NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<table>
<thead>
<tr>
<th>THE LAND AFFECTED BY THE APPLICATION IS LOCATED AT:</th>
<th>24 Bruthen Street, MOORABBIN VIC 3189</th>
</tr>
</thead>
<tbody>
<tr>
<td>THE APPLICATION IS FOR A PERMIT TO:</td>
<td>Construction of two (2) dwellings on land affected by a Special Building Overlay</td>
</tr>
<tr>
<td>THE APPLICATION REFERENCE NUMBER IS:</td>
<td>KP-2019/176</td>
</tr>
<tr>
<td>THE APPLICANT FOR THE PERMIT IS:</td>
<td>Kat Design</td>
</tr>
<tr>
<td>This can be done during office hours and is free of charge</td>
<td></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.

| THE RESPONSIBLE AUTHORITY WILL NOT DECIDE ON THE APPLICATION BEFORE: | 08-July-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 – Your application and the personal information on this form is collected by the City of Kingston for the purpose of the Planning and Environment Act 1987 (PE Act). If you do not provide your name and address, the City of Kingston will not be able to consider your application. Your application will be available at the City of Kingston office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party’s right to privacy and copyright. Personal Information includes:

- The name, address or contact details of any third party
- Photographs of a third party or their property
- A third party’s opinion about the planning application or related issue

If you have any concerns or wish to request access to your personal information 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.:24: Bruthen Street

Suburb: Moorabbin Postcode 3189:

Formal Land Description *

A Lot No.:

☑ Lodged Plan ☐ Title Plan ☑ Plan of Subdivision No.022356:

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?

- Proposed Construction of 2 new attached dwellings ‘Side by Side’ on the lot.

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 x 3 including 1 x A3
- 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 any 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? *

Cost $ 850K

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? *

Is the estimated cost of the development greater than $1,052,000?

☐ 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
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 the application.

**Contact information** *

Please provide at least one contact phone number and email address.

**Owner** *

The person or organisation who owns the land.

Where the owner is different from the applicant or contact 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.

Application for a Planning 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 x 3 including 1 x A3?
  - 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**

1230 Nepean Highway, Cheltenham VIC 3194

**Contact Information**

- T  (03) 9581 4131  
- E  info@kingston.vic.gov.au
LAND DESCRIPTION

Lot 116 on Plan of Subdivision 022356.
Parent Title Volume 07714 Folio 194
Created by instrument 2534383 18/12/1952

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MILA WHITE of 24 BRUTHEN STREET MOORABBIN VIC 3189
AL847947S 29/04/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN359982T 09/12/2016
WESTPAC BANKING CORPORATION

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 LP022356 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: 24 BRUTHEN STREET MOORABBIN VIC 3189

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 09/12/2016

DOCUMENT END
PLAN OF SUBDIVISION
PART OF CROWN PORTION 40
PARISH OF MOORABBIN
COUNTY OF BOURKE

COLOUR CODE
E-1 = BLUE
E-2 = GREEN
E-3 = BLACK HATCHED OVER RED
R1 & E-4 = BROWN

APPROPRIATIONS
THE LAND COLOURED BLUE, GREEN & BLACK HATCHED OVER RED IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE AND IS 6 FEET WIDE UNLESS OTHERWISE SHOWN

ENCUMBRANCES
PART OF THE LAND COLOURED BROWN IS FURTHER ENCUMBERED BY DRAINAGE AND SEWERAGE EASEMENT RESERVED BY INSTRUMENT No. 24789739

THE DISTANCE FROM SPLAY CORNERS TO STREET ALIGNMENTS IS 10 FEET

REFERENCE MARKS, IRON PIPES PLACED AT ALL STREET INTERSECTIONS

STREET NAME AMENDED
FROM: BEGA STREET
TO: FRANKLIN STREET
VIDE: CORR.
<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>EDITION NUMBER</th>
<th>ASSISTANT REGISTRAR OF TITLES</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT 68</td>
<td></td>
<td>REMOVAL OF EASEMENT</td>
<td>VIDE AP. 15066 SEC. 103</td>
<td>2</td>
<td>AD</td>
<td></td>
</tr>
<tr>
<td>LOT 68</td>
<td></td>
<td>CREATION OF EASEMENT</td>
<td>VIDE AP. 15066 SEC. 103</td>
<td>2</td>
<td>AD</td>
<td></td>
</tr>
</tbody>
</table>

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

| ROAD | R1 | EASEMENTS ENHANCED | 2478739 | 3    | AD             |                               |
TOWN PLANNING SUBMISSION
APPLICATION FOR PLANNING PERMIT

Written assessment and report

Multi-Unit Development:
Proposed Construction of 2 new attached dwellings ‘Side by Side’ on the lot.

Address: No. 24 Bruthen Street, Moorabbin, 3189, VIC
1. Introduction

This report has been prepared to accompany the planning permit application to Kingston Council for the construction of Two (2) units with associated car parking at 24 Bruthen Street, Moorabbin.

The purpose of this report is to describe the proposed development, outline the impacts and merits of the proposal and review the relevant State and Local Planning Policies and Objectives and Standards of Clause 55 of Kingston Planning Scheme. It provides an assessment of the proposed development in terms of these controls and considerations.

In support of the proposal this report provides:

- A description of the subject site and surrounds
- A description of the development proposal
- An outline of the applicable statutory planning framework
- An assessment of the proposal taking into account town planning considerations.
2. The Subject Site

Address: 24 Bruthen Street, Moorabbin, 3189, VIC

Lot and Plan Number: Lot 116 LP22356

Local Government (Council): KINGSTON

Council Property Number: 462777

Directory Reference: Melway 77 H5

The subject site is located within 100 to the South from South Rd.
The site is regular in shape and with a total area of 585.2 sqm. The site is currently occupied by an existing single storey Brick-veneer dwelling with a pitched tiled roof. The site has one existing driveway with a vehicle crossing at Bruthen Street.

3. Surrounds

With regard to the site’s immediate interfaces, the following is noted:

- No. 26 Bruthen Street, Moorabbin abuts the subject site to the North. Site contains single storey weatherboard house dwelling with a pitched galv. iron roof and singles storey brick house with pitched tiled roof at the back;

- No. 22 Bruthen Street, Moorabbin abuts the subject site to the South. This is single storey brick dwelling with a pitched tiled roof;

- No. 18 Bruthen Street abuts the subject site to the West across the road and contains a single story brick house with pitched tiled roof;

- No. 25 Bruthen Street abuts the subject site to the West across the road and contain a single storey brick dwelling with pitched tiled roof.
• Number 159 Rowans Rd is double storey brick house with pitched tiled roof abuts subject site from the east.

In terms of streetscape, the built form is characterised by a mix of dwelling types. Most dwellings were built boundary to boundary in the nearby precinct and some were constructed to one side boundary. Heights range from single to double storey.

In terms its wider location, the site is located approximately 1.3km to Highett Station, 0.3km to Southmoor Primary School, 1.3km to shops, 0.1km to the Bricker Reserve and 1.4km to East Bentleigh Primary School.
4. The proposal

It is proposed to demolish the existing building on the site to develop two double storey attached ‘Side by Side’ dwellings.

In summary, the key features of the proposal include:

- A single garage for Unit 1 on the ground level plus additional car space;
- A single carport for Unit 2 on the ground level plus additional car space;
- The existing driveways and crossing will be retained;
- Unit 1: Ground floor will have access to Bedroom, Living, Kitchen and Dining areas;
- Unit 2: Ground floor will have access to Bedroom, Living, Kitchen and Dining areas and additional Study;
- Unit 1: First floor will have Master Bedroom with WIR and ENS, two Bedrooms with share Bathroom, and Rumpus;
- Unit 2: First floor will have Master Bedroom with WIR and ENS, two Bedrooms with share Bathroom, and Rumpus;
- Maximum building height is 7.6 m above ground level;
- The front setback for dwellings is from 6.7 m to 8.2;
- Site coverage of 49.9% is proposed. Permeability of 41.28% will be achieved with rear or side landscaped areas;
- Garden Area makes up to 40.62 %;
- The proposed front fence is metal fence 50% transparent 1.2m high.

Full details of the proposal are depicted on the application plans prepared by the project designer.

5. Planning Controls

5.1 Zone and Overlays Controls

The subject site is located within a General Residential Zone 3 under the Kingston Planning Scheme. The purpose of the GRZ3 includes:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To encourage development that respects the neighbourhood character of the area.
• To implement neighbourhood character policy and adopted neighbourhood character guidelines

• To provide a diversity of housing types and moderate housing growth 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

Clause 55 applies as a planning permit is required for two or more dwellings on a lot. A full analysis of the proposal against Clause 55 is contained within ‘planning consideration’ of this report.
Proposed construction of two dwellings on the lot at
24 Bruthen Street, Moorabbin, 3189, VIC

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as GRZ3.

GENERAL RESIDENTIAL AREAS B

Neighbourhood character objectives

None specified.

Construction or extension of a dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
<td>None specified</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
<td>50 per cent</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
<td>None specified</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
<td>None specified</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
<td>None specified</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
<td>None specified</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
<td>None specified</td>
</tr>
</tbody>
</table>

B28

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.
5.2 State Planning Policy Framework (SPPF) Controls

Clause15 Built Environment and Heritage (Clause 15.01 urban environment)

Clause 15 sets out land use and development planning must support the development and maintenance of communities with adequate and safe physical and social environments for their residents, through the appropriate location of uses and development and quality of urban design.

The objectives of Clause 15.01 is to recognise and protect cultural identity, neighbourhood and sense of place and to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.
• Clause 16 Housing (Clause 16.01 Residential Development) According to Clause 16, housing diversity should be provided, which ensure the efficient provision of supporting infrastructure, have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space.

The objectives of Clause 16.01 is to redevelop the proportion of housing in Metropolitan Melbourne, particularly near activity centres.

It is also to provide for a range of housing types to meet increasingly diverse needs. One strategy is to ensure meet housing stock matches changing demand by widening a housing choice particularly in the middle and outer suburbs

5.3 Local Planning Policy Framework (LPPF) Controls

The Municipal strategic Statement (MSS) seeks to promote medium density housing in Kingston better suited to accommodating housing change. The following policies which are of relevance to the proposal are Clause 21.03 Land Use Challenges for the New Millennium and Clause 21.05 Residential Land Use. In addition to the MSS, there are Local Planning Policy which are relevant to the proposed development -Clause 22.11 Residential Development Policy.

Clause 21.03 Land Use Challenges for the New Millennium

• Future housing need.
  With Kingston’s population continuing to age, the need to provide suitable housing stock which meets the future housing needs of our population and to sustain an appropriate mix of supporting urban infrastructure will continue to provide a focus for Council’s residential land use planning.
• Residential amenity and neighbourhood character
• Recent pressures for redevelopment, consolidation and medium density housing within the City’s residential environments have contributed to a sense of change in the character and amenity of local neighbourhoods. Management of change within our suburbs will require an approach which integrates urban consolidation objectives with an understanding of specific character issues which are important to each local neighbourhood within Kingston.
5.4 Particular Provisions

Clause 55 Two or More Dwellings on a Lot and Residential Buildings is also relevant to the application.

6. Planning Considerations

6.1 Compliance with Planning Controls

Broadly, the proposal enjoys strategic planning policy support at the State Planning Policy level, given that the proposed development seeks to make efficient and effective use of a typical suburban site in a street with a mix of dwelling heights and forms.

The architectural and urban design outcomes of the development will contribute positively to the local urban character.

The proposed attached built form also responds to Residential Development Policy objectives in the following ways:

- Build a new double storey side by side dwelling responding to the character of the local neighbourhood;
- The upper floor siting is respectful of adjoining dwellings to avoid unreasonable adverse amenity impacts;
- Articulated and graduated elevations avoid ‘box-like’ double storey designs, reducing visual bulk;
- Proposed rear and front open space areas of the development respect neighbourhood character but also ensuring natural daylight is provided to the existing and proposal dwellings.

6.2 Compliance with ResCode (Clause 55)

An assessment of the proposal against the objectives and standards of Clause 55 of Kingston Planning Scheme has been undertaken and follows.
Clause 55.01 Neighbourhood and Site Description and Design Response

The requirements of Clause 55.01 have been addressed, in part, on the Neighbourhood and Site Description/Design Response drawings and the elevations, prepared by the project designer, while the balance of the requirements are addressed in this report.

Design Response:

• Having regard to the site’s physical context and the applicable planning policy objectives, the following key design principles have informed the design response:

  • Double storey development is successfully addressed with rear and front private open spaces.
  • Complex skillion roof ensure the new two storey development to respond the character of the local neighbourhood;
  • In regard to existing neighbourhood character, the propose responds the rapidly developing character of the precinct

The design response has also tested the application and the adopted site layout against the individual standards of ResCode and it has been confirmed that the proposal fully complies with standard of Rescode.

Rescode Assessment

<table>
<thead>
<tr>
<th>CLAUSE 55.01</th>
<th>NEIGHBOURHOOD &amp; SITE DESCRIPTION &amp; DESIGN RESPONSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLAUSE 55.01-1</td>
<td>NEIGHBOURHOOD AND SITE DESCRIPTION</td>
</tr>
<tr>
<td>The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:</td>
<td></td>
</tr>
<tr>
<td>• In relation to the neighbourhood:</td>
<td></td>
</tr>
<tr>
<td>- The pattern of development of the neighbourhood</td>
<td></td>
</tr>
<tr>
<td>- The built form, scale and character of surrounding development including front fencing.</td>
<td></td>
</tr>
<tr>
<td>- Architectural and roof styles.</td>
<td></td>
</tr>
<tr>
<td>- Any other notable features or characteristics of the neighbourhood.</td>
<td></td>
</tr>
<tr>
<td>• In relation to the site:</td>
<td></td>
</tr>
<tr>
<td>- Site shape, size, orientation and easements.</td>
<td></td>
</tr>
<tr>
<td>- Levels of the site and the difference in levels between the site and surrounding properties.</td>
<td></td>
</tr>
<tr>
<td>- The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.</td>
<td></td>
</tr>
<tr>
<td>- The use of surrounding buildings.</td>
<td></td>
</tr>
<tr>
<td>- The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.</td>
<td></td>
</tr>
<tr>
<td>✓ Complies</td>
<td>As described in above neighborhood and site description</td>
</tr>
</tbody>
</table>
- Solar access to the site and to surrounding properties.
- Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.
- Any contaminated soils and filled areas, where known.
- Views to and from the site.
- Street frontage features such as poles, street trees and kerb crossovers.
- Any other notable features or characteristics of the site.

**CLAUSE 55.01-2**
**DESIGN RESPONSE**
The design response must explain how the proposed design:
- Derives from and responds to the neighbourhood and site description.
- Meets the objectives of Clause 55.
- Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.

**CLAUSE 55.02**
**NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE**

**CLAUSE 55.02-1**
**NEIGHBOURHOOD CHARACTER**
**Objectives**
To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

To ensure that development responds to the features of the site and the surrounding area.

**Standard B1**
- 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.

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:
- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The neighbourhood and site description.
- The design response.

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

The proposed development seeks to make efficient and effective use of a typical suburban site of 585.2 sqm.
To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

**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 Framework, including the Municipal Strategic Statement and local planning policies.

**Decision guidelines**
Before deciding on an application, 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 design response

---

**CLAUSE 55.02-3**

**DWELLING DIVERSITY**

**Objective**
To encourage a range of dwelling sizes & types in development of ten or more dwellings

**Standard B3**

Developments of 10+ dwellings should provide a range of dwelling sizes & types including:
- Dwellings with a different number of bedrooms;
- At least one dwelling with a kitchen, bath or shower, & toilet & wash basin at ground floor level.

**CLAUSE 55.02-4**

**INFRASTRUCTURE**

**Objective**
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.

**Standard B4**
- Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.
- 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

---

The proposal enjoys strategic planning policy support at the State Planning Policy level, given that it will provide additional housing stock within Kingston, in an area, which is appropriately zoned. The design response is acceptable.

Complex skillion roof and the second storey building envelop back from the ground level envelop ensure the new two storey development to respond the character of the local neighbourhood.

The upper floor siting is respectful of adjoining dwellings to avoid unreasonable adverse amenity impacts.

Articulated and graduated elevations avoid ‘box-like’ double storey designs, reducing visual bulk.

Single garage and a car space are provided for proposed dwelling 1 and single carport with additional car space, meeting the needs of future residents and visitors and reducing its impact on the streetscape.

Proposed front and rear open space areas of the development respect neighbourhood character but also ensuring natural daylight is provided to the existing and proposal dwellings.

Consistency with the front setback reflects the surrounding streetscape character, reflecting the more common rhythm of dwellings in the street.

- **Complies**

Diversity will be achieved through provision of new and varied housing stock to the traditional forms in the area.

- **Complies**

The site will be connected to reticulated services and the existing public infrastructure can accommodate the proposed development.
CLAUSE 55.02
INTEGRATION WITH THE STREET
Objective
To integrate the layout of development with the street.
Standard B5
- 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.

CLAUSE 55.03
SITE LAYOUT AND BUILDING MASSING

CLAUSE 55.03-1
STREET SETBACK
Objective
To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.
Standard B6
Walls of buildings should be setback from streets:
- At least the distance specified in the schedule to the zone, or
- If no distance is specified in the schedule to the zone, the distance specified in Table B1.

Porches, pergolas and verandahs that are less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.

Table B1 provides as follows:

<table>
<thead>
<tr>
<th>Development context</th>
<th>Minimum setback from front street (metres)</th>
<th>Minimum setback from side street (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>There are existing buildings on both abutting lots facing the same street, and the site is not on a corner.</td>
<td>The average distance of front walls of existing adjacent buildings facing the same street or 9m, whichever is lesser.</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>There is an existing building on one abutting lot facing the same street, and no existing building on the other abutting lot facing the same street and the site is not on a corner.</td>
<td>The same distance as the front wall of the existing adjacent building or 9m, whichever is lesser.</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>There is no existing buildings on either abutting lot facing the same street and the site is not on a corner.</td>
<td>6m for streets in a Road Zone Category 1, and 4m for other streets.</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>The site is on a corner.</td>
<td>If there is a building on the abutting lot facing the front street, the same distance as the setback of the front wall of the existing abutting building facing the front street, or 9m whichever is lesser.</td>
<td>Front walls of new development fronting a 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 3m, whichever is the lesser.</td>
</tr>
</tbody>
</table>

The incorporation of landscaping will also assist in integrating the development into the streetscape.

Complies
The setback of the existing building is consistent with existing generous front setbacks within the neighbourhood.

Complies
Maintaining the front setback maximizes integration with the street and both dwellings being clearly visible from the street.

Proposed construction of two dwellings on the lot at 24 Bruthen Street, Moorabbin, 3189, VIC
**CLAUSE 55.03-2 BUILDING HEIGHT**

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

**Standard B7**
- The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.
- If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.
- Change of building height between existing buildings & new buildings should be graduated.

Proposed dwelling will have a modest presence with an overall height of 7.6 m, further ensuring that the proposed development fits with the broader streetscape.

**CLAUSE 55.03-3 SITE COVERAGE**

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

**Standard B8**
- The site area covered by buildings should not exceed 50%

The site coverage of 49.9% is less than the maximum site coverage requirements of 50%.

**CLAUSE 55.03-4 PERMEABILITY**

**Objectives**
To reduce impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration

**Standard B9**
- The site area covered by the pervious surfaces should be at least:
  - The minimum area specified in a schedule to the zone, or
  - If no minimum is specified in a schedule to the zone, 20 percent of the site

41.28% of the site exceeds a minimum recommend percentage permeability in incremental change area. This will be achieved through landscape and setback areas.

**CLAUSE 55.03-5 ENERGY EFFICIENCY**

**Objectives**
To achieve and protect energy efficient dwellings and residential buildings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

**Standard B10**
- Buildings should:
  - 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.

The size of the subject site combined with the design of the development will ensure that both dwellings receive excellent sunlight to bedrooms and common areas.

There is no unreasonable loss of solar access to neighboring properties.
Living areas & private open space should be located on the north side of the dwelling, if practicable. Developments should be designed so that solar access to north-facing windows is maximised.

**CLAUSE 55.03-6**

**OPEN SPACE**

**Objective**

To integrate the layout of development with any public and communal open space provided in or adjacent to the development.

**Standard B11**

If any 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 practicable.
- Be designed to protect any natural features on the site;
- Be accessible & useable.

The proposal does not include any common areas or public open space.

**CLAUSE 55.03-7**

**SAFETY**

**Objective**

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

**Standard B12**

- Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.
- Planting which creates unsafe spaces along streets and accessways should be avoided.
- Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.
- Private spaces within developments should be protected from inappropriate use as public thoroughfares.

Entry to the new development is at the front and side of the dwellings facing access ways. Layout does not affect safety and security.

**CLAUSE 55.03-8**

**LANDSCAPING**

**Objectives**

To encourage development that respects the landscape character of the neighbourhood.

To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

**Standard B13**

- 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.

Development should provide for the retention or planting of No significant vegetation is proposed for removal from the subject site. Landscaping opportunities are available in the front, side and rear setbacks.
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 & species), paving & lighting.

Development should meet any additional landscape requirements specified in a schedule to the zone.

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### CLAUSE 55.03-9

**ACCESS**

**Objectives**

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

**Standard B14**

- The width of accessways or car spaces should not exceed:
  - 33 per cent of the street frontage, or
  - if the width of the street frontage is less than 20 metres, 40 per cent of the street

- 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.

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**CLAUSE 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.

**52.06-5 Number of car parking spaces required under Table 1**

- **Complies**

Existing crossovers is preserved as it is and have at least 3m wide, which equates to 40% of the street frontage, meeting the Standard requirement.

Access will be provided to ensure safe, manageable and convenient vehicle entry and exit to each dwelling.

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**Proposed construction of two dwellings on the lot at**

24 Bruthen Street, Moorabbin, 3189, VIC
CLAUSE 55.04
AMENITY IMPACTS

CLAUSE 55.04-1
SIDE & REAR SETBACKS

Objective
To ensure heights and setbacks from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard B17
• A new building not on, or within 200mm of boundary should be setback from side or rear boundaries:
  - At least the distance specified in a schedule to the zone, or
  - If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

• Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

• Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

CLAUSE 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 neighbourhood 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 lot should not abut the boundary:
  - For a length of more than the distance specified in a schedule to the zone; or
  - If no distance is specified in a schedule to the zone, for a length of more than: 10 metres plus 25 per cent 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,

✓ Complies
The development has been designed to comply with Res Code standards:
- The new dwellings will have rear setbacks of 5.7m to 6.8 m at ground floor level and from 1 to 3.0 m from side boundaries
- upper floor setbacks vary from 3.0m to 6.5 m.

Accordingly, the proposed setbacks are considered suitable for the character of this neighbourhood and will allow for adequate landscaping and articulation thus reducing visual impact of the proposed development.

✓ Complies
The new development includes no walls on the boundary.
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.

CLAUSE 55.04-3

DAYLIGHT TO EXISTING WINDOWS

Objective
To allow adequate daylight into existing habitable room windows.

Standard B19
- Buildings opposite an existing habitable room window should provide for a light court to the existing window, of at least $3m^2$ and 1m clear to the sky. The calculation of the area may include land on the abutting lot.
- Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.
- Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

CLAUSE 55.04-4

NORTH FACING WINDOWS

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

Standard B20
- If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

CLAUSE 55.04-5

OVERSHADOWING OPEN SPACE

Objective
To ensure buildings do not unreasonably overshadow existing secluded private open space.

Standard B21

✓ Complies

The proposed development has been designed as two storey height (7.6 m), which ensures that overshadowing of the adjoining properties to the east and west are not unreasonably affected at the Equinox.
• Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75%, or 40m² with a min. dimension of 3m, whichever is lesser, or the secluded open space should receive a minimum of 5 hrs sunlight between 9am & 3pm at 22 Sept.

• If existing sunlight to the secluded private open space of a dwelling is less than the requirements of this Standard, the amount of sunlight should not be further reduced.

CLAUSE 55.04-6
OVERLOOKING
Objective
To limit views into existing secluded private open space & habitable room windows.

Standard B22
• A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

• A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:
  - Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
  - Have sill heights, obscure glazing or permanent screens of at least 1.7m above floor level.
  - Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.
  - Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

• Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

• Screens used to obscure a view should be:
  - Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
  - Permanent, fixed and durable
  - Designed and coloured to blend in with the development.

• This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

CLAUSE 55.04-7
INTERNAL VIEWS
Objective
To limit views into the secluded private open space and habitable room windows of dwellings within a development.

✓ Complies
The development has been designed to reduce views from the upper floor into internal private open spaces through sill heights or setback.
Standard B23
- Windows and balconies should be designed to prevent overlooking of more than 50 percent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.

CLAUSE 55.04-8
NOISE IMPACTS
Objectives
To contain noise sources in developments that may affect existing dwellings.
To protect residents from external noise.

Standard B24
- 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 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.

CLAUSE 55.05
ON-SITE AMENITY AND FACILITIES

CLAUSE 55.05-1
ACCESSIBILITY
Objective
To encourage the consideration of the needs of people with limited mobility in the design of developments.

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.

CLAUSE 55.05-2
DWELLING ENTRY
Objective
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.
  - Provide shelter, a sense of personal address and a transitional space around the entry.

CLAUSE 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 face:
  - an outdoor space clear to sky or a light court with 3m² + & min. dimension of 1m, not incl. 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.

CLAUSE 55.05-4

The proposed development has been designed so that people with limited mobility can access dwelling entries at ground floor level. Both dwellings will also have a bathroom, kitchen and living areas.

The dwelling entry is clearly identifiable.

The separation from neighboring dwellings, adequate windows and appropriate orientation of the dwellings will ensure adequate daylight.

The proposal will raise no unreasonable noise concerns for occupants.
### PRIVATE OPEN SPACE

**Objective**
To provide 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 a schedule to the zone, which is:
  - 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.

**Complies**
Dwelling 1 will be provided with about 41 and 24 sqm of secluded private open space at the side and rear, plus front garden areas. Dwelling 2 will be provided with about 55 and 46sqm of secluded private open space at the side and rear plus front garden areas.

### CLAUSE 55.05-5

**SOLAR ACCESS TO OPEN SPACE**

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

**Standard B29**
- The private open space should be located on the north side of the dwelling or residential building, if appropriate.
- The southern boundary of secluded private open space should be setback from any wall on the north of the space at least (2 +0.9h), where ‘h’ is the height of the wall.

**Complies**
All Dwellings will receive adequate sunlight within the private open space areas and enjoying direct sunlight within the front north facing gardens.

### CLAUSE 55.05-6

**STORAGE**

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

**Standard B30**
- Each dwelling should have convenient access to at least 6m³ of externally accessible, secure storage space.

**Complies**
All new dwellings will have 6m³ externally storage space.

### CLAUSE 55.06

**DETAILED DESIGN**

**DETAIL DESIGN**

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

**Standard B31**
- The design of buildings, including:
  - Facade articulation & detailing;
  - Window and door proportions;
  - Roof form; and
  - Verandahs, eaves and parapets.
- Garages and carports should be visually compatible with the development & the existing/preferred neighbourhood character.

**Complies**
The character of the area is mixed and includes 1-2 storey dwellings, mainly including pitched tiles roofs and eaves.

Several modern, two storey dwelling developments already exist nearby, some attached and others in tandem.

The proposed development will adopt a consistent approach, using render finishes for the dwelling.

The proposal is at a scale consistent with the broader neighborhood.

**FRONT FENCES**

**Complies**
Objective
To encourage front fence design that respects the existing or preferred neighbourhood character.

Standard B32
The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties. For two or more dwellings or a residential building, a front fence within 3 metres of a street should not exceed:

- 2 metres for streets in a Road Zone, Category 1
- or 1.2 metres for other streets

The proposed front fence is metal fence 50% transparent 1.2m high.

CLAUSE 55.06-3
COMMON PROPERTY
Objectives
To ensure that communal open space, car parking, access areas, and site facilities are practical, attractive and easily maintained.

To avoid future management difficulties in areas of common ownership.

Standard B33
- Developments should clearly delineate public, communal and private areas.
- Common property, where provided, should be functional and capable of efficient management.

N/A
No common property is proposed.

CLAUSE 55.06-4
SITE SERVICES
Objectives
To ensure that site services can be installed and easily maintained.

To ensure that site facilities are accessible, adequate and attractive.

Standard B34
- 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.

Complies
The layout of the development allows for efficient and economical services to be connected to the development.

6. Conclusion

It is our submission that the proposal is appropriate for the subject land for the following
 reasons:

• The site is reasonable in area at 585.2 sqm and will easily accommodate 2 dwellings, being a reasonable opportunity to increase a mix of housing stock within Kingston;

• The proposal satisfies residential policy objectives with its unique design and layout limiting visual bulk and mass impacts;

• The proposal has a high level of compliance with all Clause 55 standards and objectives;

• The design allows for significant landscaping opportunities in the site frontage, as well as the rear garden and side setbacks. Site coverage 49.9% complies with Clause 55 standards, but permeability of 41.28% responds to the preferred character for the precinct.

• The design of the proposed development is consistent with the mixed built form and subdivision pattern of the area and will have no unreasonable impact on the streetscape;

• The development is designed to ensure that the amenity of nearby residents is not unreasonably affected;

• There will be no unreasonable overshadowing or overlooking;

• Parking is suitably provided with one double garage, one carport and two car spaces for proposed dwellings;

• The layout and design provides a high level of amenity for future residents.

• Accordingly, for the above reasons, it is considered appropriate for Council to support the application for construction of the new development.
TOWN PLANNING APPLICATION

DUAL OCCUPANCY
No. 24 BRUTHEN ST, MOORABBIN.

<table>
<thead>
<tr>
<th>SHEET No</th>
<th>SHEET NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>TP01</td>
<td>SITE CONTEXT PLAN</td>
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<tr>
<td>TP02</td>
<td>DESIGN RESPONSE PLAN</td>
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<tr>
<td>TP03</td>
<td>GROUND FLOOR PLAN</td>
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<tr>
<td>TP04</td>
<td>FIRST FLOOR PLAN</td>
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<td>TP05</td>
<td>ELEVATIONS</td>
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<td>TP06</td>
<td>SHADOW DIAGRAMS</td>
</tr>
<tr>
<td>TP07</td>
<td>FINISHES SCHEDULE</td>
</tr>
<tr>
<td>TP08</td>
<td>GARDEN AREA</td>
</tr>
</tbody>
</table>
Proposed decking must be constructed with unenclosed foundations to allow for the passage of overland flows.

Internal fencing must be of an open style of construction (minimum 50% open).

Area outside of building footprint must be kept at natural surface level.

Any new stormwater connection will need to be provided by Council regarding the legal point of discharge. In the event that connection cannot be made to Council’s system a separate application must be made and accepted to Melbourne Water, for any new or modified stormwater connection or alteration to Melbourne Water’s drainage system (i.e. gully pits).

Prior to commencement of works, a legal Buildover agreement application shall be made directly to Melbourne Water’s Asset Sanctions Team for assessment and approval. Further detailed information will be requested at this stage.
Proposed decking must be constructed with unclosed foundations to allow for the passage of overland flows.

Internal fencing must be of an open style of construction (minimum 50% open).

Area outside of building footprint must be kept at natural surface level.

Any new stormwater connection will need to be provided by Council regarding the legal point of discharge. In the event that connection cannot be made to Council’s system a separate application must be made and accepted to Melbourne Water. For any new or upgraded stormwater connection or alteration to Melbourne Water’s drainage system (i.e. junction pits).

Prior to the commencement of works, a legal Building agreement application shall be made directly to Melbourne Water’s Asset Services Team for assessment and approval of any proposed works over or near Melbourne Water’s drain. Further detailed information will be requested at this stage.

Prior to the commencement of works (separate application must be made and accepted to Melbourne Water). Any new stormwater connection will need to be provided by Council regarding the legal point of discharge. In the event that connection cannot be made to Council’s system a separate application must be made and accepted to Melbourne Water. For any new or upgraded stormwater connection or alteration to Melbourne Water’s drainage system (i.e. junction pits).

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Prior to the commencement of works, a legal Building agreement application shall be made directly to Melbourne Water’s Asset Services Team for assessment and approval of any proposed works over or near Melbourne Water’s drain. Further detailed information will be requested at this stage.
Proposed decking must be constructed with unenclosed foundations to allow for the passage of overland flows.

Internal fencing must be of an open style of construction (minimum 50% open).

Area outside of building footprint must be kept at natural surface level.

Any new stormwater connection will need to be provided by Council regarding the legal point of discharge. In the event that connection cannot be made to Council's system a separate application must be made and accepted by Melbourne Water. For any new or modified stormwater connection or alteration to Melbourne Water’s drainage system (i.e., junction pits) prior to the commencement of works, a legal Buildover agreement application shall be made directly to Melbourne Water’s Asset Services Team for assessment and approval of any proposed works over or near Melbourne Water’s drain. Further detailed information will be requested at this stage.
Project:

24 BRUTHEN ST, MOORABBIN VIC

Schedule of External Materials, Colors and Finishes

1. EXTERNAL ARCRLYLC
   RENDER FINISH
   DULUX-"NATURAL WHITE" OR SIMILAR

2. EXTERNAL ARCRLYLC
   RENDER FINISH
   DULUX-"MOXA" OR SIMILAR

3. SCYON AXON WALL CLADDING
   IN "TOFFE FINGERS" COLOR

4. GARAGE DOORS-
   COLORBOND SECTIONAL
   DOORS IN CAOBA (TIMBER LOOK) OR SIMILAR

5. ALUMINIUM WINDOW
   FRAMES IN COLORBOND
   "MONUMENT" COLOR

6. COLORBOND ROOF
   --"MONUMENT" COLOR OR SIMILAR

7. EXTERNAL ARCRLYLC
   RENDER FINISH
   DULUX-"LEADMAN" OR SIMILAR

FASCIA & GUTTER-
COLORBOND FAÇADE
―"MONUMENT" COLOR OR SIMILAR

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Client: MILA WHITE
Address: 24 BRUTHEN ST,
MOORABBIN, VIC

FINISHES SCHEDULE

No. Description Date

1. EXTERNAL ARCRLYLC
   RENDER FINISH
   DULUX-"NATURAL WHITE" OR SIMILAR

2. EXTERNAL ARCRLYLC
   RENDER FINISH
   DULUX-"MOXA" OR SIMILAR

3. SCYON AXON WALL CLADDING
   IN "TOFFE FINGERS" COLOR

4. GARAGE DOORS-
   COLORBOND SECTIONAL
   DOORS IN CAOBA (TIMBER LOOK) OR SIMILAR

5. ALUMINIUM WINDOW
   FRAMES IN COLORBOND
   "MONUMENT" COLOR

6. COLORBOND ROOF
   --"MONUMENT" COLOR OR SIMILAR

7. EXTERNAL ARCRLYLC
   RENDER FINISH
   DULUX-"LEADMAN" OR SIMILAR

FASCIA & GUTTER-
COLORBOND FAÇADE
―"MONUMENT" COLOR OR SIMILAR
24 BRUTHEN GARDEN AREA

13.95+26.19+24.61+41.58+30.47+55.60+45.36=237.76m² - 40.62%

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<tr>
<th>Description</th>
<th>Area (m²)</th>
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<td>GA side (U2)</td>
<td>26.19</td>
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<tr>
<td>GA rear POS (U1)</td>
<td>24.61</td>
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<tr>
<td>GA rear POS (U2)</td>
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<td>GA side POS (U2)</td>
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<td>TOTAL GA</td>
<td>237.76</td>
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<tr>
<td>% of site area</td>
<td>40.62%</td>
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