTEGRATION WITH THE STREET B5 A2.

The existing crossover and driveway will be used to access the three rear units. The front unit will be assessed by a proposed new crossover. A 1.2m high brick and timber picket fence is proposed.

STREET SETBACK B6 A3.
The proposed setback is 5.00m. This is the greater of the two neighbouring properties setbacks. The church to the south is set back 5 metres and the church community centre is set back 2.5 metres.

**BUILDING HEIGHT  B7 A4.**

Including roofs, the proposed maximum building height is 7.5m this is well under the 9.0m height limit. The proposed first floor level side setbacks are greater than normal so that there are no overlooking, overshadowing or visual bulk issues.

**SITE COVERAGE  B8 A4.**

The site coverage allowance is 60%. The proposal has a site cover of 43.9%. This allows for a large degree of both open spaces and landscape buffers.

**PERMIABILITY  B9 A6.**

The code requires 20% of the surface of the lot to be permeable. We have achieved 34.3% permeability.

**ENERGY EFFICIENCY  B10 A6.**

An energy efficiency report has not been conducted and included with this proposal as yet. This will be done prior to the building permit process.

**OPEN SPACE  B11**

The open space component of all units is directly accessible from the internal living room areas of both units. The quantified areas meet all council requirements relative to size and location.

**SAFETY  B12.**

The common driveway is only shared by 3 of the 4 units. Landscaping buffers and turning circle provides all vehicles not only entering but also leaving in a forward direction.

**LANDSCAPING AND SIGNIFICANT TREES  B13 A8.**

There is no significant vegetation on site. A large amount of extra landscaping in terms of trees and bushes has been introduced.
ACCESS B14.

The existing 3m wide crossover will remain. The proposed crossover is 3.5m in width. The street frontage is 20.12 metres which easily accommodates 2 crossovers.

PARKING LOCATION B15.

The driveways are independent for each unit and have adequate landscaped buffers to render them safe and functional.

PARKING PROVISIONS B16.

The rear 3 units have 2 carspaces allocated to each whilst the front unit has 2 carspaces.

SIDE AND REAR SETBACKS B17 A10.

The minimum setback to the rear boundary varies from 1 metre to 5.5 metres on the ground floor and 2 metres on the first floor. The side setbacks vary from 1.2 metres to 5.5 metres on the ground floor and 2.55 metres to 7 metres on the first floors. The development is highly articulated relative to setbacks to prevent visual massing.

WALLS ON BOUNDARY B18 A11.

On the north boundary of 43.59 metres, built on boundary walls take 14.26 metres and fully compliant. On the south boundary of 43.59 metres, built on boundary is only 6.5 metres.

WINDOWS B19 A12.

There is some minimal impact on the amount of daylight to existing habitable room windows.

NORTH-FACING WINDOWS B20 A13.

There is no impact on north facing windows, as the nearest north-facing windows are highlight windows on the church that are setback 4.3 metres from title boundary.

OVERSHADOWING OPEN SPACE B21 A14.

The private open space of unit 3 / 25 Tennyson Ave is against the east boundary and we have maintained 5 hours of direct sunlight to an area of over 40 sqm for that property.

OVERLOOKING B22 A15.
Overlooking issues have been addressed with either the window seals having a minimum height of 1.7m above finished floor levels or the introduction of opaque fixed glass.

**INTERNAL VIEWS B23.**

There is no overlooking of internal views.

**NOISE IMPACTS B24.**

The individual driveways have landscape buffers between them and the boundary fences. All bedrooms are located upstairs away from any noise impacts, the private open space are located to the rear of the properties.

**ACCESSIBILITY B25.**

Relative to accessibility, all units 300mm above natural ground level. The unit’s front entrances can facilitate the introduction of ramps to aid in wheelchair access. The ground floor plans are very open and uncluttered.

**DWELLING ENTRY B26.**

The proposed townhouses have individual entrances directly off the street frontage. They have clearly defined landings and entries with cover to identify them.

**DAYLIGHT TO NEW WINDOWS B27 A16.**

There is more than sufficient daylight to all new habitable windows. Windows are fairly large, and face both light courts and private open space and all have plenty of natural light and have mostly north orientation.

**PRIVATE OPEN SPACE B28 A17.**

Both townhouses satisfy the minimum total of 40 square metre private open space requirements with a part of 40 square metres with a minimum dimension of 3 metres and convenient access from a living room as required by Kingston’s council requirements.

**SOLAR ACCESS TO OPEN SPACE B29 A18.**

As the site faces south, solar access is obtain both from the north, east and west directly into open spaces. The large private open spaces are orientated to the south.
STORAGE B30.

All units are provided with a 6 cubic metre storage facility within their garages.

DESIGN DETAIL B31 A19.

The proposed unit will be inline with the existing streetscape in terms of material finishes.

FRONT FENCES B32 A20.

The proposal is for 1.2m high brick pillars fence with timber infills.

COMMON PROPERTY B33.

There is a common landscaped driveway shared by the 3 rear units.

SITE SERVICES B34.

Provisions have been allowed for all site services such as water and gas meters and bin locations. The electrical meter boxes and mail boxes have been located at the front of the properties.
SITE AREA ANALYSIS
SITE AREA - 877.02 SQM
BUILT ON AREA - 380.32 SQM
% BUILT ON - 43.36 %
% PERMIABILITY - 34.75 %
NOTE, ALL LEVELS TO AHD AS PER LAND SURVEYING
NOTE, ALL LEVELS TO AHD AS PER LAND SURVEYING