

Agenda

Planning Committee Meeting

Wednesday, 17th June 2020

Commencing at 7.00pm

Council Chamber
1230 Nepean Highway, Cheltenham

kingston.vic.gov.au

Julie Reid
Chief Executive Officer
Kingston City Council

**City of Kingston
Planning Committee Meeting**

Agenda

17 June 2020

Notice is given that Planning Committee Meeting of Kingston City Council will be held at 7.00pm at Council Chamber, 1230 Nepean Highway, Cheltenham, on Wednesday, 17 June 2020.

1. Apologies

2. Confirmation of Minutes of Previous Meetings

Minutes of Planning Committee Meeting 20 May 2020

3. Foreshadowed Declaration by Councillors, Officers or Contractors of any Conflict of Interest

Note that any Conflicts of Interest need to be formally declared at the start of the meeting and immediately prior to the item being considered – type and nature of interest is required to be disclosed – if disclosed in writing to the CEO prior to the meeting only the type of interest needs to be disclosed prior to the item being considered.

4. Planning and Development Reports

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- 4.2 KP-2020/7 - 2 Ormond Street, Mordialloc..... 19
- 4.3 KP-2019/726, 2 Main Road, Clayton South 65

5. Confidential Items 159

- 5.1 KP-2018/507 - 1A & 5 Foster Street Aspendale - VCAT Compulsory
Conference and Merits Hearing position sought

4. Planning and Development Reports

Planning Committee Meeting

17 June 2020

Agenda Item No: 4.1

TOWN PLANNING APPLICATION DECISIONS - MAY 2020

Contact Officer: Carly De Mamiel, Senior Customer Liaison and Administration Officer

Town Planning Application Decisions – May 2020

Approved By: Jonathan Guttmann - General Manager, Planning & Development

Author: Ian Nice – Manager, City Development

Attached for information is the report of Town Planning Decisions for the month of May, 2020.

A summary of the decisions is as follows:

Type of Decision	Number of Decisions Made	Percentage (%)
Planning Permits	69	69
Notice of Decision	16	16
Refusal to Grant a Permit	5	5
Other - Withdrawn (6) - Prohibited (0) - Permit not required (1) - Lapsed (3) - Failure to Determine (0)	10	10
Total	100	100

(NB: Percentage figures have been rounded)

OFFICER RECOMMENDATION

That the report be noted.

Appendices

Appendix 1 - Town Planning Application Decisions May 2020 (Ref 20/121022)

Author/s: Carly De Mamiel, Senior Customer Liaison and Administration Officer

Reviewed and Approved By: Naomi Crowe, Team Leader City Development Administration

4.1

TOWN PLANNING APPLICATION DECISIONS - MAY 2020

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Planning Decisions May, 2020							
APPL. No.	PROPERTY ADDRESS	SUBURB	APPL. DATE	DATE DECIDED	PROPOSAL DESCRIPTION	DECISION	VCAT DECISION
KP-2018/317	1 Maude Street	CHELTENHAM	26/04/2018	1/05/2020	Develop the land for the construction of a four (4) storey building comprising of thirty-four (34) dwellings.	Permit	No
KP-2017/840/A	13 Tennyson Street	HIGHETT	27/03/2020	1/05/2020	To amend the design of the approved development by: increasing the setback of Dwelling 3s south facing first floor wall - to 3.19 and 3.49m from 2.74m; - decreasing the maximum wall height of Dwelling 3s south facing wall from 6.38m to 5.30m; - internal alterations to the first-floor rooms of Dwe	Permit	No
KP-2020/201	16 Crown Road	BONBEACH	20/04/2020	1/05/2020	Subdivide the Land into Two (2) Lots	Permit	No
KP-2019/488	38 Melaleuca Drive	CLARINDA	8/08/2019	4/05/2020	Develop the land for two (2) dwellings	Permit	No
KP-2018/919	1 656 Nepean Highway	CARRUM	12/11/2018	4/05/2020	the development of one (1) dwelling at the front of an existing dwelling; associated works and alteration of an existing crossover on a Road in a Road Zone Category 1 in accordance with endorsed plan	Notice of Decision	No
KP-2019/561	34 Mount View Avenue	PARKDALE	4/09/2019	4/05/2020	The development of two (2) dwellings	Permit	No
KP-2019/747	260-280 Governor Road	BRAESIDE	26/11/2019	5/05/2020	Develop the land for the construction of a Boat and Caravan Storage Facility and waiver of car parking in the Land Subject to Inundation Overlay	Permit	No

KP-2019/785	34 Brownfield Street	MORDIALLOC	10/12/2019	5/05/2020	Develop the land for the construction of two (2) double storey dwellings on land affected by a Special Building Overlay	Notice of Decision	No
KP-2019/475	56 Matthieson Street	HIGHETT	3/08/2019	6/05/2020	Develop the land for three (3) dwellings	Notice of Decision	No
KP-2014/976/A	16 Wallum Road	EDITHVALE	10/02/2020	6/05/2020	Various Amendments to be made to All Dwellings	Permit	No
KP-2019/764	47 Church Road	CARRUM	4/12/2019	6/05/2020	The development of three (3) dwellings	Permit	No
KP-2020/191	4 20-22 Randell Street	PARKDALE	15/04/2020	6/05/2020	Proposed veranda to the rear of unit 4.	Permit Not Required	No
KP-2018/835	16 Elora Road	OAKLEIGH SOUTH	12/10/2018	6/05/2020	The development of two (2) dwellings	Permit	No
KP-2019/418	3 165 Westall Road	CLAYTON SOUTH	9/07/2019	6/05/2020	Use of the land for industry and development of alterations and additions to an existing factory	Permit	No
KP-2020/208	17 Swinden Avenue	CHELTENHAM	23/04/2020	6/05/2020	Subdivide the Land into Two (2) Lots	Permit	No
KP-2020/222	16A Cedric Street	PARKDALE	30/04/2020	6/05/2020	Subdivide the land into Two (2) Lots	Permit	No
KP-2019/830	39 Walkers Road	CARRUM	13/01/2020	6/05/2020	Develop the land for the construction of two (2) dwellings to the rear of an existing dwelling and subdivide the land into three (3) lots	Permit	No
KP-2020/124	LEVEL 1 1001 Nepean Highway	MOORABBIN	6/03/2020	6/05/2020	Pruning of a significant tree	Permit	No
KP-2020/131	2-4 Woodbine Grove	CHELSEA	12/03/2020	6/05/2020	Building and works in association with a Primary School	Permit	No
KP-2019/658	22 Sherwood Avenue	CHELSEA	10/10/2019	7/05/2020	Development of five (5) dwellings and associated works in accordance with the endorsed plans	Permit	No
KP-2018/786	4 Bank Road	EDITHVALE	25/09/2018	7/05/2020	The development of five (5) dwellings	Refused	No

KP-2019/222	10 Derby Parade	BONBEACH	10/04/2019	7/05/2020	The development of a second dwelling (to the rear of an existing dwelling)	Permit	No
KP-2019/411	15 Sandford Street	HIGHETT	5/07/2019	7/05/2020	The development of two (2) dwellings	Notice of Decision	No
KP-2019/673	11 Robross Street	CHELTENHAM	21/10/2019	7/05/2020	Develop the land for two (2) dwellings and associated works in accordance with the endorsed plans	Permit	No
KP-2019/783	42 Hillston Road	MOORABBIN	10/12/2019	8/05/2020	Part demolition to develop the land for the construction of one (1) dwelling to the rear of an existing dwelling, and construction and replacement of side fences on a corner block, in a Neighbourhood Character Overlay (Schedule 1)	Permit	No
KP-2019/671	1 229-231 Boundary Road	MORDIALLOC	21/10/2019	8/05/2020	Use of Land as a Restricted Recreation Facility (Gym) and to display Business Identification Signage and a Pole Sign	Permit	No
KP-2020/125	33 Seaview Court	CHELSEA HEIGHTS	6/03/2020	8/05/2020	Construct an above ground spa on Land Subject to an Inundation Overlay	Permit	No
KP-2017/149	13-15 Taylor Street	MOORABBIN	28/02/2017	8/05/2020	Develop a 12 storey building, use of the land for dwellings and retail	Notice of Decision	No
KP-2019/297	15 Biscop Road	MOORABBIN	16/05/2019	8/05/2020	Develop three (3) dwellings and associated works	Refused	No
KP-2019/820	80 Albenca Street	CHELTENHAM	20/12/2019	8/05/2020	Develop the land for the construction of two (2) dwellings.	Notice of Decision	No
KP-2019/775	14 Gothic Road	ASPENDALE	6/12/2019	8/05/2020	Develop the land for the construction of two (2) dwellings	Permit	No
KP-2018/271	27 Breeze Street	BONBEACH	12/04/2018	8/05/2020	In accordance with the endorsed plans, Construction of two, double storey dwellings in the General Residential Zone - Schedule 2	Permit	No
KP-2020/162	1 Albert Street	MORDIALLOC	30/03/2020	8/05/2020	Externally paint a building in a Heritage Overlay	Permit	No

KP-2019/607	90 Fairbank Road	CLAYTON SOUTH	20/09/2019	11/05/2020	Develop the land for the construction of building and works	Withdrawn	No
KP-2020/39	382-384 South Road	MOORABBIN	23/01/2020	11/05/2020	To use the land for the sale of packaged liquor	Notice of Decision	No
KP-2019/541	6 Tennyson Street	HIGHETT	29/08/2019	11/05/2020	Develop the land for three (3) double storey dwellings	Permit	No
KP-2020/133	10 Dunk Crescent	BONBEACH	18/03/2020	11/05/2020	Construct a verandah on land affected by a Land Subject to Inundation Overlay	Permit	No
KP-2018/385	4 Horscroft Place	MOORABBIN	22/05/2018	11/05/2020	Develop the land for the construction of two or more dwellings on a lot, buildings and works that exceed the Building Height set out in the Precinct Requirements and works within a Special Building Overlay	Permit	No
KP-2004/940/A	462 South Road	MOORABBIN	28/06/2019	11/05/2020	Amend Condition 9 of planning permit number KP-2004/940 by increasing the number of practitioners to two (2) and supporting staff to three (3) at any one time with a reduction of car parking pursuant to Clause 52.06 of the Kingston Planning Scheme	Notice of Decision	No
KP-2019/362	8 Holly Drive	DINGLEY VILLAGE	12/06/2019	12/05/2020	Use the land for Education and reduction of the car parking requirement	Permit	No
KP-2020/227	6 Holmby Road	CHELTENHAM	5/05/2020	12/05/2020	Construction of a new dwelling within the Special Building Overlay	Withdrawn	No
KP-2020/195	2 538 Nepean Highway	BONBEACH	16/04/2020	12/05/2020	Use of the land for a Place of Assembly (Cooking School) in accordance with the endorsed plans	Permit	No
KP-2016/1055/F	254-258 Chesterville Road	MOORABBIN	20/04/2020	13/05/2020	Use and development of the land for office, food and drink premises(cafe)/convenience shop, restricted retail, restaurant and retail	Permit	No

					(market), tavern, industry (brewery), Restricted Recreation Facility (Yoga Studio), sale and consumption of liquor for a General Licence for the tavern, for the displ		
KA-1/2020	2 80 Mascot Avenue	BONBEACH	31/01/2020	13/05/2020	Amend a Section 173 Agreement R631402N that applies to the land	Notice of Decision	No
KP-2019/122	86-88 Fairbank Road	CLAYTON SOUTH	5/03/2019	14/05/2020	Use of the land for a materials recycling facility (plastic recycling)	Permit	No
KP-2010/745/A	22-36 Bulli Street	MOORABBIN	9/12/2019	14/05/2020	To construct buildings and works, use this site for an Educational Facility and construct advertising signage on land designated within a Special Building Overlay	Permit	No
KP-2019/18	26 Ormond Street	MORDIALLOC	10/01/2019	14/05/2020	Development of two (2) dwellings and associated works in accordance with the endorsed plans	Notice of Decision	No
KP-2019/690	13 Devon Street	CHELTENHAM	25/10/2019	14/05/2020	The development of two (2) dwellings	Permit	No
KP-2020/248	132 Wilson Street	CHELTENHAM	14/05/2020	14/05/2020	Subdivide the Land into Two (2) Lots	Withdrawn	No
KP-2019/355	278-279 Nepean Highway	EDITHVALE	12/06/2019	14/05/2020	Develop the land for a three (3) storey mixed use building plus basement, use of the land for dwellings and a reduction in the car parking requirement associated with the use of the land as shown on the plans submitted with the application.	Lapsed	No
KP-2020/93	5-7 Avlona Street	MORDIALLOC	18/02/2020	14/05/2020	Use and develop the land for a caretaker's house associated with an existing store (vehicle) extension within Land Subject to Inundation Overlay	Permit	No
KP-2020/78	2 Moola Court	CHELTENHAM	12/02/2020	14/05/2020	Use and develop the land for a temporary car park with associated	Permit	No

					works (Level Crossing Removal Project)		
KP-2019/659	24 McMillan Street	CLAYTON SOUTH	11/10/2019	15/05/2020	Develop the land for the construction of two (2) dwellings	Permit	No
KP-2020/183	Office Ground 1001 Nepean Highway	MOORABBIN	8/04/2020	18/05/2020	Develop the land for the construction of buildings and works to the existing building	Permit	No
KP-2019/44/A	46-56 Canterbury Road	BRAESIDE	27/03/2020	18/05/2020	Develop the land for the construction of two (2) warehouses A and C, one (1) industry B, business identification signage and a reduction in the car parking requirements	Permit	No
KP-2020/102	275-281 Boundary Road	MORDIALLOC	24/02/2020	18/05/2020	The display of one (1) internally illuminated business identification sign, and business identification sign(s)	Notice of Decision	No
KP-2004/822/B	41 Houston Street	MENTONE	11/09/2019	18/05/2020	Two (2) Dwellings	Lapsed	No
KP-2019/583	16 Bruthen Street	MOORABBIN	11/09/2019	18/05/2020	Develop two (2) dwellings in a Special Building Overlay	Permit	No
KP-2012/792/G	658 South Road	MOORABBIN	21/04/2020	19/05/2020	Develop the site for the construction of twenty-one (21) warehouses, reduction in car parking requirements pursuant to Clause 52.06 (car parking) and create and alter access to a Road in a Road Zone Category 1	Withdrawn	No
KP-2004/854/B	1 3 Alleyne Avenue	BONBEACH	24/02/2020	19/05/2020	The development of this site for the construction of a new single storey dwelling on lot 1	Notice of Decision	No
KP-2019/175	1 True Avenue	CARRUM	27/03/2019	20/05/2020	The development of four (4) dwellings	Permit	No
KP-2020/234	1 13 Gruchy Avenue	CHELSEA HEIGHTS	7/05/2020	20/05/2020	Develop the land for the construction of a 1.8m front fence	Permit	No
KP-2020/192	545 Boundary	HEATHERTON	15/04/2020	20/05/2020	The development of an extension to	Permit	No

	Road				the existing dwelling		
KP-2020/193	10 Browning Avenue	CLAYTON SOUTH	16/04/2020	20/05/2020	Subdivide the Land into Four (4) Lots	Permit	No
KP-2020/142	3 Roseberry Avenue	CHELSEA	18/03/2020	20/05/2020	Subdivide the Land into Two (2) Lots	Permit	No
KP-2020/153	50 Fifth Avenue	CHELSEA HEIGHTS	25/03/2020	20/05/2020	Subdivide the land into Two (2) Lots	Permit	No
KP-2020/236	8 Mason Drive	BRAESIDE	7/05/2020	20/05/2020	Develop the land for the construction of a roof extension	Permit	No
KP-2019/797	213-223 Wells Road	CHELSEA HEIGHTS	16/12/2019	20/05/2020	The development of three warehouses on two lots	Lapsed	No
KP-2020/250	91-99 Keys Road	MOORABBIN	8/05/2020	20/05/2020	Develop the land for the construction of buildings and works in an IN1Z	Permit	No
KP-2020/143	20 Prestige Drive	CLAYTON SOUTH	17/03/2020	20/05/2020	Use of the land for car sales	Permit	No
KP-2019/269/A	28-36 Japaddy Street	MORDIALLOC	20/12/2019	20/05/2020	The development of the land for five (5) warehouses, forty-six (46) storage units and associated works in accordance with the endorsed plans	Permit	No
KP-2019/813	1-23 Wells Road	CHELSEA HEIGHTS	19/12/2019	21/05/2020	Use and develop the land for a supermarket and retail premises in the Commercial 2 Zone; create a carriageway easement in accordance with Clause 52.02; reduce the car parking requirements of Clause 52.06	Refused	No
KP-2020/28	22 Clarinda Road	CLARINDA	3/12/2019	21/05/2020	The development of one (1) dwelling, to the rear of an existing and works to the existing dwelling.	Notice of Decision	No
KP-2019/445	246 Boundary Road	BRAESIDE	21/07/2019	21/05/2020	The use and development (buildings and works) of land for a convenience restaurant, the reduction of the car parking requirements associated with the use of land as a	Permit	No

					convenience restaurant, and the display of internally illuminated business identification sign(s)		
KP-2019/771	20 Dawn Street	HIGHETT	5/12/2019	21/05/2020	Develop the land for the construction of two (2) dwellings	Permit	No
KP-2020/17	576-578 Heatherton Road	CLAYTON SOUTH	16/01/2020	22/05/2020	Creation of an Easement	Permit	No
KP-2020/29	61 Follett Road	CHELTENHAM	20/01/2020	22/05/2020	The development of three (3) dwellings	Permit	No
KP-2020/165	35 Fowler Street	BONBEACH	2/04/2020	22/05/2020	Subdivide the Land into Three (3) Lots	Permit	No
KP-2019/790	22 Ti Tree Avenue	BONBEACH	11/12/2019	22/05/2020	Develop the land for the construction of a dwelling to the rear of an existing dwelling and creation of access to a Road Zone Category 1	Permit	No
KP-2019/368	43 Bondi Road	BONBEACH	14/06/2019	25/05/2020	Develop one (1) dwelling to the rear of an existing dwelling and works to the existing dwelling	Permit	No
KP-2015/102/A	34 Elder Street	CLARINDA	14/05/2020	25/05/2020	Develop the land for the construction of three (3) dwellings	Permit	No
KP-2020/282	39 Walkers Road	CARRUM	25/05/2020	25/05/2020	change to 173 Agreement	Withdrawn	No
KP-2018/456	15 Fraser Road	CLAYTON SOUTH	6/06/2018	25/05/2020	Develop the land for the construction of a warehouse	Refused	No
KP-2020/146	14 Gruchy Avenue	CHELSEA HEIGHTS	20/03/2020	25/05/2020	Vary Restrictive Covenant D836019 contained within Lot 309 on LP85359, by replacing the words 'brick or brick veneer' with the words 'brick, double brick veneer, stone or light weight cladding with a rendered finish'	Permit	No
KP-2014/957/A	30 Edithvale Road	EDITHVALE	21/02/2020	25/05/2020	Develop the Land for the construction of ten (10) double storey dwellings	Permit	No

KP-2020/5	50 McMillan Street	CLAYTON SOUTH	7/01/2020	26/05/2020	The development of three (3) dwellings	Notice of Decision	No
KP-2019/471	16 Edithvale Road	EDITHVALE	2/08/2019	26/05/2020	The development of three (3) dwellings, alteration of access to a road in a Road Zone Category 1 and associated works in accordance with the endorsed plans	Notice of Decision	No
KP-2020/257	16 Bond Street	CLAYTON SOUTH	18/05/2020	26/05/2020	Subdivide the Land into Two (2) Lots	Permit	No
KP-2009/665/A	31 Woodbine Grove	CHELSEA	1/11/2018	26/05/2020	Addition of Verandah Roof to Existing Decking of Child Care Centre	Withdrawn	No
KP-2020/260	17 Tenham Grove	CHELTHENHAM	19/05/2020	27/05/2020	Alterations and additions to the existing dwelling in a Special Building Overlay in accordance with the endorsed plans	Permit	No
KP-2020/216	22 Vincent Street	EDITHVALE	28/04/2020	27/05/2020	Subdivide the Land into Two (2) Lots and to remove an Easement	Permit	No
KP-2019/782	663 Nepean Highway	CARRUM	10/12/2019	27/05/2020	The development of a second dwelling (to the front of an existing), with associated alterations and additions to the existing dwelling	Permit	No
KP-2020/46	1 The Crescent	HIGHETT	31/01/2020	28/05/2020	Develop the land for the construction of two (2) dwellings	Permit	No
KP-2001/459/A	9 Ramsay Court	CHELTHENHAM	27/04/2020	28/05/2020	The development of this site for three (3) dwellings.	Permit	No
KP-2019/441	10 Tilley Street	CHELTHENHAM	19/07/2019	28/05/2020	Develop the land for the construction of two (2) double storey dwellings	Notice of Decision	No
KP-2020/194	17 Wordsworth Avenue	CLAYTON SOUTH	16/04/2020	28/05/2020	Subdivide the Land into Four (4) Lots	Permit	No
KP-2020/213	1025 Nepean Highway	MOORABBIN	27/04/2020	29/05/2020	Subdivide the Land into Six (6) Lots	Permit	No
KP-2018/102	7 Embankment Grove	CHELSEA	12/02/2018	29/05/2020	The development of five (5) dwellings and associated works and removal of an easement in	Refused	No

					accordance with the endorsed plans		
KP-2019/443	135 Farm Road	HEATHERTON	16/07/2019	29/05/2020	The development of two (2) 1,450 kilolitre water tanks and one (1) pumping station in the Green Wedge Zone	Permit	No
KP-2020/251	51B Kalimna Street	CARRUM	21/04/2020	29/05/2020	Buildings and works for the construction of a front fence on land less than 300 square metres, and affected by a Special Building Overlay	Permit	No

Planning Committee Meeting

17 June 2020

Agenda Item No: 4.2

KP-2020/7 - 2 ORMOND STREET, MORDIALLOC

Contact Officer: Girija Shrestha, Senior Statutory Planner

Purpose of Report

This report is for Council to consider Planning Permit Application No. KP-2020/7 - 2 Ormond Street, Mordialloc.

Disclosure of Officer / Contractor Direct or Indirect Interest

No Council officer/s and/or Contractor/s who have provided advice in relation to this report have declared a Conflict of Interest regarding the matter under consideration.

OFFICER RECOMMENDATION

That Planning Committee determine to support the proposal and issue a Notice of Decision to develop the land for the Development of four (4) dwellings at 2 Ormond Street, Mordialloc, subject to the conditions contained within this report.

This application requires a decision by Council, following a call in by Councillor Geoff Gledhill, stating the following reasons:

- several anomalies have been raised by residents and should be considered by Council.

**City of Kingston
Planning Committee Meeting**

Agenda

17 June 2020

EXECUTIVE SUMMARY			
Address	2 Ormond Street, Mordialloc		
Legal Description	Lot 38 on PS 001761		
Applicant	Rimma Belkin		
Planning Officer	Girija Shrestha		
PLANNING REQUIREMENTS			
Planning Scheme	Kingston		
Zoning	Clause 32.08 – General Residential 2 Zone		
Overlays	None		
Particular Provisions	Clause 55 – Two or more dwellings on a Lot and Residential Buildings		
Permit Trigger/s	Clause 52.06 – Car Parking		
	Clause 32.08 – 6 – Construct two or more dwellings on a lot		
APPLICATION / PROCESS			
Proposal	Four (4) double storey dwellings		
Reference No.	KP-2020/7	RFI Received	3/03/2020
App. Received	8 January 2020	App. Amended	29/04/2020
Site inspection	No (Covid-19 restrictions)		
S.52 Advertising	Commenced: 26/03/2020	Advertising Completed	Yes 14/04/2020
S.55 Referrals	None		
Internal referrals	Yes		
Objection(s)	Three (3) (TRIM checked on 15/05/2020)		
Mandatory Garden area requirement	Complies	Mandatory Building Height requirement	Complies
LEGISLATIVE			
Covenant/other Restriction	No	Complies: N/A	
CHMP	EXEMPT		
Considered Plans	Building Design and Town Planning, Job No's. 5119 Drawing No TP2-8 to TP8-8, Revision B, submitted on 27/04/2020		

1.0 RELEVANT LAND HISTORY

- 1.1 Planning Permit KP-2013/560 was issued by Kingston City Council on 16 March 2016 for the construction of two or more dwellings on a lot (11 dwelling development as denoted on the endorsed plans). It is noted that this approval was given under direction of the VCAT (P1173/2014, Bird v Kingston, order dated 6 March 2015). The Proposal Section at 4.0 of this Report provides red dotted lines on the development plans that allow a comparison to be drawn between the building footprint of this application with that of the building foot print of the previously approved development by the VCAT.
- 1.2 Planning Permit KP-2015/616 was issued by Kingston City Council on 9 May 2016 for Subdivision of Land into eleven (11) Lots.
- 1.3 It is noted that both planning applications are still valid and have not been acted upon.

2.0 SITE PARTICULARS

- 2.1 The site is irregular in shape with a narrow frontage to Ormond Street of 8.97m splaying outwards to a wide rear boundary of 30.18m, having side depths between 45.7 and 50.4 metres, resulting in a site area of approximately 888m². The site is currently vacant.
- 2.2 The site abuts Ormond Lane, forming the south-western property boundary. This is identified as a road on the Certificate of Title, abutted by four other properties, however only two have an existing access point. The 3.5m wide lane terminates after approximately 50m in length where the former link to Barkley Street is non-existent (privately acquired).
- 2.3 A small street tree is located on the nature strip adjacent to the subject site, proposed to be retained.
- 2.4 The photograph below illustrates the subject site from a streetscape perspective.



3.0 SURROUNDING ENVIRONS

- 3.1 The following map illustrates the subject site in its surrounding context.



3.2 Land directly abutting the subject site and opposite is described as follows:

North-west
(Opposite)



Ormond Street, and opposite is 1 Ormond Street which comprises a single storey dwelling that is set back approximately 8.5m from Ormond Street. Vehicle access to the land is provided via a crossover that is sited towards the western end of the frontage.

North-east
(Side)



4A Ormond Street: One half of a semi-detached pair of single storey dwellings. The dwelling is set back approximately 9m from the street frontage and constructed partially on the shared side boundary in two parts otherwise setback a minimum of 1.2m. Secluded private open space is located to the rear of this dwelling.

South-west
(Side)

The southwest side is where Ormond Lane adjoins the subject site running the entire length of this side boundary. The rear boundaries of 61 Barkly Street, 63 Barkly Street and 65 Barkly Street are located on the opposite side to this laneway, which is further described below:



Ormond Lane, an unconstructed lane that spans a length of approximately 50m and 3m in width, and which benefits four (4) properties however only two (2) retain direct access to the laneway i.e. the subject site and 61 Barkley Street. Above view is Ormond Lane and 61 Barkley Street, view from Ormond Street. Beyond the laneway are three (3) properties:



61 Barkly Street (the subject site is corner of Ormond Street and Barkly Street. Above view is from Barkly Street) comprises the rear of a single storey dwelling that fronts Barkly Street. The dwelling has a side setback of approximately 2m from Ormond Street and is setback in excess of 15m from the subject site having secluded private open space to the rear including outbuildings. A single garage abuts the laneway having access via both Ormond Street and Ormond Lane. Numerous trees are found in the subject site.



63 Barkly Street comprises the rear of a single storey dwelling setback in excess of 15m from the subject site having secluded private open space and a shed to the rear and adjacent to the laneway. A large mature is located at the rear of the property.



	65 Barkly Street includes a double storey dwelling set back in excess of 15m from the subject site having secluded private open space and a pool to the rear and adjacent to the laneway.
South-east (rear)	<p>25 McDonald Street, forms a small part of the rear shared boundary, and comprises the rear of a single storey dwelling setback approximately 2.5m from the shared boundary where the small strip of secluded private open space is located.</p> <p>27 McDonald Street, forming the majority of the rear shared boundary, and comprises the rear of a single storey dwelling setback greater than 17m from the shared boundary where secluded private open space is located. The rear yard contains a garage/shed and timber deck, both of which are sited within approximately 3m of the common boundary. A <i>Phoenix canariensis</i> (Canary Island Dated Palm) tree is located within this site which is close to the boundary of proposed subject site.</p> <p>2/29 McDonald Street, forms a small part of the rear shared boundary, and comprises the rear of a dual occupancy development which comprises a single storey dwelling setback around 4m diagonally from the shared boundary. Secluded private open space is located primarily on the south-western side of the dwelling facing perpendicular to the subject site.</p>

- 3.3 The surrounding area generally comprises residential development ranging between single and double storey in scale. The site is considered to be in close proximity to the Mordialloc Major Activity Centre, approximately 250m (as the crow flies) to the south-west, which comprises retail and commercial, services and facilities. The Mordialloc Railway Station is located within an easy walking distance of 400m via the street network.

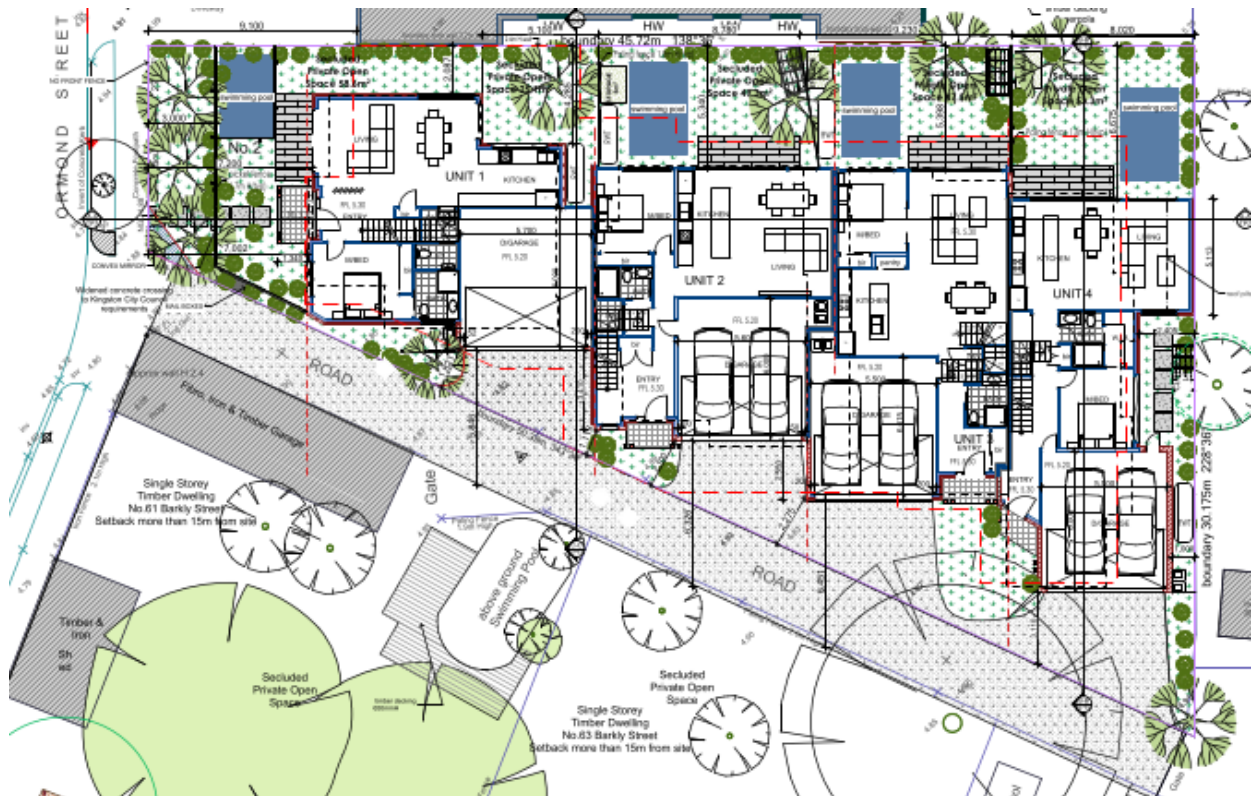
4.0 PROPOSAL

- 4.1 The proposal involves the development of four (4) double storey dwellings in a tandem arrangement with common accessway, generally in accordance with the following plans:

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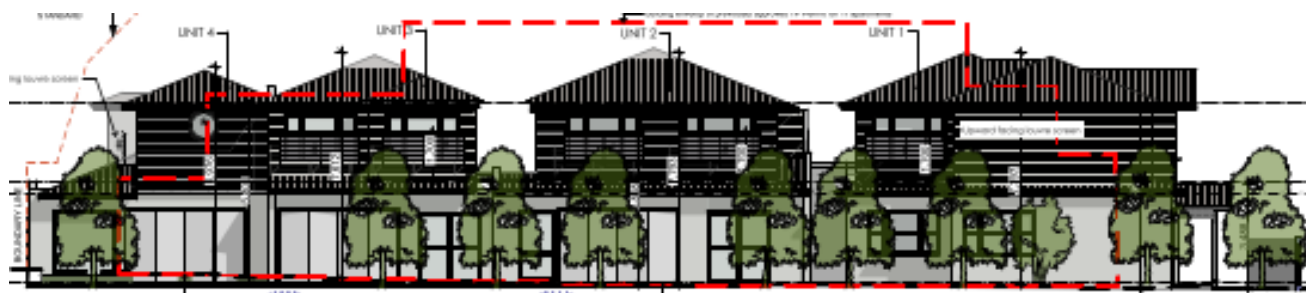
GROUND FLOOR PLAN



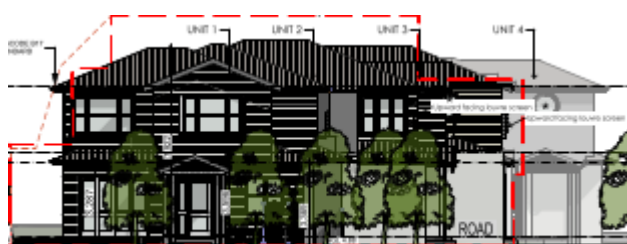
FIRST FLOOR PLAN



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION



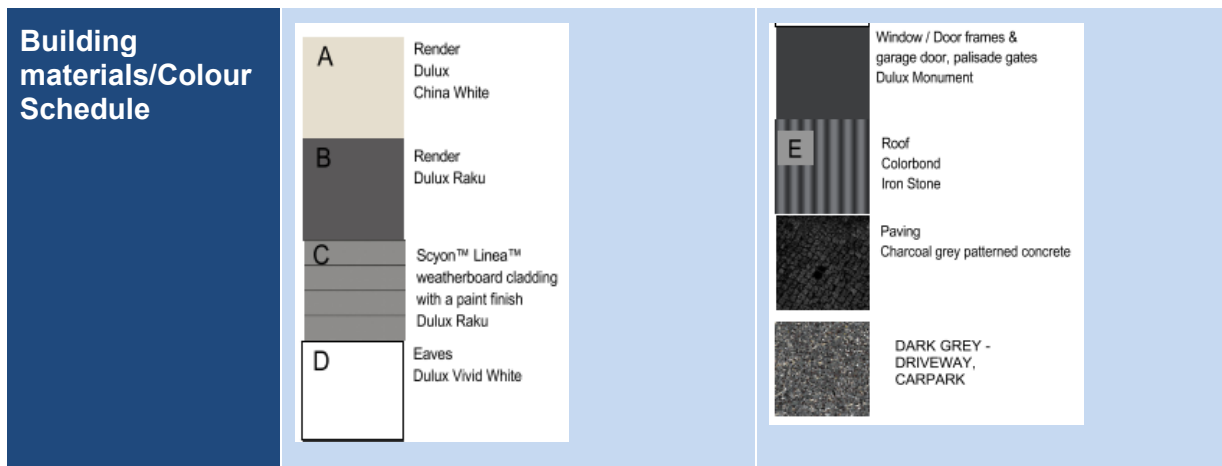
**ORMOND STREET -NORTH-WEST
ELEVATION**



SOUTH-EAST ELEVATION

4.2 A summary of the proposal is provided in the table below.

Maximum building height	7.922m		
Bedrooms (including study)	4 bedrooms per dwelling		
Car parking	8 spaces in total, 2 per dwellings as double garage		
Front setback	7.0m		
Private Open Space	<u>Dwelling 1</u> 58.7m ²	<u>Dwelling 2</u> 54.6m ²	<u>Dwelling 3</u> 66.3m ²
	<u>Dwelling 4</u> 80.4m ²		
Site Coverage	53.2%	Permeability	33.6%
Access	All vehicle access is proposed via Ormond Lane.		
Vegetation removal/retention	No vegetation on the site.		



5.0 PLANNING PERMIT PROVISIONS

Zone

- 5.1 General Residential Zone (Schedule 2): Pursuant to Clause 32.08-4 of the Kingston Planning Scheme a planning permit is required to construct two (2) or more dwellings on a lot. A development must meet the requirements of Clause 55 of the Scheme. Schedule 2 to the General Residential Zone includes a variation to one (1) standard within Clause 55.

Particular Provisions

- 5.2 **Clause 52.06 - Car Parking** contains the following residential car parking rates:

1 space to each 1 or 2 bedroom dwelling

2 spaces to each 3 or more bedroom dwelling

1 visitor space for every 5 dwellings

The proposal is for four (4) dwellings therefore no visitor car space is required in this instance. It is also noted that the subject site is located within Principal Public Transport Network (PPTN), where no visitor car space is required.

This equates to a parking requirement of **eight (8)** spaces for the proposed development. As the required number of car parking spaces is provided on the site, a planning permit is not required for a reduced car parking rate pursuant to Clause 52.06-3.

Clause 52.06 – 9 Design standards, includes vehicle movements, access, splays, garaging dimensions, tandem space dimensions, and splay have been reviewed and are considered compliant. However, if the accessway serves four or more car spaces, the accessway required to be designed so that cars can exit the site in a forward direction. It is noted that the vehicles existing from garages of Dwelling 1 and Dwelling 4 appears to be tight, therefore the application was referred to Council's Traffic Department for their review. Further, more information on vehicle manoeuvring and speed details were requested to be provided by the permit applicant. Council's Traffic Engineer suggests no changes on the plans are required based upon justification and details relied upon and provided by the applicant's Traffic expert.

- 5.3 **Clause 55 - Two or More Dwellings on a Lot & Residential Buildings** – (Refer to Appendix A for the Planning Officer's full assessment against this report).

General Provisions

- 5.4 The Decision Guidelines of **Clause 65.01** of the Kingston Planning Scheme are relevant to this application and require consideration to be given to a variety of matters including planning scheme policies, the purpose of the zone, orderly planning and the impact on amenity.

6.0 RELEVANT POLICIES

6.1 Planning Policy Framework (PPF)

Clause 11	Settlement
Clause 15	Built Environment and Heritage
Clause 16	Housing

6.2 Local Planning Policy Framework (LPP)

Clause 21.06	Built Environment and Heritage
Clause 21.07	Housing
Clause 22.06	Residential Development Policy
Clause 22.12	Stormwater Management
Clause 22.13	Environmentally Sustainable Development

6.3 Other

- 6.4 Neighbourhood Character Area Guidelines (Incorporated Document under **Clause 21.06 - Built Environment and Heritage and Clause 21.07 -** Housing of the LPPF). The land is located within Area 27 of the Neighbourhood Character Guidelines.

- 6.5 Design Contextual Housing Guidelines (April 2003 – reference document within **Clause 22.06 – Residential Development Policy**). The Design Contextual Housing Guidelines offer a range of design techniques and suggestions to assist with residential design, which is responsive to local character.

7.0 ADVERTISING

- 7.1 The proposal was advertised by sending notices to adjoining and opposite property owners and occupiers and by maintaining a notice on site for fourteen (14) days. Three (3) objections to the proposal were received. The grounds of objection raised are summarised as follows:
- Advertising material – South East Water assets & Arborist report
 - Mass and height of building and advising that only 3 dwellings should be proposed
 - Privacy concerns

8.0 PLANNING CONSULTATION MEETING

- 8.1 The planning officer forwarded the objections to the permit applicant if they would like to respond to the concerns raised by 3 objectors. Following, that the objectors were contacted by the planning officer either on 24 April or on 15 May 2020 to discuss their concerns. It is noted that one objector did not provide a contact number, therefore Council's Planning Officer was not able to discuss their concerns with this person by phone, and an email was sent to the objector instead with the planning officer's contact details included so that the objector could contact them by phone, should they wish to do so.

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8.2 In accordance with Council's Planning Consultation Meeting Policy, no meeting was required as only three (3) objections to the application were received. However, as required by the Policy, Council's planning officer contacted the objectors and discussed their concerns. It should be noted that during the discussion with the objectors no request was received by the planning officer for a planning consultation meeting to be held.

8.3 The objector concerns were unable to be resolved, and the objections still stand.

9.0 SECTION 50 / 50A / 57A – AMENDMENT TO PLANS

9.1 There were no formal amendments made by the permit applicant post the advertising period.

9.2 Following advertising the Permit Applicant lodged amended plans on 27 April 2020, pursuant to Section 57A of the *Planning and Environment Act 1987*. The amended plans incorporated the following changes:

- **Increased setback of the first-floor north-east elevation from its respective side property boundary.** Specifically, the setback of the first-floor external wall of bedroom 2 of Dwelling 3 and Dwelling 4 from the side property boundary was increased and staggered to enhance presentation and articulation of this elevation. The external elevation of bedroom 2 of Dwellings 3 and 4 is setback 5.890 metres and 6.440 metres respectively (previously setback 5.455 and 5.550 metres respectively).
- Reconfiguration of the ground floor plan including master bedroom of Dwelling 3.

9.3 It is these plans that form the basis of this recommendation and are described at section 4 of this report.

10.0 REFERRALS

10.1 The application was referred as set out in the tables below.

Internal Referrals

Department / Area	Comments
Council's Vegetation Management Officer	No objection raised, subject to conditions included on any permit issued relating to requiring a landscape plan, tree management and protection plan and street tree protection
Council's Development Engineer	No objection raised, subject to conditions included on any permit issued relating to stormwater and drainage works.
Roads and Drains	No objection raised, subject to conditions included on any permit issued relating to footpaths and vehicle crossings.
Traffic Engineer	No objection raised and no conditions are provided.

11.0 PLANNING CONSIDERATIONS:

Planning Policy Framework

11.1 The State Planning Policy Framework sets out the relevant state-wide policies for residential development at **Clause 11** (Settlement), **Clause 15** (Built Environment and Heritage) and **Clause 16** (Housing). Essentially, the provisions within these clauses seek to achieve the fundamental objectives and policy outcomes sought by 'Plan Melbourne 2017-2050:

Metropolitan Planning Strategy' (Department of Environment, Land, Water and Planning, 2017).

- 11.2 The settlement policies at **Clause 11** seek to promote sustainable growth and development and deliver choice and opportunity through a network of settlements. Of particular relevance to housing, **Clause 11** promotes housing diversity and urban consolidation objectives in the established urban realm. **Clause 11.02-1S** (Supply of urban land) states that Planning Authorities should plan to accommodate projected population growth over at least a 15 year period, taking account of opportunities for redevelopment and intensification of existing urban areas as well consideration being had for environmental aspects, sustainable development and the costs associated with providing infrastructure. This clause states:

Planning for urban growth should consider:

- *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
- *Neighbourhood character and landscape considerations.*
- *The limits of land capability and natural hazards and environmental quality.*
- *Service limitations and the costs of providing infrastructure.*

- 11.3 **Clause 11.01-1R1** (Settlement – Metropolitan Melbourne) and **Clause 11.03-1S** (Activity centres) places particular emphasis on providing increased densities of housing in and around activity centres or sites that have good access to a range of services, facilities and transport options.
- 11.4 **Clause 11.02** (Managing Growth) main directive is to ensure a sufficient supply of land is made available for a variety of purposes, including residential. To achieve this, it takes into account sufficient land availability to meet forecasted demand. **Clause 11.03-1S** places particular emphasis on providing a diversity of housing, including forms of higher density housing, in defined activity centres to cater for different households that are close to jobs and services.
- 11.5 **Clause 15** (Built Environment and Heritage) aims to ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.
- 11.6 Policies pertaining to urban design, built form and heritage outcomes are found at Clause 15 of the Planning Policy Framework. Of particular significance, **Clause 15.01-1S** (Urban design) and **Clause 15.01-1R** (Urban Design – Metropolitan Melbourne) encourages development to achieve high quality architectural and urban design outcomes that contribute positively to neighbourhood character, minimises detrimental amenity impacts and achieves safety for future residents, and the community, through good design. The provisions of **Clause 15.02** (Sustainable Development) promotes energy and resource efficiency through improved building design, urban consolidation and promotion of sustainable transport.
- 11.7 **Clause 15.03-2S (Aboriginal Cultural Heritage)** seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.
- 11.8 The Subject Land is identified in an area of Aboriginal Cultural Heritage Sensitivity, however the proposed activity is **exempt** from requiring a Cultural Heritage Management Plan being land is: (a) not within 200 metres of the coastal waters of Victoria, any sea within the limits of Victoria or the Murray River; and (b) less than 0.11 hectares.
- 11.9 Housing objectives are further advanced at **Clause 16**. This Clause aims to encourage increased diversity in housing to meet the needs of the community through different life

stages and respond to market demand for housing. In much the same vein as **Clause 11**, this Clause advances notions of consolidation of existing urban areas, particularly in and around activity centres and employment corridors that are well served by all infrastructure and services.

- 11.10 The policies contained within **Clause 16.01-3S** (Housing diversity) encourage the provision of range of housing types to meet the increasingly diverse needs of the community. Emphasis is placed on development of well-designed medium density housing with respect to neighbourhood character. Further, this Clause aims to make better use of the existing infrastructure and provide more energy efficient housing. **Clause 16.01-4S** (Housing affordability) raises the objective of delivering more affordable housing closer to jobs, transport and services.
- 11.11 It is submitted that the proposed development satisfies the aforementioned State strategies and policy direction. Specifically, the subject site is located on land earmarked for residential purposes, whereby residential development is an 'as of right' use under the zoning provisions. Subject to appropriate conditions on any permit issued, the development itself achieves an acceptable design outcome for the site and its immediate abuttals, whilst enjoying convenient and direct access to community facilities and the like, including public transport nodes.

Local Planning Policy Framework

- 11.12 The City of Kingston's MSS at **Clause 21.07 - Housing** of the Kingston Planning Scheme, seeks to provide guidance to development in residential zoned land, mixed use zoned lands and land within activity centres. The Residential Land Use Framework Plan illustrates the range of housing outcomes sought across the City of Kingston.
- 11.13 Relevant objectives and strategies in **Clause 21.07-1: Residential Development**:
- *To provide a range of housing types across the municipality taking account of the differential capacity of local areas to accommodate different types and rates of housing change.*
 - *To manage the interface between residential development and adjoining or nearby sensitive and strategic land uses.*
 - *To recognise and respond to special housing needs within the community.*
 - *To ensure new residential development respects neighbourhood character and is site responsive, and that medium density dwellings are of the highest design quality.*
 - *To promote more environmentally sustainable forms of residential development.*
 - *To ensure residential development does not exceed known physical infrastructure capacities.*
- 11.14 Council's Local Planning Policy at **Clause 21.07** essentially reinforces State Planning Policy relevant to housing, stressing the need to encourage urban consolidation in appropriate locations and to accommodate projected population increases.
- 11.15 Council's Local Planning Policy at **Clause 21.07** essentially reinforces State Planning Policy relevant to housing, stressing the need to encourage urban consolidation in appropriate locations and to accommodate projected population increases.
- 11.16 **Clause 22.06 - Residential Development Policy** extends upon the provision contained at **Clause 21.07 - Housing**, relating to increased housing diversity areas, incremental housing change areas, minimal housing change areas, residential renewal areas and neighbourhood

character. It provides design guidance on how new residential development should achieve architectural and urban design outcomes that positively respond to neighbourhood character.

11.17 Relevant objectives in **Clause 22.06-2** Residential Development Policy include:

- *To promote a managed approach to housing change, taking account of the differential capacity of local areas in Kingston to accommodate increased housing diversity, incremental housing change, residential renewal or minimal housing change, as identified within the MSS.*
- *To encourage new residential development to achieve architectural and urban design outcomes that positively respond to neighbourhood character having particular regard to that identified in the Kingston Neighbourhood Character Guidelines – August 2007.*
- *To promote on-site car parking which is adequate to meet the anticipated needs of future residents.*
- *To ensure that landscaping and trees remain a major element in the appearance and character of the municipality's residential environments.*
- *To limit the amount and impact of increased stormwater runoff on local drainage systems.*
- *To ensure that the siting and design of new residential development takes account of interfaces with sensitive and strategic land uses.*

11.18 **Clause 22.11 (Public Open Space Contributions)** forms the prevailing policy that guides Council to apply a land or cash public open space contribution, which is applicable to all subdivision applications. This policy identifies the important role that contributions play in funding new open space areas and facilitating capital improvements to existing public open space to meet the needs of the future population growth in Kingston.

11.19 Whilst the application at hand does not propose to subdivide the land, it is imperative to identify at this stage of the process whether a public open space contribution requirement is likely to be applied should the site be subdivided at a later date and, if so, whether the land is located in a 'cash' or 'land' preferred area. If in a land preferred area, the proposed design and layout must be considered as it will ultimately shape the subdivision configuration and whether any land is set aside for public open space purposes.

11.20 The subject site is located in area 7B (Mordialloc Central, South, West and East), which is a Cash Contribution Preferred Area on Map 1 of this clause.

11.21 As the site is located in a 'cash' preferred area, the public open space contribution requirements will be considered and advanced at the subdivision stage of the process. As such, there is no need to consider this matter any further at this point in time.

11.22 **Clause 22.12 – Stormwater Management** is applicable to the consideration of medium and large scale developments as specified within Table 1 of the policy. This clause seeks to improve the quality and reduce the impact of stormwater run-off, incorporate the use of WSUD principles in development and to ensure that developments are designed to meet best practice performance objectives.

11.23 It is considered that the proposed development generally complies and satisfies with the State and Local Planning Policy Framework guidelines which aim to encourage well-designed medium density housing in appropriate locations. This is discussed in the Clause 55 assessment, later within this report.

- 11.24 **Clause 22.13 Environmentally Sustainable Development (ESD)** policy applies to the consideration of residential development of 3 or more dwellings (refer to Table 1 – ESD Application requirements). The application for planning permit was not accompanied by a Sustainable Design Assessment (BESS/STORM), therefore a SDA report and any recommendation in the SDA report would require reflecting on the plans as a permit condition.

Zoning Provisions

- 11.25 Pursuant to **Clause 32.08-4**, a lot must provide for the minimum garden area as set out in the following table:

Lot Size	Minimum percentage of a lot set aside as garden area
400-500m ²	25%
501-650 m ²	30%
Above 650 m ²	35%

- 11.26 It is considered that the proposal in its current format complies with the mandatory garden area requirement of 35%. A minimum of 35.3% of garden area has been provided for the entire lot.

12.0 CLAUSE 55 (RESCODE ASSESSMENT)

- 12.1 The proposal has been assessed against the objectives and standards of **Clause 55** (ResCode) of the Kingston Planning Scheme (refer to Appendix A). **Clause 55** requires that a development **must** meet all of the objectives, and all of the standards of this clause **should** be met. Variations to the standards are able to be considered where it is determined that the overall objective is met.
- 12.2 The table below provides a detailed discussion, where relevant, for any standards where concessions are sought. Overall, it is noted that the application achieves a high level of compliance with the ResCode provisions, with complying all the thirty-three (33) ResCode standards.

12.3 CLAUSE 55: RESCODE TABLE ASSESSMENT

Two or more dwellings on a lot and residential buildings in a General Residential Zone – Schedule 2. ****MUST meet the objective, SHOULD meet the standard****

OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
Clause 55.02-1 Neighbourhood Character objectives	Standard B1 <ul style="list-style-type: none"> The design response must be appropriate to the neighbourhood and site. The proposed design must respect the existing or preferred neighbourhood character and respond to site features. 	Complies

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
<ul style="list-style-type: none">• 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.		

Assessment: The site is located within an established residential area developed generally from the post war period (although some older homes from the 1940's can be found), through to 90's and 2000's depicted by the many contemporary detached dwellings, and numerous single, double storey and even 3 storey multi-dwelling development. Due to the area being within close proximity to an established 'major activity centre' (i.e. Mordialloc) and an increasing demand for greater housing choice, the housing form is changing quite rapidly in the area.

The changes can be seen with a significant number of more contemporary and modern multi-dwelling developments of varying densities in the neighbourhood, particularly on similar sized allotments and larger combined parcels of land. The following are some examples of medium density housing developments within proximity of the site with a similar or higher scale to that proposed:



No. 23 Ormond Street Mordialloc – four double storey dwelling

OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
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Nos 55-57 Barkly Street Mordialloc – 24 apartments over 3 levels and basement car parking



No 71 Barkly Street Mordialloc – apartments over 3 levels and basement car parking;

From above examples, the development pattern on the periphery of the activity centre are targeted for more intensive forms of housing. The proposed intensity of this development is considered reasonable within the context of this part of Mordialloc given its proximity to the activity centre (including the Mordialloc train station) and the land being in Schedule 2 of the General Residential Zone. Given Mordialloc's role within the hierarchy of activity centres identified within the City of Kingston, Council officers consider that it is reasonable to expect higher densities of housing with more diverse forms of architectural design in this area.

As stated earlier in this report, the subject site has an approval for a 3-storey development comprising of 11 dwellings with a basement car parking. This planning permit was approved by VCAT (P1173/2014, Bird v Kingston, 6 March 2015) and is a valid permit that can be acted upon. It is important to acknowledge that a valid development approval exists for this site that arguably portrays a more intense building footprint to the application before Council. It would be negligent to not have regard or turn one's mind to the considerations of this VCAT determination. It is also important to understand how the VCAT member, who appraised the previous development, came to their view that the former application was acceptable – particularly with regard to character deliberations. With respect to this, the member states in the respective Order the following:

19 I therefore need to exercise a judgement about whether the proposal is consistent with a managed transformation in the built form character for the neighbourhood,

OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
	<p><i>and whether the proposal responds to the <u>evolving character of the area</u> (emphasis added), a character that will be influenced by the site's inclusion in the diversity area.</i></p> <p><i>20 On balance, I have concluded that the proposal is acceptable having regard to neighbourhood character considerations. The following aspects of the design have influenced my decision on this matter:</i></p> <p>The extended discussion within the Order examines the design aspects of the proposal, including its three storey building height and form, modulated facades with the second level recessed from the front, side and rear boundary setbacks and respective level below and opportunity to obtain vehicular access from the lane to minimise the extent of hard surface in the front setback.</p> <p>Looking at these aspects of the current design before Council, the proposal is less intense than that tabled and deemed acceptable by the VCAT (please refer to the development plans at Section 4 of this report that includes a comparison between the red dotted lines depicting the former development with the proposed plans). This proposal takes on a more subtle two storey built form, has recessed first floor components from the ground level below, has opportunity for landscaping within the front setback and continues to take advantage of the lane way for access to the dwellings. It is noted that the rear and front setbacks are reduced in part, in comparison to the former approval, however it is the side (north-east) interface that is deemed the most sensitive abuttal and the design is an acceptable response given its 2-storey form and level of separation achieved between dwellings (noting the former development includes continuous built form across the site). Further the current application complies (or even in some cases exceeds numerical requirements) with the front setback, side and rear setback requirements of Clause 55 of the Kingston Planning Scheme.</p>  <p>As shown in the above streetscape diagram, Council officers consider that the proposed dwellings have been designed and sited in a manner which is reflective of the emerging character of the surrounding area of Mordialloc and would make efficient use of the land. The proposal includes a first floor foot print that has been in-set from the ground level directly below to assist with reducing amenity impacts and visual bulk. It is noted that mass and height of the proposed building is one of the concerns raised by the neighbouring property (No 2/29 MacDonald Street), however, the proposal is reasonable within site context and zoning objectives. Accordingly, the design and siting of the proposed development should not unduly affect the directly adjoining residential properties to the subject land and, as such, offers an appropriate planning outcome for the site.</p>	

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
<p>Clause 55.02-2 Residential Policy objectives</p> <ul style="list-style-type: none"> To ensure that residential development is provided in accordance with any policy for housing in the MPS and the PPF. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services. 	<p>Standard B2</p> <ul style="list-style-type: none"> An application must be accompanied by a written statement that describes how the development is consistent with relevant housing policy in the PPF & MPS 	<p>Complies</p>
<p>Assessment: The application was accompanied by a written statement which describes how the development is consistent with the Planning Policy Framework and is considered satisfactory in this instance. It is considered that the proposed development generally complies and satisfies the Scheme's Planning Policy Framework guidelines which aim to encourage well-designed medium density housing in appropriate locations.</p>		
<p>Clause 55.02-3 Dwelling Diversity objective</p> <p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>Standard B3</p> <p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> Dwellings with a different number of bedrooms. At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	<p>N/A</p>
<p>Assessment: The proposal is less than 10 dwellings.</p>		
<p>Clause 55.02-4 Infrastructure objectives</p> <ul style="list-style-type: none"> 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. 	<p>Standard B4</p> <ul style="list-style-type: none"> Connection to reticulated services/sewerage, electricity, gas and drainage services Capacity of infrastructure and utility services should not be exceeded unreasonably Provision should be made for upgrading and mitigation of the impact of services or infrastructure where little or no spare capacity exists 	<p>Complies</p>
<p>Assessment: The site is in an established area that is well serviced by existing infrastructure. Additionally, confirmation from Councils Development Engineer indicates that the development will not unreasonably exceed the capacity of local infrastructure. Suitable conditions will be included on the permit issued to address infrastructure considerations.</p>		
		<p>Standard B5</p> <p>Complies</p>

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
Clause 55.02-5 Integration with the street objective <ul style="list-style-type: none"> To integrate the layout of development with the street. 	<ul style="list-style-type: none"> Provides adequate vehicle and pedestrian links that maintain or enhance local accessibility. 	
	<ul style="list-style-type: none"> Development oriented to front existing/proposed streets 	Complies
	<ul style="list-style-type: none"> High fencing in front of dwellings should be avoided if practicable. 	Complies
	<ul style="list-style-type: none"> Development next to existing public open space should be laid out to complement the open space. 	N/A
Assessment: The development provides for adequate accessibility. No public open space area exists adjacent to the site. Dwellings are orientated to face streets where possible and internal access ways. High front fencing has been avoided.		
Clause 55.03-1 Street setback objective <ul style="list-style-type: none"> 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 set back from streets: <ul style="list-style-type: none"> If no distance is specified in a schedule to the zone, the distance specified in Table B1 Required: 4.6 metres	Complies
Assessment: The proposal exceeds the setback distance specified in this Standard. The proposal provides 7m front setback from the Ormond Street.		
Clause 55.03-2 Building height objective <ul style="list-style-type: none"> To ensure that the height of buildings respects the existing or preferred neighbourhood character. 	Standard B7 Maximum: 11 metres	Complies
Assessment: The maximum height of the proposed development is 7.92m, which meets the heights parameters specified in this Standard.		
Clause 55.03-3 Site Coverage objective <ul style="list-style-type: none"> To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. 	Standard B8 Maximum: GRZ3 - 60%	Complies
Assessment: The proposal achieves a site coverage statistic of 53.2%, which meets this Standard.		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
Clause 55.03-4 Permeability objectives <ul style="list-style-type: none"> To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. 	Standard B9 At least: 20%	Complies
Assessment: The permeability figure proposed (i.e. 33.6%) exceeds that specified in the Standard.		
Clause 55.03-5 Energy Efficiency objectives <ul style="list-style-type: none"> 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 Orientation, siting & design of buildings should make appropriate use of solar energy. Further, siting & design should ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Living areas & private open space should be located on the north side of the development, if practicable. Solar access to north-facing windows is maximised.	Complies.
Assessment: The internal layout of all dwellings has been designed to maximize on energy efficiency principles. The solar access to dwellings on adjoining lots is not unreasonably reduced. Wherever possible the development incorporates north or north-east facing windows to living areas and secluded private open space.		
Clause 55.03-6 Open Space objective <ul style="list-style-type: none"> To integrate the layout of development with any public and communal open space provided in or adjacent to the development. 	Standard B11 Public or communal open space should: <ul style="list-style-type: none"> Be substantially fronted by dwellings Provide outlook for dwellings Be designed to protect natural features. Be accessible and useable. 	N/A
Assessment: There is no communal private open space adjoining the site.		
Clause 55.03-7 Safety objectives <ul style="list-style-type: none"> 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 should not create unsafe spaces along streets and accessways. Good lighting, visibility and surveillance of car parks and internal accessways should be achieved. Private spaces should be protected from inappropriate use as public thoroughfares.	Complies
Assessment The front entrances of the dwellings are not obscured or isolated, ensuring passive surveillance of Ormond Street and Ormond Lane including the internal accessway. Planting does not create unsafe spaces. Private spaces are protected from inappropriate use as public thoroughfares. In part, this is evidenced by the highly visibly, identifiable & attainable dwelling entries.		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
Clause 55.03-8 Landscaping objectives <ul style="list-style-type: none"> 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 In summary, landscape layout & design should: <ul style="list-style-type: none"> Protect 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. Provide a safe, attractive and functional environment for residents. In summary, development should: <ul style="list-style-type: none"> Provide for the retention or planting of trees, where these are part of the character of the neighbourhood. Provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. Specify landscape themes, vegetation (location and species), paving and lighting. 	Complies.
Assessment: The application provides adequate space for the planting of various species, including canopy trees. As a condition of any permit issued, a detailed landscape plan, replacement canopy tree and street tree protection will be required.		
Clause 55.03-9 Access objective <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 frontage. 	Complies.
	No more than one single-width crossover should be provided for each dwelling fronting a street.	Complies.
	The location of crossovers should maximise the retention of on-street car parking spaces.	Complies.
	The number of access points to a road in a Road Zone should be minimised.	N/A
	Access for service, emergency and delivery vehicles must be provided.	Complies
Assessment: The proposal raises no concern with respect to traffic or access related matters. It is using an existing crossover and maintaining legal access rights via the adjoining laneway.		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
Clause 55.03-10 Parking location objectives <ul style="list-style-type: none"> To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments 	Standard B15 Car parking facilities should: <ul style="list-style-type: none"> Be reasonably close and convenient to dwellings and residential buildings. Be secure. Be well ventilated if enclosed. Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.	Complies
Assessment: The proposal raises no concern with respect to the layout and design of on-site car parking.		
Clause 55.04-1 Side and rear setbacks objective <ul style="list-style-type: none"> To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	Standard B17 A new building not on or within 200mm of a boundary should be set back from side or rear boundaries: <ul style="list-style-type: none"> 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. 	Complies
Assessment: The proposal satisfies and in some cases exceeds the formula to Standard B17.		
Clause 55.04-2 Walls on boundaries objective <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 10 m 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. 	Complies/
Assessment: A wall of 5.113m long and 3.112m high from natural ground level is proposed along the site's rear property boundary. The proposal satisfies the requirement of this standard.		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
Clause 55.04-3 Daylight to existing windows objective <ul style="list-style-type: none"> 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 that has a minimum area of 3m ² and minimum dimension of 1m clear to the sky.	Complies
	Walls or carports more than 3m 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 centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.	N/A
Assessment: All existing windows on abutting allotments are provided with at least 1 metre clearance to the sky.		
Clause 55.04-4 North facing windows objective <ul style="list-style-type: none"> To allow adequate solar access to existing north-facing habitable room windows. 	Standard B20 Buildings should be setback 1m if an existing HRW is within 3m of the abutting lot boundary (add 0.6m to this setback for every metre of height over 3.6m & add 1m for every metre of height over 6.9m)	Complies
Assessment: The north facing habitable room windows of adjoining dwellings are outside of 3 metres of the proposed development.		
Clause 55.04-5 Overshadowing open space objective <ul style="list-style-type: none"> To ensure buildings do not significantly overshadow existing secluded private open space 	Standard B21 Where sunlight to the SPOS of an existing dwelling is reduced, at least 75%, or 40m ² with min. 3m, whichever is the lesser area, of the SPOS should receive a min of 5hrs of sunlight btw 9am & 3pm on 22 September. If existing sunlight to the SPOS of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	Complies
Assessment: Shadow diagrams submitted with the application show that the development will not unreasonably overshadow adjoining land and is compliant with the Standard. It is noted that the morning shadow cast by the proposed development would be within the driveway of the proposed development and Ormond Lane and afternoon shadow would be within a small area of SPOS area (after deducting boundary fence shadow) of No. 27 McDonald Street. Having large in size of SPOS of No 27 McDonald Street, the SPOS receives 75% of the private secluded open space 5 hours of sunlight between 9 am and 3 pm.		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
Clause 55.04-6 Overlooking objective <ul style="list-style-type: none"> To limit views into existing secluded private open space and habitable room windows. 	Standard B22 A HRW, balcony, terrace, deck or patio should be located & designed to avoid direct views into the SPOS of an existing dwelling within 9m (refer to clause for exact specifications). Where within it should be either: <ul style="list-style-type: none"> Offset a minimum of 1.5m from the edge of one window to the edge of the other. Have sill heights of at least 1.7m above floor level. Have fixed, obscure glazing in any part of the window below 1.7m above floor level. Have permanently fixed external screens to at least 1.7m above floor level & be no more than 25% transparent. 	Complies
	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.	Complies
	Screens used to obscure a view should be: <ul style="list-style-type: none"> Perforated panels or trellis with a maximum of 25% openings or solid translucent panels. Permanent, fixed and durable. Designed and coloured to blend in with the development. 	Complies
Assessment: All first floor HRW that are orientated towards a common boundary within 9 metres have been screened up to 1.7m in height from the finished floor level of the first floor level. The boundary fence height is nominated along the north-east and south-west side which is a minimum of 1.8m high fence, complying with this provision. However, the height of the boundary fence along south-east (rear) is not clear, it is recommended to include a condition requiring nominating the height of the fence minimum of 1.8m in height in the event that a permit issued. It is noted from the objector of No 19-23 McDonald Street (Funeral Home) requested that no overlooking occur to their property. As stated above all windows are either screened or highlighted window up to 1.7m in height, therefore no unreasonable overlooking will occur.		
Clause 55.04-7 Internal views objective <ul style="list-style-type: none"> To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. 	Standard B23 Windows and balconies should be designed to prevent overlooking of more than 50% of the SPOS of a lower-level dwelling or residential building directly below and within the same development.	Complies.
Assessment: No unreasonable internal overlooking will occur. At ground level a 1.8-metre-high timber paling fence is proposed between the secluded private open spaces of all 4 dwellings to ensure occupant privacy.		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
Clause 55.04-8 Noise impacts objectives <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise. 	Standard B24 Noise sources should not be located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and SPOS 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.	Complies
Assessment: There are no non-residential noise sources proposed or near the site. The proposal does not include unreasonable noise sources unusual to a dwelling. Conditions will ensure noise sources, such as air condition units, swimming pool filter unit/motor, exhaust fans and the like are not proposed to be located near bedrooms or immediately adjacent to existing dwellings.		
Clause 55.05-1 Accessibility objective <ul style="list-style-type: none"> 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.	Complies
Assessment: Entries to dwellings are generally accessible or easily made accessible for people with limited mobility.		
Clause 55.05-2 Dwelling entry objective <ul style="list-style-type: none"> To provide each dwelling or residential building with its own sense of identity. 	Standard B26 Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> 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. 	Complies
Assessment: The front entrances are visible and easily identifiable from the street and/or internal accessways. Porches have been provided.		
Clause 55.05-3 Daylight to new windows objective <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. 	Standard B27 HRW should be located to face: <ul style="list-style-type: none"> Outdoor space clear to the sky or a light court with a minimum area of 3m² and min. dimension of 1m clear to the sky or Verandah provided it is open for at least 1/3 of its perimeter, or A carport provided it has 2 or more open sides and is open for at least 1/3 of its perimeter. 	Complies
Assessment: It is considered that all proposed windows provide adequate solar access and natural daylight into primary and secondary living areas.		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
Clause 55.05-4 Private open space objective <ul style="list-style-type: none"> To provide adequate private open space for the reasonable recreation and service needs of residents. 	Standard B28 A dwelling or residential building should have POS consisting of: <ul style="list-style-type: none"> An area of 40m², with one part of the POS to consist of SPOS at the side or rear of the dwelling or residential building with a min. 25m², a min. dimension of 3m and convenient access from a living room, or A balcony of 8m² with a min. width of 1.6m and convenient access from a living room, or A roof-top area of 10m² with a min. width of 2m and convenient access from a living room. 	Complies
Assessment: Each dwelling has been provided with adequate POS that meets the area and dimension requirements specified above and will service the social, recreational and passive needs of future residents.		
Clause 55.05-5 Solar Access to Open Space <ul style="list-style-type: none"> 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.	Complies/
	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) metres, where 'h' is the height of the wall.	N/A
Assessment: No south facing POS is proposed as part of this development.		
Clause 55.05-6 Storage objective <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling. 	Standard B30 Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	Complies with condition
Assessment: Secure storage areas have been provided for each dwelling within their respective POS areas, however for Dwelling 1, it is not nominated, which can be achieved via a condition.		
Clause 55.06-1 Design Detail objective <ul style="list-style-type: none"> To encourage design detail that respects the existing or preferred neighbourhood character 	Standard B31 The design of buildings, including: <ul style="list-style-type: none"> Facade articulation and detailing Window and door proportions, Roof form, and Verandahs, eaves and parapets, 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.	Complies
Assessment: Roof form, façade articulation and detailing are generally consistent with the neighbourhood character.		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
Clause 55.06-2 Front fences objective <ul style="list-style-type: none">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.	N/A/
	Schedule to GRZ2/3: A front fence within 3m of a street should not exceed:2m for streets in a RDZ1 or 1.2m for other streets	N/A/
Assessment: No front fencing within 3m from the front property boundary is proposed as part of this development application. The proposed 1.7m high fence is 3m away from the front property boundary, therefore this fence fall within the requirements of this provision.		
Clause 55.06-3 Common property objectives <ul style="list-style-type: none">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.	Complies
Assessment: The common property is proposed, it is functional, well-designed and capable of efficient management through an owner's corporation arrangement.		
Clause 55.06-4 Site services objectives <ul style="list-style-type: none">To ensure that site services can be installed and easily maintained.To ensure that site facilities are accessible, adequate and attractive.	Standard B34 Dwelling layout and design should provide sufficient space 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.	Complies with conditions
Assessment: It is understood that all the facilities required for the development can be accommodated within the development. Site services such as mailboxes and bin/recycling enclosures have been nominated on the respective plans and located appropriately. However, bins/recycle enclosure for Dwelling 1 is nominated close to garage/bathroom, which will be visible from public places and recommended to move where it is not visible. Similarly, clothesline for this dwelling requires to be nominated.		

13.0 RESPONSE TO GROUNDS OF OBJECTIONS

13.1 The following objector outstanding concerns are discussed:

Ground(s)	Response
Error with advertising material – South	The concern raised in respect to South-East Water assets falls outside of the planning process. There is no planning requirement (for a multi-dwelling application such as this) under the Kingston Planning Scheme or the <i>Planning and Environment Act 1987</i> for a permit applicant to

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East Water assets and Arborist report	<p>submit correspondence from South East Water. However, it is acknowledged that the advertised material contained information on South East Water Site, Depth and Offset Information (SDO). The objector's concerns have been forwarded to the permit applicant to explore further. Council's Development Engineer confirms there is no Council assets within the subject site.</p> <p>The arborist report was reviewed and assessed by Council's Vegetation Department who commented that "We have looked into this and are confident that the <i>Phoenix canariensis</i> (Canary Island Dated Palm) located in the neighbouring property to the south has been adequately considered and that the proposal is in accordance with Australian Standards AS4970-2009 Protection of trees on development sites. The proposal has an encroachment of less than 10 % into the Palms TPZ which is acceptable under the above standards.</p> <p>Council recognizes that there is an error in the report referring to the Palm in Table 2 and Appendices 9.1. This must be a typo and will need to be amended in The Tree Management Plan that has been requested to reflect the correct information. The Palm is in good health, typical structure for the species and high retention value".</p> <p>Further, "The Tree Management Plan will address the protection requirements throughout the development which will ensure the <i>Phoenix canariensis</i> (Canary Island Date Palm) will remain viable and flourish for many years. The Tree Management Plan will also be an endorsed document to ensure compliance."</p>
Mass and height of building and should only be three dwellings	<p>Council officers consider that the proposed dwellings have been designed and sited in a manner which is reflective of the emerging character of the surrounding area of Mordialloc and would make efficient use of the land (for detail refer to Standard B1). It is noted that first floor level of the proposed development is approximately 5.5 to 6.5m away from the boundary fence of adjoining property No 2/29 Mc Donald Street, which is not an unreasonable distance in respect to visual impact considerations and is of a similar nature to the setbacks approved under the former planning permit on this site. Concerns relating to the development to propose only three dwellings, there is no Council's Policy on the number of dwellings to be proposed on a lot. It is rather assessed based upon compliance of the Kingston Planning Scheme and the overall development response with respect to meeting ResCode criteria. As shown above, the proposal achieves a high level of compliance with the Rescode provisions by meeting all the 33 ResCode standards as required, therefore it would be unreasonable to request the permit applicant to reduce the number of dwellings, in this instance.</p>
Privacy	<p>Refer to ResCode Standard B22 discussion.</p>

14.0 CONCLUSION:

- 14.1 On balance, the proposal is considered to substantially comply with the relevant planning policy and therefore should be supported.

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- 14.2 As outlined above, it has been determined that prior to deciding on this application all factors pursuant to section 60(1) of the Act have been considered. Further to this, the proposal does not give rise to any significant social and economic effects.
- 14.3 The proposed development is considered appropriate for the Site, subject to conditions, as evidenced by:
- The compatibility of the design and siting with the surrounding area
 - The mitigation of off-site amenity impacts
 - A suitable level of compliance with all relevant policies, including **Clause 55** of the Kingston Planning Scheme

15.0 RECOMMENDATION

- 15.1 That the Planning Committee determine to support the proposal and issue a Notice of Decision to Grant a Permit to develop four (4) dwellings and associated works in accordance with endorsed plans at 2 Ormond Street, Mordialloc, subject to the following conditions:
1. Before the development starts amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be substantially in accordance with the amended plans prepared by Building Design and Town Planning, Job No's. 5119 Drawing No TP2-8 to TP8-8, Revision B, submitted on 27/04/2020, but modified to show:
 - a. the provision of a landscape plan in accordance with the submitted development plan, with such plans to be prepared by a suitably qualified landscape professional to the satisfaction of the Responsible Authority and incorporating:
 - i. A planting schedule of all proposed trees and shrubs, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
 - ii. A survey, including, botanical names of all existing trees to be retained or removed on the site including Tree Protection Zones for trees to be retained calculated in accordance with AS4970-2009;
 - iii. A survey including botanical names, of all existing trees on neighbouring properties where the Tree Protection Zones of such trees calculated in accordance with AS4970-2009 fall partially within the subject site;
 - iv. The delineation of all garden beds, paving, grassed area, retaining walls, fences and other landscape works;
 - v. A range of plant types from ground covers to large shrubs and trees, provided at adequate planting densities (e.g. plants 1 metre width at maturity planted 1 metre apart); with the species chosen to comprise of a minimum 80% coastal indigenous species by plant type and total quantities;
 - vi. Two (2) native canopy trees capable of growing to minimum mature dimensions of 8 metres in height and 4 metres in width to be planted in the front setback of the property;
 - vii. One (1) canopy tree capable of growing to minimum mature dimensions of 8 metres in height and 5 metres in width to be planted in the secluded private open space of each dwelling;

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- viii. One (1) small canopy tree capable of growing to minimum mature dimensions of 5 metres in height and 4 metres in width to be planted in the front setback of units 1 to 4 (facing Ormond Lane/Barkly St)
- ix. All trees provided at a minimum of **2 metres** in height at time of planting, medium to large shrubs to be provided at a minimum pot size of 200mm;
- x. Notes regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements;
- xi. Tree protection measures including for street trees accurately drawn to scale and labelled as per the endorsed Tree Management Plan;
- b. the location of tree protection measures illustrated to scale and labeled on the Ground Floor Plan as per the endorsed Tree Management Plan.
- c. any changes as required by Condition 4 of this permit
- d. the provision of minimum 2000 litre rainwater tank clearly nominated for each dwelling with water re-used for toilet flushing
- e. the provision of a notation stating: “the existing laneway/Right of Way (Ormond Lane) on the west of the property from Ormond Street to the rear property boundary of the subject site including drainage works must be designed with colour concrete and exposed aggregate feature bands as per Council Standards; drained and constructed at the full cost of the owner/developer as per engineering plans approved by the Council the provision of minimum 2000 litre rainwater tank clearly nominated for each dwelling with water re-used for toilet flushing”
- f. an elevation plan of the north-west (Ormond Street frontage) fencing, which provides details of its style, height and materials
- g. the boundary fence height along the south-east property boundary nominated being minimum of 1.8m in height
- h. clothesline for Dwelling 1 nominated
- i. nomination of 6m³ of externally accessible storage facility for Dwelling 1
- j. bins/recycle enclosure for Dwelling 1 relocated so that it is not highly visible from the public realm
- k. the location of all externally-located heating and cooling units, exhaust fans, noise sources and the like, clearly shown
- l. all relevant commitments identified within the Sustainable Design Assessment, required under condition 10 of this permit, shown on plans

Endorsed Plans

- 2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Street Trees

- 3. Tree Protection Fencing is to be established around the *lagerstroemia indica* (Crepe Myrtle) street tree in the Ormond Street nature strip prior to demolition and maintained until all works on site are complete.
 - a) The fencing is to be a 1.8 metre high temporary fence constructed using steel or timber posts fixed in the ground or to a concrete pad, with the fence's side panels to be constructed of cyclone mesh wire or similar strong metal mesh or netting

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- b) The fencing is to encompass the entire nature strip with each end 3 metres from the base of the tree.

Tree Protection Zones

- 4. Concurrent with the endorsement of plans, a Tree Management Plan prepared by a suitably qualified arborist in accordance with AS4970-2009, must be submitted to and be endorsed by the Responsible Authority and incorporating:
 - a) A Tree Management Plan (written report) must provide details of:
 - i. A non-destructive root investigation undertaken to determine the location and distribution of roots of trees nominated on the Tree Protection Plan.
 - ii. Proposed footings and construction methods for the permeable driveway within the Tree Protection Zone nominated on the Tree Protection Plan.
 - iii. How excavation impacts, including soil level changes, on trees to be retained will be managed.
 - iv. How the canopy of trees nominated on the Tree Protection Plan will be protected.
 - v. Any other measures required to demonstrate the successful ongoing retention and viability post-construction of any trees nominated on the Tree Protection Plan.
 - b) A Tree Protection Plan (scale drawing) must provide details of:
 - i. The Tree Protection Zone and Structural Root Zone, calculated in accordance with AS4970-2009, for all trees to be retained on the site and for all trees on neighbouring properties where the Tree Protection Zone falls partially within the subject site.
 - ii. Tree protection fencing, or ground protection where required, provided in accordance with AS4970-2009.
 - iii. Stages of development at which inspections are required to ensure tree protection measures are adhered to must be specified.
 - iv. Appropriate signage on any tree protection fencing prohibiting access, excavation, changes in soil levels, or any storage within the Tree Protection Zone in accordance with AS4970-2009 unless with the prior written consent and under the direct supervision of the consulting arborist.
 - v. Maintenance of the area(s) within the Tree Protection Zone in accordance with AS4970-2009.
 - vi. Any pruning to be undertaken being in accordance with AS4373-2007.
 - vii. A notation to refer to the Tree Management Plan.
- 5. All protection measures identified in the Tree Management Plan must be implemented, and development works undertaken on the land must be undertaken in accordance with the Tree Management Plan, to the satisfaction of the Responsible Authority.
- 6. Prior to the commencement of works, the name and contact details of the project arborist responsible for implementing the Tree Management Plan must be submitted to the Responsible Authority.

Drainage and Water Sensitive Urban Design

- 7. Unless with the prior written consent of the Responsible Authority, before the development commences, the following Integrated Stormwater Management documents must be prepared, by a suitably qualified person, to the satisfaction of the Responsible Authority.

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- a. Stormwater Management/drainage (drainage) Plan(s) must be prepared, with supporting computations, showing the stormwater (drainage) works to the nominated point of discharge. The plan(s) must show all details of the proposed stormwater (drainage) works including all existing and proposed features that may have impact on the stormwater (drainage) works, including landscaping details.
- b. The Stormwater Management (drainage) Plan must address the requirements specified within Council's "Civil Design requirements for Developers – Part A: Integrated Stormwater Management".
- c. A STORM modelling report with results demonstrating water sensitive urban design treatments that achieve Victorian best practice objectives with a minimum 100% rating must be provided as part of the Stormwater Management (drainage) Plan to the satisfaction of the Responsible Authority. These may include the use of an infiltration or bio-retention system, rainwater tanks connected for reuse, or other treatments to the satisfaction of the Responsible Authority.
- d. The water sensitive urban design treatments as per conditions 7a, 7b & 7c above must be implemented on-site, unless an alternative agreement for stormwater quality in-lieu contribution is reached with the Responsible Authority.
8. Stormwater/drainage works must be implemented in accordance with the approved stormwater management/drainage plan(s) and to the satisfaction of the Responsible Authority including the following:
 - a. All stormwater/drainage works must be provided on the site so as to prevent overflows onto adjacent properties.
 - b. The implementation of stormwater/drainage detention system(s) which restricts stormwater discharge to the maximum allowable flowrate of 8.2L/s.
 - c. All stormwater/drainage works must be maintained to the satisfaction of the Responsible Authority
9. Before the occupation of the development commences, the laneway (Ormond Lane) with drainage works as described in Condition 1e) must be designed and constructed at the full cost of the owner/developer and maintained in accordance with the plans approved by the Council. Discussion with Council's Development Engineer is recommended prior to submission of a design. A priced schedule of works within the laneway and the payment of Council's engineering fees of 3.25% of the cost of the works are required to be submitted prior to approval.

Sustainable Design Assessment

10. Prior to the endorsement of the plans required pursuant to Condition 1 of this permit, the provision of a Sustainable Design Assessment (SDA) to be prepared by a suitably qualified professional must be submitted to and approved by the Responsible Authority. The SDA must include, but is not limited to, detailing initiatives for stormwater harvesting, insulation, building materials, daylighting, collective rainwater tanks and/or individual rainwater tanks, public and private landscape irrigation and car washing, energy efficient concepts, glazing and internal ventilation and the like.

Infrastructure and Road Works

11. Any relocation of pits/power poles or other services affected by this development must be relocated to the satisfaction of the relevant servicing authority and the Responsible Authority, at the cost of the owner/developer.

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12. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.
13. Any reinstatements and vehicle crossings are to be constructed to the satisfaction of the Responsible Authority.
14. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.
15. Vehicle crossings and other reinstatements must be constructed to council's industrial strength specifications.
16. Any redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.
17. The right of way must be constructed, from No 2 Ormond Street to the rear boundary of 2 Ormond Street to the satisfaction of the Responsible Authority.

General amenity conditions

18. All works on or facing the boundaries of adjoining properties must be finished and surface cleaned to a standard that is well presented to neighbouring properties in a manner to the satisfaction of the Responsible Authority.
19. All externally-located heating and cooling units, exhaust fans and the like must not be located adjacent to bedroom windows on adjoining properties and must not be located where they will be highly visible from any public area to the satisfaction of the Responsible Authority.
20. All piping, ducting above the ground floor storey of the development (other than rainwater, guttering and downpipes) must be concealed to the satisfaction of the Responsible Authority.

Completion of Works

21. Prior to the occupation of the development hereby permitted, all buildings and works and the conditions of this permit must be complied with to the satisfaction of the Responsible Authority, unless with the further prior written consent of the Responsible Authority.
22. Prior to the occupation of the development hereby permitted, the landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. Thereafter, the landscaping shall be maintained to the satisfaction of the Responsible Authority.

Time Limits

23. In accordance with section 68 of the *Planning and Environment Act 1987* (the Act), this permit will expire if one of the following circumstances applies:
 - The development is not started within two (2) years from the date of permit issue.
 - The development is not completed within four (4) years from the date of permit issue.In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

Note: Environment Protection Authority (EPA) Victoria set out the requirements pertaining to site construction hours and permissible noise levels.

Note: Prior to the commencement of the development you are required to obtain the necessary Building Permit.

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Note: The applicant/owner must provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with the planning permit.

Note: The applicant/owner must provide a copy of this planning permit and any endorsed plans to any external contractor to ensure that all trees to be retained on site are protected during any works.

Note: The allocation of street numbering and addressing of properties is vested in Council. Any reference to addressing or dwelling/unit/apartment and street numbers or street names on any endorsed plan is indicative only. The onus is on the Permit Applicant/Land Owner to contact Council's Property Data Department to determine the official dwelling/unit/apartment street numbers, street name details and the like for the approved development.

If the Permit Applicant/Land Owner adopts the street numbering or addressing from the endorsed plans, or where advertising and/or sales transact (off the plan) prior to Council's official allocation of the street numbering and addressing, it will be viewed to be non-compliant with the guideline and standard applied (Australian/New Zealand Standard for Rural & Urban Addressing / AS/NZS 4819:2011).

Note: The owner(s), occupiers and visitors of the development allowed by this permit may not be eligible for Council resident or visitor parking permits.

OR

In the event the Planning Committee wishes to refuse the application, it can do so on the following grounds:

1. The proposal fails to meet the objectives and strategic directions of the Municipal Strategic Statement – Built Environment and Heritage contained at Clause 21.06 and Housing contained at Clause 21.07 of the Kingston Planning Scheme.
2. The proposal does not satisfy the requirements of Clause 22.06 – Residential Development Policy, of the Kingston Planning Scheme.
3. The proposal fails to satisfy all the requirements of Clause 55 of the Kingston Planning Scheme (ResCode), in particular Clause 55.02-1 Neighbourhood Character Objective, Clause 55.02-2 Residential Policy Objective, Clause 55.03-7 Safety Objective.
4. The proposal fails to provide an acceptable built form outcome having regard to the physical and policy context.

Appendices

Appendix 1 - KP-2020/7 - 2 Ormond Street, Mordialloc - Considered Plans (Ref 20/106842)

Author/s: Girija Shrestha, Senior Statutory Planner
Reviewed and Approved By: Jennifer Pippo, Team Leader Statutory Planning
Ian Nice, Manager City Development

4.2

KP-2020/7 - 2 ORMOND STREET, MORDIALLOC

- 1 KP-2020/7 - 2 Ormond Street, Mordialloc - Considered Plans... 57**





NOTES:

The proposed development has been designed to respond to the subject site characteristics and the site characteristics of the surrounding properties. The proposal provides increased accommodation in a central location with close proximity to all facilities.

The key design response factors for this development are summarised below.

EXISTING CONCRETE CROSSING TO BE EXTENDED.

ZERO LOT LINE CONSTRUCTION IN LESS SENSITIVE AREA NO LOSS OF SUN OR LIGHT ACCESS.

EXTENTS OF ANY PROPOSED BOUNDARY WALLS MINIMISED. THIS INCLUDES BOTH THE OVERALL HEIGHTS AND OVERALL LENGTHS OF SUCH WALLS.

PROPOSED WALLS ON THE BOUNDARY HAVE BEEN LOCATED IN AREAS WHICH DO NOT IMPACT ON THE AREAS OF PRIVATE OPEN SPACE ON THE ADJOINING PROPERTIES.

THE PROPOSED BUILDING IS IN A CHARACTER WITH THE EMERGING LOCAL NEIGHBOURHOOD. THIS INCLUDES THE SELECTION OF THE EXTERNAL MATERIALS AND THEIR FINISHES.

ADEQUATE OPPORTUNITY FOR SCREEN PLANTING ALONG THE STREET FRONTAGE AND SOUTHERN BOUNDARY.

THE OVERALL FOOTPRINT OF THE UPPER LEVEL IS SUCH THAT IT WILL NOT POSE ISSUES OF VISUAL BULK WHEN VIEWED FROM THE PRIVATE OPEN SPACE AREAS OF EACH OF THE ADJOINING PROPERTIES.

HIGHLIGHT WINDOWS AND APPROPRIATE METHODS OF SCREENING HAVE BEEN INCORPORATED TO THE UPPER LEVEL WINDOWS TO MINIMISE OVERLOOKING. ALL WINDOWS WHICH REQUIRE SCREENING HAVE BEEN DONE SO TO A MINIMUM HEIGHT OF 1.7m ABOVE THE FINISHED FLOOR LEVEL.

SINGLE STOREY SECTIONS OF THE PROPOSED BUILDING ADJACENT TO EACH OF THE SIDE BOUNDARIES ELIMINATES ANY POTENTIAL OVERSHADOWING ISSUES TO ADJOINING PROPERTIES.

THE NEW DWELLINGS UTILIZES THE SPACE AVAILABLE TO ACHIEVE ENERGY EFFICIENCY AND TO MAXIMIZE BEST SOLAR ORIENTATION FOR HABITABLE ROOM WINDOWS AND OPEN SPACE AREAS.

THE PRINCIPAL PRIVATE OPEN SPACE TO MAJORITY OF THE UNITS HAS A NORTHERN ASPECT TO MAXIMISE ACCESS TO DIRECT SUNLIGHT THROUGHOUT THE DAY.

INTERNAL LIVING AREAS ARE DIRECTLY ADJACENT TO OUTDOOR OPEN LIVING SPACE PROVIDING A DIRECT CONNECTION.

PROPOSED FINISHED FLOOR LEVEL TO THE NEW DWELLINGS HAVE BEEN SET DOWN LOW TO MINIMISE THE OVERALL HEIGHT BUILDING.

LEGEND

- Ground Floor Extents
- First Floor Extents

NOTES:

Levels on the adjoining sites do not differ substantially from the subject site.

No known contamination on the site and on reason to suspect its presence.

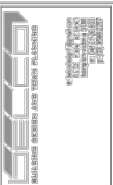
No significant view from the site.

All level to A.H.D.

All trees to be removed from site.

This drawing is to be read in conjunction with the written planning report prepared by E&M PLANNING.

NW - Adjoining habitable room window
W - Adjoining non habitable room window



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Multitail Development
at 2 Ormond Street
Mordialloc
for 2 ORMOND STREET Pty Ltd

TOWN PLANNING APPLICATION

REVISIONS	DATE	DESCRIPTION	100 @ A1
Rev-A	18.02.2018	PST	
Rev-B	27.04.2020	PST	



DESIGN RESPONSE	TOWN PLANNING
DATE	19/12/2019
DRAWN	R. B.
SCALE	1:100, 1:250
DRAWING NO	TP3 - 8
JOB NO	5119



1/8 Ormond Street



6 Ormond Street



4 Ormond Street



2 Ormond Street
SUBJECT SITE



61 Barkly Street

ORMOND STREET SOUTH ELEVATION



2/59 Barkly Street



4/59 Barkly Street



1 Ormond Street



3 Ormond Street



5 Ormond Street



7 Ormond Street

ORMOND STREET NORTH ELEVATION



ORMOND STREET STREETSCAPE ELEVATION
SCALE: 1:200

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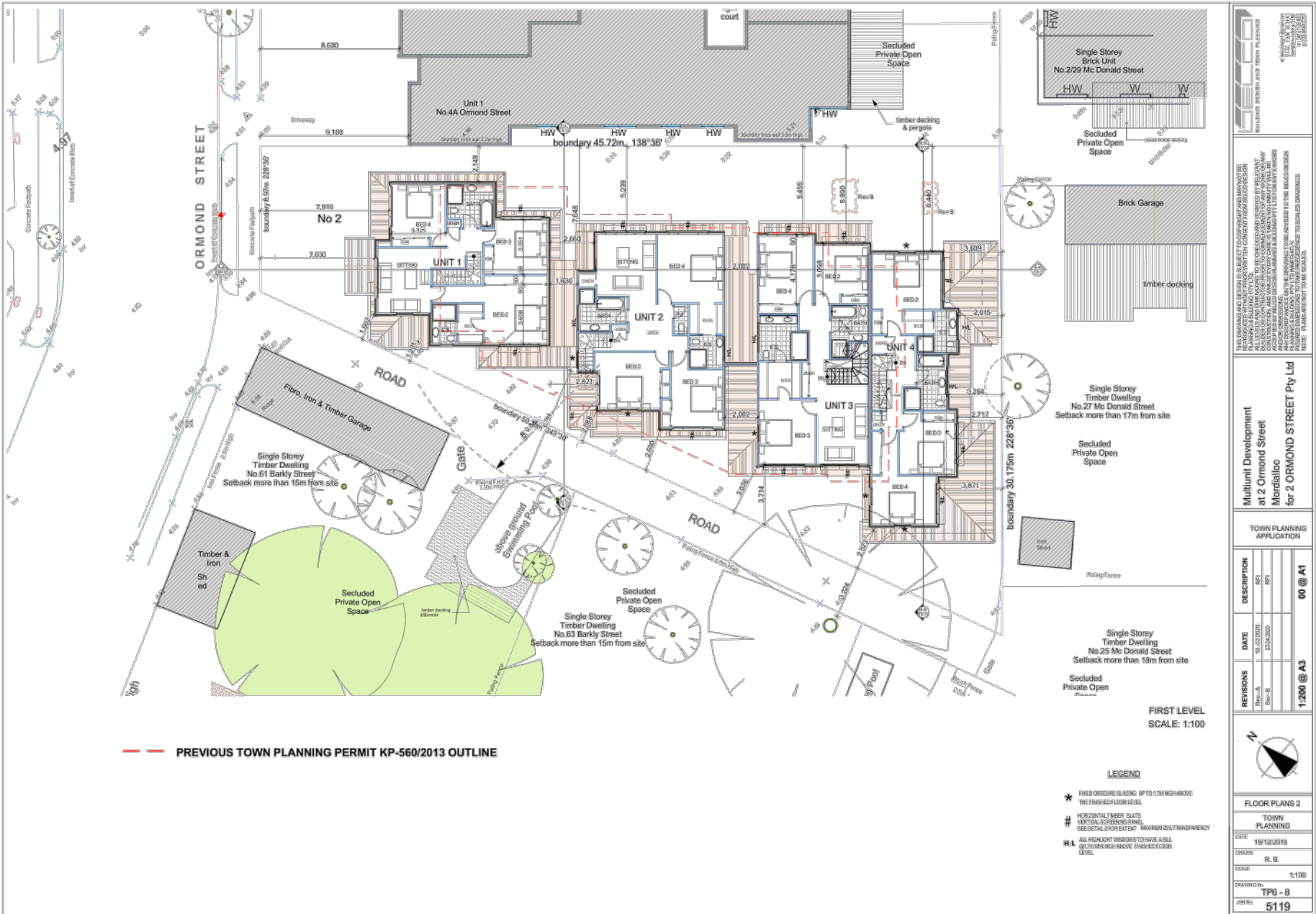
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Mortalloc Development
at 2 Ormond Street
Mordialloc
for 2 ORMOND STREET Pty Ltd

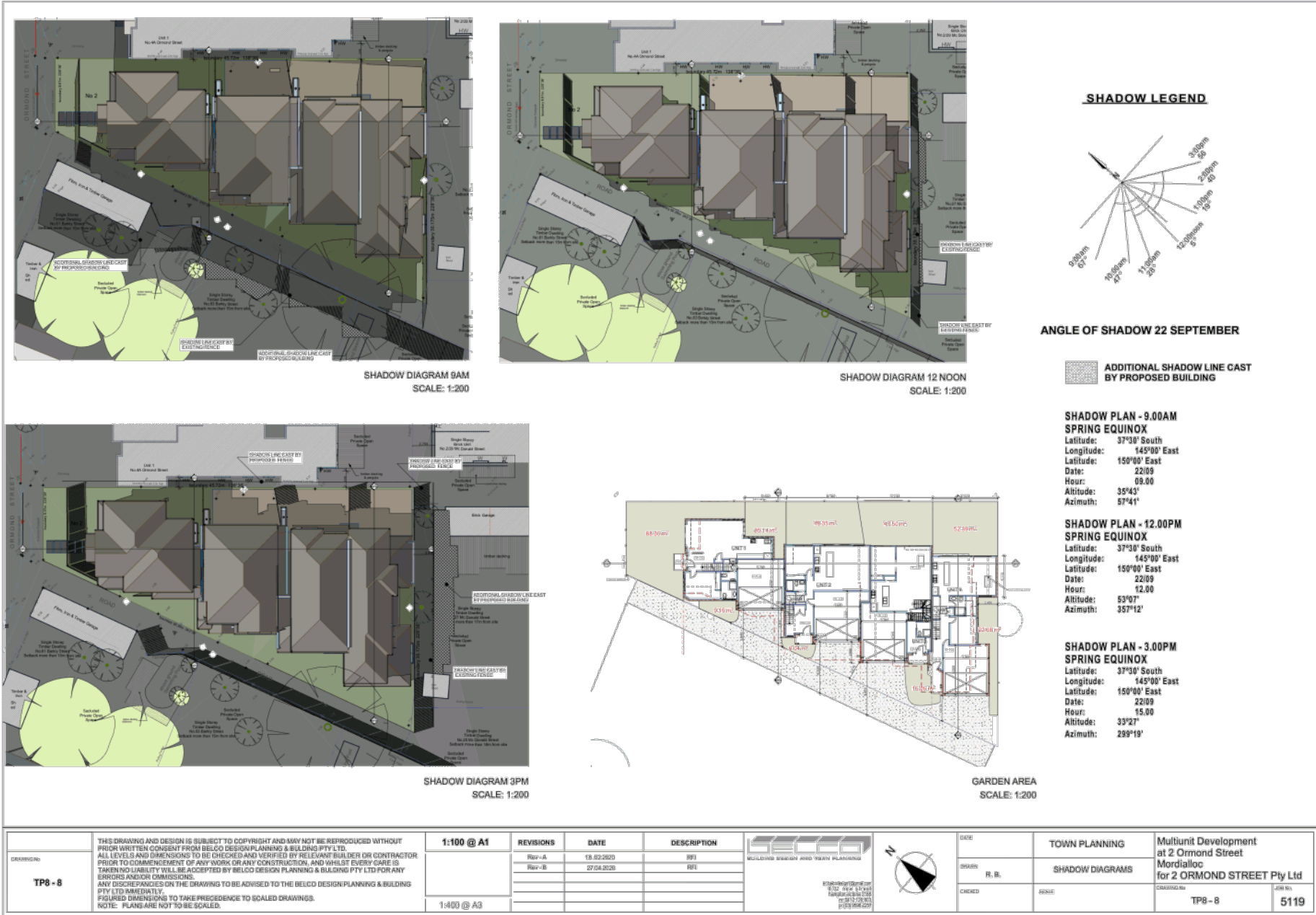
TOWN PLANNING APPLICATION			
REVISIONS	DATE	DESCRIPTION	
Rev-A	18.02.2019	REVISED	100 @ A1
Rev-B	27.04.2020	REVISED	100 @ A1
Rev-C	19.12.2019	REVISED	100 @ A1

STREETSCAPE	
TOWN PLANNING	
DATE	19/12/2019
DRAWN	R. B.
SCALE	
DRAWING NO.	TP4 - B
JOB NO.	5119









Planning Committee Meeting

17 June 2020

Agenda Item No: 4.3

KP-2019/726, 2 MAIN ROAD, CLAYTON SOUTH

Contact Officer: Andrew Stubbings, Senior Planner

Purpose of Report

This report is for Council to consider Planning Permit Application No. kp-2019/726 - 2 Main Road, Clayton South.

Disclosure of Officer / Contractor Direct or Indirect Interest

No Council officer/s and/or Contractor/s who have provided advice in relation to this report have declared a Conflict of Interest regarding the matter under consideration.

OFFICER RECOMMENDATION

That Council determine to support the proposal and issue a Notice of Decision to Grant a Permit to develop the land for the construction of Part 3, Part 7 Storey Apartment Building Containing 128 Dwellings, food and drink premises (cafe) and reduction in car parking at 2 Main Road, Clayton South, subject to the conditions contained within this report.

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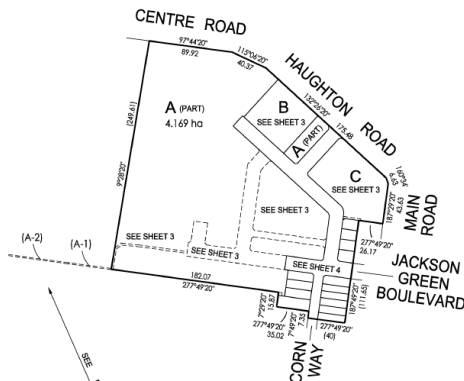
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EXECUTIVE SUMMARY			
Address	2 Main Road, Clayton South		
Legal Description	Lot C on PS 738397D		
Applicant	Ratio		
Planning Officer	Andrew Stubbings		
PLANNING REQUIREMENTS			
Planning Scheme	Kingston		
Zoning	Clause 32.07– Residential Growth Zone		
Overlays	Clause 43.02 – Design and Development Overlay 24 Clause 45.03 – Environmental Audit Overlay		
Particular Provisions	Clause 52.06 – Car Parking Clause 52.34 – Bicycle Facilities Clause 58 – Apartment Developments		
Permit Trigger/s	Clause 32.07 – 2 – Use for a Food and Drink premises. Clause 32.07 – 5 – to construct a building or construct and carry out works associated with two or more dwellings on a lot. Clause 52.06 – 3 – Reduce the number of car parking spaces required.		
APPLICATION / PROCESS			
Proposal	Develop the land for the construction of a 3 - 7 Storey Apartment Building Containing 128 Dwellings, food and drink premises (cafe) and reduction in car parking.		
Reference No.	Yes	RFI Received	Yes
App. Received	Yes	App. Amended	N/A
Site inspection	Yes		
S.52 Advertising	Commenced: Insert date	Advertising Completed	Yes
S.55 Referrals	None		
Internal referrals	Yes		
Objection(s)	One (1)		
Lot Size	N/A	Mandatory Building Height requirement	N/A
Mandatory Garden area requirement			
LEGISLATIVE			
Covenant/other Restriction	No	Complies: N/A	
Aboriginal Cultural Sensitivity Area	NO		
CHMP	NO		
Considered Plans	Architectural plans prepared by DKO Architecture and Landscape Concept Plan prepared by MDG Landscape Architects, Revision A, TP00 – TP425, date 14/02/2020.		

SITE HISTORY

The recent planning development history of the site is provided below.



The subject site is lot C.

This application follows four previous town planning applications for Jackson Green:

- 85 dwellings in the south east portion of the wider site (KP-846/2014);
- The subdivision of the land for 87 lots (85 lots and two superlots) (KP-614/2015);
- A four storey apartment building fronting Main Road (KP988/2015);
- 66 dwellings in the south of the wider site (KP367/2016);
- A 6-storey, 74 apartment building on 15 May 2017 (KP852/2016); and
- A part seven, part nine storey apartment building, comprising 163 apartments and two townhouses in the north-west of the wider site (KP415/2018).

In November 2013, the Minister for Planning approved Amendment C126 to the Kingston Planning Scheme, rezoning the land from Industrial 1 to General Residential, Schedule 1 (and, in the case of 20-22 Main Road, from Residential 3 Zone to General Residential, Schedule 1). Amendment C126 also applied Design and Development Overlay, Schedule 24 (DDO24) and an Environmental Audit Overlay (EAO) to the site.

SUBJECT LAND

The photograph below illustrates the subject site from a streetscape perspective.





Built form

The site is located on the north-eastern corner of Houghton Road and Main Road, Clayton South, with the Cranbourne and Pakenham railway line directly to the north-east.

It is noted that the site sits at the north-eastern edge of the Kingston municipality, with Centre Road forming the boundary with the City of Monash.



Lot Size (m²)

4682m²

Dimensions

Irregular shaped lot

Topography

The land is generally flat.

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Fencing	Temporary fencing.
Vegetation	Void of any vegetation.
Easement(s)	None.
Footpath assets / access	One (1) existing crossover adjacent to the north-east property boundary, Houghton Road and Main Road
Covenant(s) / Restrictions	There appears to be no restrictions listed on the Certificate of Title.

SURROUNDING LAND

The following map illustrates the subject site in its surrounding context.

North	<p>The subject site fronts Houghton Road to the north, which is zoned as Category 2 road and accommodates a single lane of traffic in either direction (this continues into Main Road to the south).</p> <p>To the north, and immediately adjacent of Houghton Road is the Cranbourne and Pakenham railway line / skyrail. Further north is the PMP Printing Precinct within the city of Monash that anticipates a maximum building height of 8 storeys.</p>
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East

Subject site identified as a red cross.

Immediately to the east of the subject site is Main Road (a Category 2 road), which carries two lanes of traffic in either direction.

Beyond this are several residential dwellings, generally single storey in scale.

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South	<p>The subject site abuts both a road and existing dwellings immediately to the south. Lomandra Drive is located adjacent to the subject site, which is a local road running east-west, providing one lane of traffic in either direction. The subject site also abuts existing dwellings for a portion to the south-east. The dwellings are two storey townhouses which include areas of secluded private open space to their respective rear boundaries.</p> <p>A central park is located on the southern side of Lomandra Drive.</p>
West	<p>Immediately to the west of the subject site is Orchid Street, which connects Lomandra Drive in the south and Haughton Road in the north.</p> <p>Further to the west of the subject site is a four-storey apartment building (Wattle Apartments) recently constructed under KP-988/2015.</p> <p>Beyond this, is the recently constructed development for a six-storey apartment building (Gardenia Apartments) under KP-852/2014. A part seven, part nine storey apartment building was approved under KP-415/2018.</p>
Surrounds services within proximity to the subject site	<p>The Clayton Activity Centre is located approximately 800 metres west of the site, including shops, restaurants, services and entertainment facilities. Clayton Train Station, approximately 1km metres north-west of the site, provides direct access from the site to the CBD and wider south-east region of Melbourne.</p> <p>Bus Route Nos. 704 (East Clayton – Oakleigh via Clayton & Huntingdale) and 824 (Moorabbin – Keysborough via Clayton & Westall) run within a 500 metre radius of the subject site (Figure 2.4 below);</p> <p>Clayton Pre-School, St Peter's Primary School, Westall Secondary College, Clayton South Primary and Kallay Street Pre-School, as well as a number of child care centres, all within 1.5km radius of the subject site;</p> <p>Meade Reserve, Bald Hill Park, Namatjira Park and other recreational facilities within a 2km radius of the subject site; and</p> <p>The Monash University Campus is located 3.5km to the north east of the site.</p>

PROPOSAL

A summary of the proposal is provided in the table below.



Looking south east on the corner of Haughton Road and Orchid Street, Clayton Street.

Description	<p>The proposal is summarised as follows:</p> <ul style="list-style-type: none"> — Basement 2 – 84 car parking spaces with services/storage area, bike store, rainwater tank, mechanical services, lift and stair access to levels above and below; — Basement 1 – 62 car parking spaces with above-bonnet storage, 39 bicycle parking spaces, services/storage area, bin rooms, lift and stair access to levels above and below; — Lower Ground (shown on Basement 1 plans, due to the slope of the land). This level contains a ground floor café and eight dwellings fronting Haughton Road (3 x 1 bedroom and 5 x 2 bedroom) each provided with a ground level courtyard ranging between 25sq.m and 50sq.m. The proposed crossover / access point is located to the north-east, fronting Main Road. There are two main pedestrian entry/lobby areas (with mail boxes) via the local access street to the west (Orchard Street) and to Main Road in the north-east; — Ground floor – 27 dwellings (7 x 1-bedroom apartments, 20 x 2-bedroom apartments), each provided with a ground level courtyard / balcony ranging between 12.23sq.m and 45.75sq.m. A communal open space is provided central to the development, which is accessed from Lomandra Drive to the south; — First floor – 27 dwellings (7 x 1-bedroom apartments, 20 x 2-bedroom apartments), each provided with balconies ranging between 9.60sq.m and 27.36sq.m. Each pod of apartments contains corridor areas, and either a lift and stairs, or just stairs to levels above and below; — Second floor – 25 dwellings (7 x 1-bedroom apartments, 18 x 2-bedroom apartments) each provided with balconies ranging between 9.60sq.m and 27.36sq.m. Each pod of apartments contains corridor areas, and either a lift and stairs, or just stairs to levels above and below; — Third floor – 19 dwellings (7 x 1-bedroom apartments, 10 x 2-bedroom apartments, and 2 x 3 bedroom apartments) each provided with balconies ranging between 9.51sq.m and 77.75sq.m. Each pod of apartments contains corridor areas, and either a lift and stairs, or just stairs to levels above and below. The southernmost building contains a rooftop terrace with stair access;
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	<ul style="list-style-type: none"> — Fourth floor – 16 dwellings (5 x 1-bedroom apartments, 10 x 2-bedroom apartments, and 1 x 3 bedroom apartment) each provided with balconies ranging between 9.51sq.m and 68.55sq.m. The westernmost pod of apartments contains a central corridor, and a lift and stairs to levels above and below; — Fifth floor – 6 dwellings (1 x 1 bedroom apartment, 4 x 2-bedroom apartments, and 1 x 3-bedroom apartment) each provided with balconies ranging between 12.34sq.m and 62.52sq.m. The easternmost pod contains plant amenities atop the roof; — The roofs of the buildings will accommodate the lift overrun, solar panels and screened hot water systems. The roof will not be trafficable; — The building is provided with three pedestrian entries, one from the local access street to the west, one from Houghton Road to the north and the main entrance from Main Road in the north-east, all providing the building with a clear and proud sense of address (considering the site's corner location); — The building adopts a contemporary modern design with a complimentary pallet of materials and finishes to those adopted in the approved 'Wattle' and 'Gardenia' apartment buildings to the west and the approved townhouses to the south; — All site services are provided for on-site, including letterboxes, bin store, gas meters and electrical substation; — landscaping will be provided for throughout the site, with a focus on deeper root planting to the south, canopy planting within the first-floor garden/terrace area, and planter boxes scattered throughout the communal courtyard.
Use	To use part of the ground level for food and drink premises 'café' (90m ²) at ground and residential above.
Storeys	Seven (7) maximum.
Maximum building height	The development will comprise a maximum building height of 23.52 metres (24.83 to top of lift overrun) and a minimum front setback from Main and Houghton Roads of 2.85 metres at ground floor (3 metres to the first floor front wall, and 1.365 metres to first floor balconies);
Bedrooms (including study)	<p>A mix of apartment types are proposed, consisting of:</p> <p>41x 1 bedroom dwellings</p> <p>83 x 2 bedrooms dwellings</p> <p>4 x 3 bedroom dwellings</p> <p>128 dwellings in total.</p>
Car parking	A total of 152 car parking spaces are provided within the basement and ground floor levels (i.e. 1 space per unit for residents, with 13 spaces for visitors). 39 x bicycle parking spaces are also provided within the Basement 1 level;
Private Open Space	<p>1 bed : From 10m² to 34m² (Average 14m²)</p> <p>2 bed : from 10m² to 88m² (Average 25m²)</p> <p>3 bed: From 72m² to 177m² (Average 120m²)</p>

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	Communal open space is 640 m2. The required communal space is 322m2.		
Site Coverage	94%	Permeability	6%
Access	Via Main road, single access point to the basement car park.		
Vegetation removal/retention	No significant vegetation located on subject site or on neighbouring properties within close proximity to common boundaries		
Building materials	<p>A contemporary building form is proposed that includes: Render, cladding and brick,</p> <div data-bbox="440 707 633 1232"> <p>1 Render Paint - Light Grey</p> <p>2 Render Paint - Dark Grey</p> <p>3 Arroway Textured Concrete - Light Grey</p> <p>4 Arroway Textured Concrete - Dark Grey</p> <p>5 Dark Powder Coated Finish</p> <p>6 Face Brick -Dark Grey</p> </div>		
Fencing	<p>Fencing to Lomandra Road, Orchid Street and Main and Haughton Roads is generally setback 0.5 metres from respective boundaries, with stepped terracing in this area to a height of 0.5 metres, transitioning to the FFL of the ground floor apartments. Courtyards for these apartments are bound with 1.8 metre high fencing; 450-600mm brick with 1.35mm metal pickets above, facilitating views to/from the front courtyards;</p>		



Looking west at the built form on the corner of Main Road and Haughton Road, Clayton South.



Internal display of an apartment.



Looking north at built form from internal road (Lomandra Drive), park / open space is to the left of the picture.

PLANNING CONTROLS

Zone / Overlay / Particular Provisions	Rationale
32.07 – RGZ1	Pursuant to Clause 32.07-5 a permit is required to construct a building or construct and carry out works associated with two or more dwellings on a lot. It also states that a development of five or more storeys must meet the requirements of Clause 58 . A full assessment against the Design Guidelines for Higher Density Residential Development is included at Appendix A .

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Zone / Overlay / Particular Provisions	Rationale
	<p>The maximum height permitted under Clause 32.07-9 states that a building should not exceed 13.5 metres¹. We note that the height limited is discretionary and as such may be exceeded by a proposal.</p> <p>Clause 32.07-11 sets out Application requirements, including the requirement for a residential development of five or more storeys to include an urban context report and design response as required in Clause 58.01.</p>
<p>Overlays</p> <p>DD024</p> <p>EA0</p>	<p>The site is affected by Design and Development Overlay, Schedule 24. This overlay applies specifically to the land rezoned as part of Amendment C126.</p> <p>The specific information to be provided is as follows:</p> <p>Development Concept Plan. Traffic Management Plan. Landscape Concept Plan. Waste Management Plan. Noise and Vibration Impact Report.</p> <p>These reports have been submitted with this application. The proposal is considered to be generally in accordance with the requirements of the DDO24 subject to meeting the outstanding Urban Design requirements that have been included as conditions on this permit. All the above mentioned reports have been submitted with this application.</p> <p>The site is affected by an Environmental Audit Overlay. This overlay was applied at the time the land was rezoned as part of Amendment C126 in recognition of the former industrial use of the land.</p> <p><i>Before a sensitive use (residential use, child care centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:</i></p> <ul style="list-style-type: none"> • A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or • An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use. <p>A Certificate of Environmental Audit has previously been completed for the wider Sigma site.</p>
<p>52.06</p> <p>Car parking</p>	<p>The proposal is for a part three, part seven-storey residential development comprising 128 dwellings. The prescribed number of car parking spaces for the proposed use is as follows:</p> <p>Dwelling:</p> <ul style="list-style-type: none"> — 1 x space to each one or two bedroom dwelling; — 2 x spaces to each three or more bedroom dwelling; and — 1 x visitor space per every 5 dwellings.

¹ This may be exceeded by 1 metre if there is a slope of the ground level greater than 2.5 degrees.

Zone / Overlay / Particular Provisions	Rationale
	<p>The proposed development comprises 124 x one and two-bedroom apartments, and 4 x three-bedroom apartments/townhouses. Applying the above standard, the proposed development will require 158 spaces (133 x resident parking spaces, and 25 x visitor parking spaces).</p> <p>A total of 152 x car parking spaces are provided for residents and visitors in both basement levels (13 for visitors). Therefore, a dispensation is required for 13 visitor spaces.</p> <p>The overall development plan proposed a total of 104 on-street car parking spaces within the internal road network (see attached). In addition to the 104 on-street car spaces proposed within the development, approximately 17 spaces are available along the site frontages of Haughton Road, Main Road and McMillian Street, which equates to a total 121 on-street car spaces.</p> <p>The applicant has provided the following justification for the onsite car parking provided:</p> <p><i>The on-site car park has been designed in accordance with Clause 52.06 of the Kingston Planning Scheme and AS/NZS 2890.1:2004, and will provide reasonable access to/from the internal road network, as well as individual car spaces. The provision of 152 on-site car spaces is sufficient to meet the statutory requirement for residents and half of the requirement for visitors. The remaining statutory requirement of parking for visitors will be comfortably met on-street, and thus will not have a negative impact to parking in the surrounding area.</i></p>
52.34 Bicycle Facilities	<p>The Table at Clause 52.34 prescribes the number of bicycle spaces required having regard to the activities on the land.</p> <p>The proposal is for a part three part seven-storey residential building comprising 128 residential apartments. The prescribed number of car parking spaces for the proposed use is as follows:</p> <p>Dwelling:</p> <ul style="list-style-type: none"> — 1 x resident space per 5 dwellings; and — 1 x visitor space per 10 dwellings. <p>The proposed development comprises 128 dwellings. Applying the above standard, the proposed development will require 36 spaces (26 x resident bicycle parking spaces, and 13 x visitor bicycle parking spaces).</p>
58	<p>Assessment provided below.</p>

POLICY CONSIDERATIONS

General Provisions

Clause 65.01 of the Kingston Planning Scheme are relevant to this application and require consideration to be given to a variety of matters including planning scheme policies, the purpose of the zone, orderly planning and the impact on amenity.

Planning Policy Framework

The following PPF provisions (some identified as 'S' state and 'R' regional) that are most relevant to this proposal include:

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- Clause 11.01-1S – Settlement
- Clause 11.01-1R1 – Settlement – Metropolitan Melbourne
- Clause 11.02-1S – Supply of Urban Land
- Clause 15.01-1R – Urban Design – Metropolitan Melbourne
- Clause 15.01-2S – Building Design
- Clause 15.01-4R – Healthy Neighbourhoods – Metropolitan Melbourne
- Clause 15.01-5S – Neighbourhood Character
- Clause 15.02-1S – Energy and Resource Efficiency
- Clause 16.01-1S/R – Integrated Housing – Metropolitan Melbourne
- Clause 16.01-2S – Location of Residential Development
- Clause 16.01-2R – Housing Opportunity Areas – Metropolitan Melbourne
- Clause 16.01-3R – Housing Diversity – Metropolitan Melbourne
- Clause 16.01-4S – Housing affordability
- Clause 18.02-1S – Sustainable Personal Transport
- Clause 18.02-2R – Principal Public Transport Network
- Clause 18.02-4S – Car Parking

These PPF provisions state the need:

- To develop sustainable communities offering convenient access to jobs, services infrastructure and community facilities, and to develop compact urban areas that are based around existing activity centres (Clause 11.01-1S).
- Planning for urban growth should consider opportunities for the consolidation, redevelopment and intensification of existing urban areas and to also incorporate neighbourhood and landscape considerations (Clause 11.02-1S).
- To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses (Clause 11.02-1S).
- To create a distinctive and liveable city with quality design and amenity (Clause 15.01-1R).
- To achieve building design outcomes that contribute positively to the local context and enhance the public realm (Clause 15.01-2S).
- To create a city of 20-minute neighbourhoods (Clause 15.01-4R).
- To recognise, support and protect neighbourhood character (Clause 15.01-5S).
- To recognise and protect cultural identity, neighbourhood character and sense of place (Clause 15.01-5S).
- To encourage land use and development that is consistent with the efficient use of energy and to minimise greenhouse gas emissions (Clause 15.02-1S).
- Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including underutilised urban land (Clause 16.01-1S).
- Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing (Clause 16.01-1R).
- To locate new housing in designated locations that offer good access to jobs, services and transport. More specifically, encourage higher density housing developments on sites that are well located in relation to jobs, services and public transport (Clause 16.01-2S).
- To identify areas that offer opportunities for more medium and high-density housing near employment and transport in Metropolitan Melbourne, such as existing railway stations (Clause 16.01-2R).
- To provide for a range of housing types to meet increasingly diverse needs (Clause 16.01-3S) and for varying densities in neighbourhoods to create more choice in housing (Clause 16.01-3R).

- To deliver more affordable housing closer to jobs, transport and services (Clause 16.01-4S).
- To promote the use of sustainable personal transport (Clause 18.02-1S) and to support the 20-minute neighbourhood (Clause 16.02-1R)
- To ensure an adequate supply of car parking that is appropriately designed and located (clause 18.02-4S).

Local Planning Policy Framework

Municipal Strategic Statement

The City of Kingston's MSS is incorporated into Clause 21 of the planning scheme and sets out the main land use related strategic policy directives for Council over the next 10 to 20 years.

The following provisions of the Local Planning Policy Framework are relevant to this application:

- Clause 21.02 Municipal Profile
- Clause 21.03 Land Use Challenges for the New Millennium
- Clause 21.04 Vision
- Clause 21.05 Residential Land Use

In summary, these policies outline the following:

- Detached housing remains the predominant housing form in Kingston, accommodating around 80 per cent of Kingston's population (Clause 21.02).
- The need to provide suitable housing stock which meets the future housing needs of Kingston's population and to sustain an appropriate mix of supporting urban infrastructure will continue to provide a focus for Council's residential land use planning (Clause 21.03).
- Council's Strategic Framework Plan at Clause 21.04 and Residential Land Use Framework Plan at Clause 21.05 identify the site as an 'Increased Housing Diversity' area, where residential growth and diversity in housing type is specifically encouraged.
- The changing demographics of the Kingston community are anticipated to create future demands for both greater diversity of housing types and additional dwelling numbers in Kingston (Clause 21.05).
- The promotion of medium density housing in locations better suited to accommodating housing change, and to moderate the rate and type of housing change in other locations (Clause 21.05).
- With respect to 'Increased Housing Diversity' areas, the intention in these areas is that new medium density housing comprising a variety of housing types and layouts will be promoted responding to the established but evolving urban character. Because these are already established as residential areas, the design of new medium density housing proposals will need to display sensitivity to the existing residential context and amenity standards in these areas (Clause 21.05).

The key 'objectives' of Clause 21.05 ('Residential Land Use') relevant to the application include:

- *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.*
- *To ensure new residential development respects neighbourhood character and is site responsive, and that medium density dwellings are of the highest design quality.*
- *To promote more environmentally sustainable forms of residential development.*
- *To manage the interface between residential development and adjoining or nearby sensitive/strategic land uses.*
- *To ensure residential development does not exceed known physical infrastructure capacities.*
- *To recognise and respond to special housing needs within the community.*

Policies at the State and Local level require development to respond to its context and contribute positively to local urban character.

Pursuant to the City of Kingston's 'Residential Land Use Framework Plan at Clause 21.05, the subject site is in an area where "increased housing diversity" is specifically encouraged.

Local Planning Policies

This policy applies where a planning permit is required to (amongst others) construct two or more dwellings on a lot.

Whilst it is acknowledged that the residential development policy applies to this application, it is also relevant that this site is identified as an area for increased housing diversity area where considerable change from what currently exists is anticipated and encouraged.

Given the size of the site and its isolation from established residential land interfaces, it is evident that the development will, to an extent, create its own character based on the guidelines contained within the Design and Development Overlay, Schedule 24.

It is therefore submitted that Clause 22.11 should be applied sensibly in the assessment of this proposal having regard to the fact that the subject site forms part of a large former industrial site, with no existing residential interfaces. That said, we note that the following relevant objectives are set out under Clause 22.11-2:

- *To promote a managed approach to housing change, taking account of the differential capacity of local areas in Kingston to accommodate increased housing diversity, incremental housing change, residential renewal or minimal housing change, as identified within the MSS.*
- *To encourage new residential development to achieve architectural and urban design outcomes that positively respond to neighbourhood character having particular regard to that identified in the Kingston Neighbourhood Character Guidelines – August 2007.*
- *To promote on-site car parking which is adequate to meet the anticipated needs of future residents.*
- *To ensure that landscaping and trees remain a major element in the appearance and character of the municipality's residential environments.*
- *To limit the amount and impact of increased stormwater runoff on local drainage systems.*
- *To ensure that the siting and design of new residential development takes account of interfaces with sensitive and strategic land uses.*

Where a permit is required for residential development it is policy for sites located within 'Increased Housing Diversity Areas' to:

Encourage increased residential densities and a wider diversity in housing types and sizes in areas which are within convenient walking distance of public transport and activity centres. These areas are identified for 'increased housing diversity' on the Residential Framework Plan within the MSS.

Clause 22.12 – Stormwater Management is applicable to the consideration of medium and large scale developments as specified within Table 1 of the policy. This clause seeks to improve the quality and reduce the impact of stormwater run-off, incorporate the use of WSUD principles in development and to ensure that developments are designed to meet best practice performance objectives. Council Drainage Department support the proposal subject to conditions.

Clause 22.13 Environmentally Sustainable Development (ESD) policy applies to the consideration of residential development of 3 or more dwellings (refer to Table 1 – ESD Application requirements). As required, the application for planning permit was accompanied by a Sustainability Management Plan. The ESD assessment was referred to Council's ESD officer who supports the proposal subject to conditions.

In summary, it is considered that the proposed development generally complies and satisfies the Planning Policy Framework guidelines. Importantly, the proposal delivers on specific objectives

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relating to the development of larger opportunity sites, which seek to encourage well-designed medium density housing in appropriate locations, as well providing diversity in housing choice to assist in meeting the anticipated future population forecasts.

INTERNAL REFERRALS

Department / Area	Comments / Rationale / Recommended Conditions
Council's Vegetation Management Officer	No objection raised, subject to conditions included on any permit issued.
Council's Development Engineer	No objection raised, subject to conditions included on any permit issued.
Roads and Drains	No objection raised, subject to conditions included on any permit issued.
Traffic Engineer	No objection raised, subject to conditions included on any permit issued.
External Urban Designer	<p>Support subject to conditions.</p> <ul style="list-style-type: none"> - <i>Building 1 and Building 2: Increase upper level setbacks to reduce overshadowing impact onto north facing private open spaces in Building 3 (from 11am to 3pm on 22 September).</i> - <i>Building 1 and Building 3: Retain solar access to public benches in the Jackson Green Playground between 11am to 2pm on 22 June.</i> - <i>Building 1: Extending the use of bricks above level 3 and at ground level at the north western corner to create a more 'robust' urban form at the Orchard Street junction.</i> - <i>Building 1: Employ operable screen, or winter balcony arrangement to north and west facing open spaces to minimise visual bulk and improve acoustic amenity.</i> - <i>Building 1: Improve visual connection between the lift lobby, the central courtyard and Building 2 lobby.</i> - <i>Building 2: Adopt a varied material palette to further distinguish Building 1 and Building 2 to minimise visual bulk and improve sense of address along Haughton Road.</i> - <i>Building 2: Increase upper level setback (levels 4, 5 and roof) from 2.55m to 5m from the western boundary in transition to existing residential properties across Main Road.</i> - <i>Building 2: Minimise the visual bulk impact of blank wall along the southern elevation by including additional fenestration, architecture feature or texture.</i> - <i>Building 2: Increase the 'splay' around its primary residential entry along Main Road frontage for improved legibility and wayfinding.</i> - <i>Building 3: Minimise the visual bulk impact of blank wall along the western and eastern elevations by including additional fenestration, architecture feature or texture.</i> - <i>Building 3: Include mailbox area for Building 3.</i> <p>The above requirements have been formed into conditions of any permit issued.</p> <p>The applicant has justified the proposed development built form and urban design with the following</p>

- The proposal is consistent with the provisions of the Residential Growth Zone and the Design and Development Overlay, Schedule 24 and the strategic policy provisions of the PPF as set out in the Kingston Planning Scheme.
- The height, scale and form of the proposed building is appropriate having regard to the strategic planning context and physical context of the site.
- There are no unreasonable amenity impacts on the neighbouring properties or the public realm.

OBJECTIONS

Following the commencement of advertising, one (1) objection to the proposal was received. The valid grounds of objection raised are summarised as follows:

- Traffic congestion / Car parking concerns
- Scale / Bulk / Neighbourhood character in regards to the 7 storey building and that there are two (2) apartment buildings within 200 metres of Centre Road.

The objector was contacted by the planning officer to discuss their concerns, their objection remains outstanding.

FURTHER CONSIDERATION / ANALYSIS

The application considerations have been responded to within the assessment above.

The proposed scale and density of the building is consistent with the vision for a medium-high density development. The built form is stepped down as it moves south and east across the site to provide greater articulation, a transition in the form and reduce unreasonable amenity impacts, namely shadows cast to the south subject to conditions.

It is acknowledged since the drafting of Clause 43.02 DDO24 there has been change in the surrounding urban context (Huntingdale Apartments / skyrail / PMP Printing Precinct within the city of Monash seeking a maximum of 8 storeys, other side of the train tracks) that would warrant a development as proposed, however, implementing the Urban Design recommendations as permit conditions that focus is on materials / scale and reduction in shadows cast is considered to achieve the appropriate balance to warrant support of this proposal.

RESPONSE TO GROUNDS OF OBJECTION

The majority of concerns raised by objector has been considered within the assessment above.

CLAUSE 58 – APARTMENT DEVELOPMENTS

Construct or extend an apartment development of five (5) or more storeys (excluding a basement) in a RGZ.. *****MUST meet the objective, SHOULD meet the standard*****

OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE AGAINST STANDARD
Clause 58 – URBAN CONTEXT		
Clause 58.02-1 Urban context objectives	Standard D1	Complies with standard & meets objective

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE AGAINST STANDARD
<input type="checkbox"/> To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. <input type="checkbox"/> To ensure that development responds to the features of the site and the surrounding area.	<input type="checkbox"/> The design response must be appropriate to the urban context and the site. <input type="checkbox"/> The proposed design must respect the existing or preferred urban context and respond to the features of the site.	Subject to permit conditions
Assessment: Refer to report, complies subject to permit conditions.		
Clause 58.02-2 Residential Policy objectives <input type="checkbox"/> To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. <input type="checkbox"/> To support higher density residential development where development can take advantage of public and community infrastructure and services.	Standard D2 <input type="checkbox"/> An application must be accompanied by a written statement to the satisfaction of the RA that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.	Complies with standard & meets objective
Assessment: Refer to report.		
Clause 58.02-3 Dwelling diversity objective <input type="checkbox"/> To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Standard D3 <input type="checkbox"/> Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.	Complies with standard & meets objective
Assessment: The proposal includes 1, 2 and 3 bedroom dwellings with a variety of different layouts, meeting this standard.		
Clause 58.02-4 Infrastructure objectives <input type="checkbox"/> To ensure development is provided with appropriate utility services and infrastructure. <input type="checkbox"/> To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	Standard D4 <input type="checkbox"/> Connection to reticulated services/sewerage, electricity, gas and drainage services <input type="checkbox"/> Capacity of infrastructure and utility services should not be exceeded unreasonably <input type="checkbox"/> Provision should be made for upgrading and mitigation of the impact of services or infrastructure where little or no spare capacity exists	Complies with standard & meets objective
Assessment: The subject site is in an established area and is well serviced by existing infrastructure.		
Clause 58.02-5 Integration with the street objective <input type="checkbox"/> To integrate the layout of development with the street.	Standard D5 <input type="checkbox"/> Provides adequate vehicle and pedestrian links that maintain or enhance local accessibility.	Complies with standard & meets objective
	<input type="checkbox"/> Development oriented to front existing/proposed streets	

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE AGAINST STANDARD
	<input type="checkbox"/> High fencing in front of dwellings should be avoided if practicable.	
	<input type="checkbox"/> Development next to existing public open space should be laid out to complement the open space.	
Assessment: The proposal includes dwellings and landscaping at the ground level with balconies overlooking the street at the first floor which offers passive surveillance and a sense of address. Only one vehicle access point is proposed on the north-eastern side of the site, leaving the remainder of the street presentation available for planting, glazing and entry points. Transparent front fencing is included which is practicable considering its main road interface.		
Clause 58.03 – SITE LAYOUT		
Clause 58.03-1 Energy efficiency objectives <ul style="list-style-type: none"> <input type="checkbox"/> To achieve and protect energy efficient dwellings and buildings. <input type="checkbox"/> To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. <input type="checkbox"/> To ensure dwellings achieve adequate thermal efficiency. 	Standard D6 Buildings should be: <ul style="list-style-type: none"> <input type="checkbox"/> Oriented to make appropriate use of solar energy. <input type="checkbox"/> Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Living areas and POS should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is optimised. Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.	Complies with standard & meets objective
Assessment: The SMP provided states that the proposal is 6.5 stars and achieves a BESS score of 50% which represents 'best practice rating'. The orientation of the dwellings, which are mainly facing north, east or west is acceptable and will ensure dwellings have good solar access.		
Council's ESD Officer supports the proposal subject to conditions.		
Clause 58.03-2 Communal open space objective <ul style="list-style-type: none"> <input type="checkbox"/> To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development. 	Standard D7 Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser. Communal open space should: <ul style="list-style-type: none"> <input type="checkbox"/> Be located to: <ul style="list-style-type: none"> - Provide passive surveillance opportunities - Provide outlook for as many dwellings as practicable - Avoid overlooking into habitable rooms and POS of new dwellings. - Minimise noise impacts to new & existing dwellings. - Be designed to protect any natural features on the site. <input type="checkbox"/> Maximise landscaping opportunities. <ul style="list-style-type: none"> - Be accessible, useable and capable of efficient management. 	Complies with standard & meets objective
Assessment: The proposal includes 128 dwellings and this policy therefore requires 322.5 square metres of communal open space. The proposal includes a communal open space area at ground floor. The communal gardens are 630.56. square metres, which are larger than the required amount stipulated under Standard D7 (shown on TP2.2). The layout of the dwellings as a peripheral form provides for outlook into the garden and passive surveillance of the area.		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE AGAINST STANDARD
Clause 58.03-3 Solar access to communal outdoor open space objective <input type="checkbox"/> To allow solar access into communal outdoor open space.	Standard D8 The communal outdoor open space should be located on the north side of a building, if appropriate. At least 50% or 125m ² , whichever is the lesser, of the primary communal outdoor open space should receive a minimum of 2 hrs of sunlight between 9am-3pm on 21 June.	Complies with standard & meets objective
Assessment: The relevant shadow diagrams submitted demonstrate that this area received the adequate/recommended levels of sunlight between the relevant times of day. However, with the additional requirements of Council's Urban Designer the shadows cast to the south upon the open space are to be further reduced via permit conditions.		
Clause 58.03-4 Safety objective <input type="checkbox"/> To ensure the layout of development provides for the safety and security of residents and property.	Standard D9 Entrances to dwellings 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.	Complies with standard & meets objective
Assessment: The residential lobby to Orchid Street and Main Road is clearly visible from the public domain and presents as a wide lobby with no concerning features that could compromise the safety and security of residents and property. Other safety elements in the way of lighting, dwelling entrances, visibility and surveillance etc. have all been satisfactorily considered in the design layout of the development.		
Clause 58.03-5 Landscaping objectives <input type="checkbox"/> To encourage development that respects the landscape character of the area. <input type="checkbox"/> To encourage development that maintains and enhances habitat for plants & animals in locations of habitat importance. <input type="checkbox"/> To provide appropriate landscaping. <input type="checkbox"/> To encourage the retention of mature vegetation on the site. <input type="checkbox"/> To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.	Standard D10 The landscape layout and design should: <ul style="list-style-type: none"> <input type="checkbox"/> Be responsive to the site context. <input type="checkbox"/> Protect any predominant landscape features of the area. <input type="checkbox"/> Take into account the soil type and drainage patterns of the site and integrate planting & water management. <input type="checkbox"/> Allow for intended vegetation growth & structural protection of buildings. <input type="checkbox"/> In locations of habitat importance, maintain existing habitat & provide for new habitat for plants & animals. <input type="checkbox"/> Provide a safe, attractive & functional environment for residents. <input type="checkbox"/> Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs & roof top gardens & improve on-site stormwater infiltration. <input type="checkbox"/> Maximise deep soil areas for planting of canopy trees. Development should provide for the retention or planting of trees, where these are part of the urban context. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	Complies with standard & meets objective

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE AGAINST STANDARD
	<p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should provide the deep soil areas and canopy trees specified in Table D2.</p> <p>If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements. <input type="checkbox"/> Vegetated planters, green roofs or green facades. 	
<p>Assessment: The proposal provides alternatives to deep soil areas by vegetated planters in the podium level. Further the application has been referred to Council's Vegetation Management Officer who support the proposal subject to conditions.</p>		
<p>Clause 58.03-6 Access objective</p> <ul style="list-style-type: none"> <input type="checkbox"/> To ensure the number and design of vehicle crossovers respects the urban context. 	<p>Standard D11</p> <p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 33 per cent of the street frontage, or <input type="checkbox"/> If the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	Complies with standard & meets objective
<p>Assessment: Vehicle access is provided via a 6.4 metre wide accessway on the north-eastern side of the site frontage (to Main Road) which is 43.63 metres. This will occupy approximately 14% of the frontage width, which is less than 33% of the width of the Main Road frontage. The proposal therefore comfortably complies with this requirement.</p>		
<p>Clause 58.03-7 Parking location objectives</p> <ul style="list-style-type: none"> <input type="checkbox"/> To provide convenient parking for resident and visitor vehicles. <input type="checkbox"/> To protect residents from vehicular noise within developments. 	<p>Standard D12</p> <p>Car parking facilities should:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Be reasonably close and convenient to dwellings. <input type="checkbox"/> Be secure. <input type="checkbox"/> Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	Complies with standard & meets objective
<p>Assessment: Parking is located within the two levels of basement Parking areas are secure and convenient to the dwellings and commercial tenancies. A permit conditions will ensure the car parks are compliant with the design standard of clause 52.06 Car Parking.</p>		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE AGAINST STANDARD
<p>Clause 58.03-8 Integrated water & stormwater management objective</p> <ul style="list-style-type: none"> □ To encourage the use of alternative water sources such as rainwater, stormwater & recycled water. □ To facilitate stormwater collection, utilisation and infiltration within the development. □ To encourage development that reduces the impact of stormwater run-off on the drainage system & filters sediment & waste from stormwater prior to discharge from the site. 	<p>Standard D13</p> <p>Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</p> <p>The stormwater management system should be:</p> <ul style="list-style-type: none"> □ Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). <p>Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.</p>	<p>Complies with standard & meets objective</p>
<p>Assessment: Council's Drainage Department support the proposal subject to conditions . The proposal includes a 30,000L water tank to be connected to toilets / irrigation and the proposal will achieve a STORM rating of 100% which represents best practice.</p>		
<p>Clause 58.04 – AMENITY IMPACTS</p>		
<p>Clause 58.04-1 Building setback objectives</p> <ul style="list-style-type: none"> □ To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area. □ To allow adequate daylight into new dwellings. □ To limit views into habitable room windows and private open space of new and existing dwellings. □ To provide a reasonable outlook from new dwellings. □ To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents. 	<p>Standard D14</p> <p>The built form of the development must respect the existing or preferred urban context and respond to the features of the site.</p> <ul style="list-style-type: none"> ▪ Buildings should be set back from side and rear boundaries, and other buildings within the site to: <ul style="list-style-type: none"> □ Ensure adequate daylight into new habitable room windows. ▪ <ul style="list-style-type: none"> □ Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views. ▪ <ul style="list-style-type: none"> □ Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. ▪ <ul style="list-style-type: none"> □ Ensure the dwellings are designed to meet the objectives of Clause 58. 	<p>Complies with standard & meets objective</p>
<p>Assessment: The building setbacks copy with the standard. It is acknowledged Councils UD has requested a reduction in the winter shadows cast to the areas of public open space, the applicant is required to either increase side setbacks or lower the building to achieve this. Appropriate permit conditions will ensure further complies with this objective has been achieved.</p>		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE AGAINST STANDARD
Clause 58.04-2 Internal views objective <input type="checkbox"/> To limit views into the private open space and habitable room windows of dwellings within a development.	Standard D15 <input type="checkbox"/> Windows & balconies should be designed to prevent overlooking of more than 50% of the POS of a lower-level dwelling directly below & within the same development.	Complies with standard & meets objective
Assessment: No unreasonable internal overlooking will occur as a result of the proposed development.		
Clause 58.04-3 Noise impacts objectives <input type="checkbox"/> To contain noise sources in developments that may affect existing dwellings. <input type="checkbox"/> To protect residents from external and internal noise sources.	Standard D16 Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings. The layout of new dwellings & buildings should minimise noise transmission within the site. Noise sensitive rooms (such as living areas & bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings. New dwellings should be designed & constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources. Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels: <input type="checkbox"/> Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. <input type="checkbox"/> Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements. Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.	Complies with standard & meets objective
Assessment: It is considered that the proposal has given adequate consideration to contain noise sources in the development as well as design measures to protect future residents from external and internal noise sources.		
Clause 58.05 – ON-SITE AMENITY AND FACILITIES		
Clause 58.05 On-site amenity and facilities <input type="checkbox"/> To ensure the design of dwellings meets the needs of people with limited mobility.	Standard D17 At least 50 per cent of dwellings should have:	Complies with standard & meets objective

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	<ul style="list-style-type: none"> <input type="checkbox"/> A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. <input type="checkbox"/> A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom & the living area. <input type="checkbox"/> A main bedroom with access to an adaptable bathroom. <input type="checkbox"/> At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4. 	
Assessment: The design layout demonstrates that at least 50% of dwellings meet the Standard. That equates to 65 dwellings within this proposal that meet this standard.		
Clause 58.05-2 Building entry and circulation objectives <ul style="list-style-type: none"> <input type="checkbox"/> To provide each dwelling and building with its own sense of identity. <input type="checkbox"/> To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. <input type="checkbox"/> To ensure internal communal areas provide adequate access to daylight and natural ventilation. 	Standard D18 Entries to dwellings and buildings should: <ul style="list-style-type: none"> <input type="checkbox"/> Be visible and easily identifiable. <input type="checkbox"/> Provide shelter, a sense of personal address and a transitional space around the entry. The layout and design of buildings should: <ul style="list-style-type: none"> <input type="checkbox"/> Clearly distinguish entrances to residential and non-residential areas. Provide windows to building entrances and lift areas. <input type="checkbox"/> Provide visible, safe and attractive stairs from the entry level to encourage use by residents. <input type="checkbox"/> Provide common areas and corridors that: <ul style="list-style-type: none"> - Include at least one source of natural light and natural ventilation. - Avoid obstruction from building services. - Maintain clear sight lines. 	Complies with standard & meets objective
Assessment: The residential lobby is clearly visible and identifiable from the street (to the north). Where practicable, natural ventilation and light is proposed to common areas, including corridors, which is considered to be reasonable. These areas will have clear site lines and will be attractive and safe. Based on the above, the proposal is considered to meet the objective of this clause.		
Clause 58.05-3 Private open space objective <ul style="list-style-type: none"> <input type="checkbox"/> To provide adequate private open space for the reasonable recreation and service needs of residents. 	Standard D19 A dwelling should have private open space consisting of: <ul style="list-style-type: none"> <input type="checkbox"/> An area of 25m², with a minimum dimension of 3m at natural ground floor level & convenient access from a living room, or ▪ <input type="checkbox"/> An area of 15m², with a minimum dimension of 3m at a podium or other similar base & convenient access from a living room, or ▪ <input type="checkbox"/> A balcony with an area and dimensions specified in Table D5 & convenient access from a living room, or ▪ 	Variation sought to standard & meets objective

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE AGAINST STANDARD															
	<input type="checkbox"/> A roof-top area of 10m ² with a minimum dimension of 2m and convenient access from a living room. If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5m ² .																
Assessment: Each dwelling has been provided with adequate POS that meets the area and dimension requirements specified above and will service the social, recreational and passive needs of future residents. 1 bed : From 10m ² to 34m ² (Average 14m ²), 2 bed : from 10m ² to 88m ² (Average 25m ²), 3 bed: From 72m ² to 177m ² (Average 120m ²).																	
Clause 58.05-4 Storage objective <input type="checkbox"/> To provide adequate storage facilities for each dwelling.	Standard D20 Each dwelling should have convenient access to usable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6. <table border="1"> <thead> <tr> <th>Dwelling type</th><th>Total minimum storage volume</th><th>Minimum storage volume within the dwelling</th></tr> </thead> <tbody> <tr> <td>Studio</td><td>8 cubic metres</td><td>5 cubic metres</td></tr> <tr> <td>1 bedroom dwelling</td><td>10 cubic metres</td><td>6 cubic metres</td></tr> <tr> <td>2 bedroom dwelling</td><td>14 cubic metres</td><td>9 cubic metres</td></tr> <tr> <td>3 or more bedroom dwelling</td><td>18 cubic metres</td><td>12 cubic metres</td></tr> </tbody> </table>	Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres	12 cubic metres	Variation sought to standard & meets objective
Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling															
Studio	8 cubic metres	5 cubic metres															
1 bedroom dwelling	10 cubic metres	6 cubic metres															
2 bedroom dwelling	14 cubic metres	9 cubic metres															
3 or more bedroom dwelling	18 cubic metres	12 cubic metres															
Assessment: Storage is provided within each dwelling and in the basement, however some of the dwellings have slightly less than the required internal storage amounts as shown on TP422 (in the order of 0.5m ³ less than the required 9m ³ . We consider the development to provide adequate storage facilities for each dwelling.																	
58.06 DETAILED DESIGN																	
Clause 58.06-1 Common property objective <input type="checkbox"/> To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. <input type="checkbox"/> To avoid future management difficulties in areas of common ownership.	Standard D21 Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management. 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: <ul style="list-style-type: none"> <input type="checkbox"/> Perforated panels or trellis with a maximum of 25% openings or solid translucent panels. <input type="checkbox"/> Permanent, fixed and durable. <input type="checkbox"/> Designed and coloured to blend in with the development. 	Complies with standard & meets objective															
Assessment: The car park and communal areas are practical, attractive and easy to maintain.																	

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE AGAINST STANDARD
<p>Clause 58.06-2 Site services objectives</p> <ul style="list-style-type: none"> <input type="checkbox"/> To ensure that site services can be installed and easily maintained. <input type="checkbox"/> To ensure that site facilities are accessible, adequate and attractive. 	<p>Standard D22</p> <p>The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>Complies with standard & meets objective</p>
<p>Assessment: It is understood that all the facilities required for the development can be accommodated within the development. Whilst such service facilities are not shown or included within the design response, should the proposal be supported and a permit issue conditions should be adopted that require:</p> <ul style="list-style-type: none"> <input type="checkbox"/> building services to be shown and incorporated into the frontage, finished in a concealed way, and positioned to maximise streetscape activation <input type="checkbox"/> a substation, if required, be located underground or not abutting the street frontage. 		
<p>Clause 58.06-3 Waste and recycling objectives</p> <ul style="list-style-type: none"> <input type="checkbox"/> To ensure dwellings are designed to encourage waste recycling. <input type="checkbox"/> To ensure that waste and recycling facilities are accessible, adequate and attractive. <input type="checkbox"/> To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm. 	<p>Standard D23</p> <p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Waste and recycling enclosures which are: <ul style="list-style-type: none"> – Adequate in size, durable, waterproof and blend in with the development. – Adequately ventilated. – Located and designed for convenient access by residents and made easily accessible to people with limited mobility. <input type="checkbox"/> Adequate facilities for bin washing. These areas should be adequately ventilated. <input type="checkbox"/> Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. <input type="checkbox"/> Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. <input type="checkbox"/> Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. <input type="checkbox"/> Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. <input type="checkbox"/> Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and: <ul style="list-style-type: none"> <input type="checkbox"/> Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria. <input type="checkbox"/> Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements. 	<p>Complies with standard & meets objective</p>

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE AGAINST STANDARD																		
Assessment: Council's Waste Management Officer is satisfied with the Waste Management Plan provided and private collection proposed.																				
Clause 58.07 – INTERNAL AMENITY																				
Clause 58.07-01 Functional layout objective <input type="checkbox"/> To ensure dwellings provide functional areas that meet the needs of residents.	Standard D24 Bedrooms should: <ul style="list-style-type: none"> <input type="checkbox"/> Meet the minimum internal room dimensions specified in Table D7. <input type="checkbox"/> Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. Table D7 Bedroom dimensions <table border="1"> <thead> <tr> <th>Bedroom type</th><th>Minimum width</th><th>Minimum depth</th></tr> </thead> <tbody> <tr> <td>Main bedroom</td><td>3 metres</td><td>3.4 metres</td></tr> <tr> <td>All other bedrooms</td><td>3 metres</td><td>3 metres</td></tr> </tbody> </table> <ul style="list-style-type: none"> <input type="checkbox"/> Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8. <table border="1"> <thead> <tr> <th>Dwelling type</th><th>Minimum width</th><th>Minimum area</th></tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td><td>3.3 metres</td><td>10 sqm</td></tr> <tr> <td>2 or more bedroom dwelling</td><td>3.6 metres</td><td>12 sqm</td></tr> </tbody> </table>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	2 or more bedroom dwelling	3.6 metres	12 sqm	Complies with standard & meets objective
Bedroom type	Minimum width	Minimum depth																		
Main bedroom	3 metres	3.4 metres																		
All other bedrooms	3 metres	3 metres																		
Dwelling type	Minimum width	Minimum area																		
Studio and 1 bedroom dwelling	3.3 metres	10 sqm																		
2 or more bedroom dwelling	3.6 metres	12 sqm																		
Assessment: All proposed bedrooms and living areas meet the minimum dimension requirements. As such, adequate space has been proposed for full kitchens and living/dining areas.																				
Clause 58.07-2 Room depth objective <input type="checkbox"/> To allow adequate daylight into single aspect habitable rooms.	Standard D25 Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: <ul style="list-style-type: none"> <input type="checkbox"/> The room combines the living area, dining area and kitchen. <input type="checkbox"/> The kitchen is located furthest from the window. <input type="checkbox"/> The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.	Complies with standard & meets objective																		
Assessment: Most of the apartments comply by providing a depth of 9 metres or less to a single aspect, open plan apartment where the room combined the kitchen, living area and dining area. These																				

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apartments all have the kitchen at the back, furthest from the window and floor to ceiling heights of at least 2.7 metres.		
Clause 58.07-3 Windows objective <input type="checkbox"/> To allow adequate daylight into new habitable room windows.	Standard D26 HRW should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be: <input type="checkbox"/> A minimum width of 1.2 metres. <input type="checkbox"/> A maximum depth of 1.5 times the width, measured from the external surface of the window.	Complies with standard & meets objective
Assessment: All habitable rooms have windows in external walls of the building.		
Clause 58.07-4 Natural ventilation objectives <input type="checkbox"/> To encourage natural ventilation of dwellings. <input type="checkbox"/> To allow occupants to effectively manage natural ventilation of dwellings.	Standard D27 The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate. At least 40% of dwellings should provide effective cross ventilation that has: <input type="checkbox"/> A maximum breeze path through the dwelling of 18 metres. <input type="checkbox"/> A minimum breeze path through the dwelling of 5 metres. <input type="checkbox"/> Ventilation openings with approximately the same area. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	Complies with standard & meets objective
Assessment: The SMP assesses the natural ventilation provided by this development. The proposal provides for 41.8% of apartments that meet this requirement, consistent with the indoor environmental quality requirements of BESS and the requirements of this standard. Please refer to plans TP417.		

CONCLUSION

On balance, the proposal is considered to substantially comply with the relevant planning policy and therefore should be supported.

As outlined above, it has been determined that prior to deciding on this application all factors pursuant to section 60(1) of the *Planning and Environment Act 1987* have been considered. Further to this, the proposal does not give rise to any significant social and economic effects.

RECOMMENDATION

That the Planning Committee determine to support the proposal and issue a **Notice of Decision to Grant a Permit** be issued to Develop the land for the construction of Part 3, Part 7 Storey Apartment Building Containing 128 Dwellings, food and drink premises (cafe) and reduction in car parking at No. 2 Main Road, Clayton South, subject to the following conditions:

1. Before the development starts amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be substantially in accordance with the advertised plans prepared by Architectural plans prepared by DKO

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Architecture and Landscape Concept Plan prepared by MDG Landscape Architects, Revision A, TP00 – TP425, date 14/02/2020, but modified to show:

- a. building 1 and Building 2: increase upper level setbacks to reduce overshadowing impacts onto north facing private open spaces in Building 3 (from 11am to 3pm on 22 September) or similar, to the satisfaction of the Responsible Authority;
- b. building 1 and Building 3: the retention of solar access to public benches in the Jackson Green Playground between 11am to 2pm on 22 June;
- c. building 1: extending the use of bricks above level 3 and at ground level at the north western corner to create a more 'robust' urban form at the Orchard Street junction or similar, to the satisfaction of the Responsible Authority;
- d. building 1: employ operable screens, or a winter balcony arrangement to north and west facing open spaces to minimise visual bulk and improve acoustic amenity or similar, to the satisfaction of the Responsible Authority;
- e. building 1: improvement of the visual connection between the lift lobby, the central courtyard and Building 2 lobby;
- f. building 2: the adoption of a varied material palette to further distinguish Building 1 and Building 2 to minimise visual bulk and improve sense of address along Haughton Road;
- g. building 2: increase the upper level setback (levels 4, 5 and roof) from 2.55m to 5m from the north eastern boundary in transition to existing residential properties across Main Road or similar, to the satisfaction of the Responsible Authority;
- h. building 2: minimise the visual bulk impact of blank wall along the southern elevation by including additional fenestration, architecture feature or texture;
- i. building 2: increase the 'splay' around its primary residential entry along Main Road frontage for improved legibility and wayfinding;
- j. building 3: minimise the visual bulk impact of blank wall along the western and eastern elevations by including additional fenestration, architecture feature or texture;
- k. building 3: include mailbox area for Building 3. the provision of a full colour palette, finishes and building materials schedule for all external elevations and driveways of the development rooftop services to be reduced/consolidated in size and height as much as practical roof plans further clarified and with all areas shown as open or enclosed to be clearly shown all privacy screening to be nominated as no more than 25 per cent transparency mailboxes nominated in a convenient location;
- l. the provision of a landscape plan substantially in accordance with the submitted Landscape Concept Plan (Cedar Woods; 19/02/20), with such plans to be prepared by a suitably qualified landscape professional to the satisfaction of the Responsible Authority and incorporating:
 - i. A planting schedule of all proposed trees and shrubs, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant with all plants chosen to be to the satisfaction of the Responsible Authority;
 - ii. The delineation of all garden beds, paving, grassed area, retaining walls, fences and other landscape works;
 - iii. A range of plant types from ground covers to large shrubs and trees, provided at adequate planting densities (e.g. plants 1 metre width at maturity planted 1 metre apart);
 - iv. The provision of three (3) *Corymbia maculata* (Spotted Gum) to be planted in the deep soil area located along the eastern interface;
 - v. The provision of 880 m² of canopy coverage to be provided through the use of vegetated planters, green roofs or green facades;
 - vi. The artificial grass located in the internal communal garden is to be replaced with a suitable permeable material (ie. rushed rock, mulch, pavers);
 - vii. All trees provided at a minimum of 2 metres in height at time of planting, medium to large shrubs to be provided at a minimum pot size of 200mm;

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- viii. The provision of notes regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements;
- ix. Cross-section diagrams for all planter boxes detailing the drainage, depth and substrate type;
- x. Details for all vertical plantings (green walls, green facades);
- m. all relevant commitments identified within the Sustainable Management Plan, required under condition 9 of this permit, shown on plans;
- n. all relevant commitments identified within the Waste Management Plan, required under condition 7 of this permit, shown on plans. The Waste Management Plan is to be updated to include the waste requirements of the proposed café;
- o. uniformity with the commitments and any changes identified within the Acoustic Report, required under condition 11 of this permit, shown on the plans; and
- p. uniformity with the commitments and any changes identified within the Pedestrian Level Wind Tunnel Survey, required under condition 12 of this permit, shown on the plans.
- q. Car parking to comply with Clause 52.06-9 Design Standard for Car Parking of the Kingston Planning Scheme.

Endorsed Plans

- 2. The development and use as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Drainage and Water Sensitive Urban Design

- 3. Unless with prior written consent of the Responsible Authority, before the development commences the following Integrated Stormwater Management (drainage) documents must be prepared, by a suitably qualified person, to the satisfaction of the Responsible Authority:
 - a. Stormwater Management (drainage) Plan(s) must be prepared, with supporting computations, showing the stormwater (drainage) works to the nominated point of discharge. The plan(s) must show all details of the proposed stormwater works including all existing and proposed features that may have an impact on the stormwater (drainage) works, including landscaping details.
 - b. Prior to submitting detailed plans, a comprehensive stormwater management (drainage) strategy for the site must be prepared that addresses the requirements specified within Council's "Civil Design requirements for Developers – Part A: Integrated Stormwater Management" and must be in line with the overall Stormwater Management (drainage) strategy for the whole site accepted by Council under KP846/2014.
 - c. The stormwater management (drainage) strategy must include a report with music modelling results demonstrating water sensitive urban design treatments that achieve Victorian best practice objectives. These may include the use of an infiltration or bio-retention system, rainwater tanks connected for reuse, or other treatments to the satisfaction of the Responsible Authority.
 - d. The water sensitive urban design treatments as per conditions 3a, 3b, & 3c above must be implemented on-site, unless an alternative agreement for stormwater quality in-lieu contribution is reached with the Responsible Authority.
- 4. Stormwater (drainage) works must be implemented in accordance with the approved stormwater management (drainage) plan and to the satisfaction of the Responsible Authority including the following:
 - a. All stormwater (drainage) works must be provided onsite so as to prevent overflows onto adjacent properties.
 - b. The implementation of stormwater (drainage) detention system which restricts stormwater discharge to the maximum allowable flowrate in in line with accepted overall stormwater management (drainage) strategy under KP846/2014 and must be to Council satisfaction.

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- c. All stormwater (drainage) works must be maintained to the satisfaction of the Responsible authority.
5. A groundwater assessment report (GAR) must be prepared by a qualified hydro-geologist to assess any possible impacts the proposed development has on the ground water table, surrounding land and buildings to the satisfaction of the Responsible Authority. Should the findings of the submitted GAR demonstrate that the site is likely to experience issues associated with ground water management, a ground water management plan (GMP) must be submitted to and approved by the responsible authority.
6. The basement structure must be designed to respond to the findings of the GAR and GMP required under condition 5 and constructed to the satisfaction of the Responsible Authority.

Waste Management Plan

7. Concurrent with the endorsement of plans, a Waste Management Plan (WMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Plan will be endorsed and will then form part of the permit. The plan must include, but is not limited to, the following:
 - a. The manner in which waste will be stored and collected including: type, size and number of containers.
 - b. Spatial provision for on-site storage.
 - c. Details whether waste collection is to be performed by Council's services or privately contracted.
 - d. The size of the collection vehicle and the frequency, time and point of collection.
8. The WMP must be implemented to the satisfaction of the Responsible Authority. The WMP must not be modified unless without the written consent of the Responsible Authority.

Sustainable Management Plan

9. Prior to the endorsement of plans required by Condition 1 of this permit, a Sustainable Management Plan (SMP) that outlines proposed sustainable design initiatives must be submitted to and approved by the Responsible Authority. The SMP must incorporate consideration of the following sustainable design criteria:
 - Indoor environment
 - Energy efficiency
 - Water resources
 - Stormwater management
 - Building materials
 - Bicycle parking
 - Waste Management
 - Urban Ecology
 - Innovation
 - Ongoing building and site management
10. Prior to the occupation of any building approved under this permit, written confirmation from the author of the endorsed SMP is to be submitted to and approved by the Responsible Authority detailing that all of the required measures specified in the SMP have been implemented, to the satisfaction of the Responsible Authority.

Acoustic Treatments

11. Concurrent with the endorsement of plans required under Condition 1 of this permit, an Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Report must be prepared by a suitably qualified acoustic engineer to the satisfaction of the Responsible Authority and show how the

requirements of State Environment Protection Policy N-1 and relevant Australian Standards will be met. The report must, to the satisfaction of the Responsible Authority, prescribe:

- a. The form of acoustic treatment to dwellings to protect occupants from external noise sources; and
 - b. the mechanical plant equipment installed or constructed as part of the development; and
- The plans submitted to the Responsible Authority for endorsement pursuant to this condition must be updated to incorporate the acoustic engineer's recommendations to the satisfaction of the Responsible Authority and where there are recommendations of an ongoing nature, must be implemented to the satisfaction of the Responsible Authority.

Pedestrian Level Wind Tunnel Survey

12. Before the commencement of construction of dwellings, a Pedestrian Level Wind Tunnel Survey prepared by a suitably qualified professional, must be submitted to and approved by the Responsible Authority. The report must include recommendations for wind tunnel reduction measures.

Construction Management

13. Prior to the commencement of any buildings and works on the land, a Construction Management Plan (CMP), to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority. The CMP must be prepared in accordance with the City of Kingston Construction Management Policy and Construction Management Guidelines. The CMP must specify and deal with, but is not limited to, the following elements:
 - a. Public Safety, Amenity and Site Security
 - b. Traffic Management
 - c. Stakeholder Management
 - d. Operating Hours, Noise and Vibration Controls
 - e. Air Quality and Dust Management
 - f. Stormwater and Sediment Control
 - g. Waste and Materials Re-useWhen approved, the plan will be endorsed and will then form part of the permit and shall thereafter be complied with during the undertaking of all works.

Infrastructure and Road Works

14. Any relocation of pits/power poles or other services affected by this development must be relocated to the satisfaction of the relevant servicing authority and the Responsible Authority, at the cost of the owner/developer.
15. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.
16. Vehicle crossings must be constructed at a 90 degree alignment with the kerb on Main Road Street and all internal driveways must align with the existing / proposed vehicle crossing.
17. The Vehicle Crossing is to be constructed to Industrial strength due to traffic volumes.
18. Any reinstatements and new/modified vehicle crossings must be constructed to the satisfaction of the Responsible Authority.
19. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.
20. Any redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.

General amenity conditions

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21. All works on or facing the boundaries of adjoining properties must be finished and surface cleaned to a standard that is well presented to neighbouring properties in a manner to the satisfaction of the Responsible Authority.
22. All externally-located heating and cooling units, exhaust fans and the like must not be located adjacent to bedroom windows on adjoining properties and must not be located where they will be highly visible from any public area to the satisfaction of the Responsible Authority.
23. All piping, ducting above the ground floor storey of the development (other than rainwater, guttering and downpipes) must be concealed to the satisfaction of the Responsible Authority.

Lighting

24. Exterior lighting must be installed in such positions as to effectively illuminate all shared areas. Such lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on neighbouring land.

Café Operation Hours

25. The use must operate only between the hours of:

Monday to Friday: 8.00am to 8.00pm; and
Saturday to Sunday: 9.00am to 6.00pm

26. The amenity of the area must not be detrimentally affected by the development and/or use, through the:
 - i) Transport of materials, goods or commodities to or from the land.
 - ii) Appearance of any building, works or materials.
 - iii) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - iv) Presence of vermin.
 - v) Any other way.
27. The development and / or use of the site shall not cause nuisance or be detrimental to the amenity of the neighbourhood by the emission of noise. In this regard any nuisance shall be assessed in accordance with the Australian Standards AS1055 and AS2107 relating to the measurement of Environmental Noise and recommended sound levels.
28. The loading and unloading of goods to and from vehicles must only be carried out on the land.
29. No goods or packaging materials shall be stored or left exposed outside the building so as to be visible to the public from a road or other public place.
30. All external surfaces of the building elevations must be finished in accordance with the schedule on the endorsed plans and maintained in good condition to the Responsible Authority's satisfaction.

Completion of Works

31. Prior to the occupation of the dwellings hereby permitted, all buildings and works and the conditions of this permit must be complied with to the satisfaction of the Responsible Authority, unless with the further prior written consent of the Responsible Authority.
32. Prior to the occupation of the dwellings hereby permitted, the landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. Thereafter, the landscaping shall be maintained to the satisfaction of the Responsible Authority.

**City of Kingston
Planning Committee Meeting**

Agenda

17 June 2020

33. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

Expiry

34. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:
- a. The development and use are not started within two (2) years of the issue date of this permit.
 - b. The development is not completed within four (4) years of the issue date of this permit. In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

Note: Environment Protection Authority (EPA) Victoria set out the requirements pertaining to site construction hours and permissible noise levels.

Note: Any buildings and works (including eaves) to be located within an easement requires separate consent from Council and/or the relevant service authority. This will need to be obtained prior to the issue of a building permit.

Note: Prior to the commencement of the development you are required to obtain the necessary Building Permit.

Note: The applicant/owner must provide a copy of this planning permit to any appointed Building Surveyor. It is the responsibility of the applicant/owner and Building Surveyor to ensure that all building development works approved by any building permit is consistent with the planning permit.

Note: The applicant/owner must provide a copy of this planning permit and any endorsed plans to any external contractor to ensure that all trees to be retained on site are protected during any works.

Note: Any landscape plan prepared in accordance with conditions must comply with Council's Landscape Checklist.

Note: The allocation of street numbering and addressing of properties is vested in Council. Any reference to addressing or dwelling/unit/apartment and street numbers or street names on any endorsed plan is indicative only. The onus is on the Permit Applicant/Land Owner to contact Council's Property Data Department to determine the official dwelling/unit/apartment street numbers, street name details and the like for the approved development.

If the Permit Applicant/Land Owner adopts the street numbering or addressing from the endorsed plans, or where advertising and/or sales transact (off the plan) prior to Council's official allocation of the street numbering and addressing, it will be viewed to be non-compliant with the guideline and standard applied (Australian/New Zealand Standard for Rural & Urban Addressing / AS/NZS 4819:2011).

Note: The owner(s), occupiers and visitors of the development allowed by this permit may not be eligible for Council resident or visitor parking permits.

Note: Council does not accept any Subsurface/groundwater (including AG drain) into the stormwater system. Sub-surface water (groundwater) is the responsibility of the property owner to dispose of on site or reach an agreement with the local sewer authority.

Note: Please note for more information on how City of Kingston approaches the construction of building and other structures with below ground elements for the benefit of the whole community please refer to City of Kingston 'Basements and Deep Building Construction Policy' and 'Basements and Deep Building Construction Guidelines'.
<http://www.kingston.vic.gov.au/Property-and-Development/Engineering-Assessments>

Note: Please note that during basement construction Council does not permit the discharge of surface water or ground water into the Council drainage system unless a Temporary Discharge Permit (TDP) has been obtained. Application form and other construction related permits can be obtained from the following link:-
<http://www.kingston.vic.gov.au/Property-and-Development/Construction>

or

In the event that the Planning Committee wishes to refuse the application, it can do so on the following grounds:

1. The proposed development is contrary to Clause 32.07 Residential Growth Zone of the Kingston Planning Scheme.
2. The proposed development is contrary to Clause 43.02 Design and Development Overlay – Schedule 24 (Clayton South Industrial Precinct) of the Kingston Planning Scheme.
3. The proposal is inconsistent with Clause 52.06 Car Parking of the Kingston Planning Scheme with an inadequate provision for visitor parking demand that would adversely affect the amenity of the locality.
4. Non compliance with all Standard of Clause 58 Apartment Developments of the Kingston Planning Scheme.

Appendices

Appendix 1 - KP-2019/726 - 2 Main Road, CLAYTON SOUTH VIC 3169 - Planning
Applications - COUNCIL PLANS (Ref 20/122107)

Author/s: Andrew Stubbings, Senior Planner
Reviewed and Approved By: Ian Nice, Manager City Development

4.3

KP-2019/726, 2 MAIN ROAD, CLAYTON SOUTH

- 1 KP-2019/726 - 2 Main Road, CLAYTON SOUTH VIC 3169 -
Planning Applications - COUNCIL PLANS 103**

Jackson Green Building 4

Townplanning Application

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Layout ID	Layout Name	Revision	Remark
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TP100	Overall Masterplan	A	
TP101	Greater Context Analysis	A	
TP102	Existing Conditions	A	
TP103	Design Response	A	
TP104	Design Response	A	
TP105	Design Response	A	
TP200	Basement 2	A	
TP201	Basement 1 / Lower Ground	A	
TP202	Ground Floor	A	
TP203	Level 1	A	
TP204	Level 2	A	
TP205	Level 3	A	
TP206	Level 4	A	
TP207	Level 5	A	
TP208	Roof	A	
TP300	Elevations - Sheet 1	A	
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TP307	Visual Bulk of Proposed Building	A	
TP400	Development Schedule	A	
TP401	Shadows - 22nd September	A	
TP402	Shadows - 22nd September	A	
TP403	Shadows - 22nd September	A	
TP404	Shadows - 22nd September	A	
TP405	Shadows - 21st June	A	
TP406	Shadows Comparison - September	A	
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TP418	Clause 58 - Checklist	A	
TP419	Clause 58 - Basement 1 / Lower ...	A	
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TP421	Clause 58 - Level 1	A	
TP422	Clause 58 - Level 2	A	
TP423	Clause 58 - Level 3	A	
TP424	Clause 58 - Level 4	A	
TP425	Clause 58 - Level 5	A	



Rev. Date By Cld Description

A 12/03/2020 009 000 00000

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Project Name
Project Address

Jackson Green Building 4
15-16A Malvern Street
Melbourne, VIC 3004

Project Number
Drawing Name
Scale
Date

0000
Title Page
A
12/03/2020

Drawing Number
Revision

TP000
A

The site plan illustrates the layout of the 10000th Avenue area. Key features include:

- Huntington Apartments:** Located at the top left, adjacent to Centre Road.
- Gardenia Apartments:** Located at the top center, adjacent to Centre Road.
- Wattle Apartments (KP988/2015):** Located at the top right, adjacent to Houghton Road.
- Subject Site:** A triangular plot outlined in red, situated between Houghton Road and the main residential area.
- Approved Stages 6-9 (KP367/2016):** A large rectangular area on the left side of the plan.
- Approved Stages 1-6 (KP846/2014):** A rectangular area at the bottom right of the plan.
- Streets:** Centre Road runs horizontally across the top. Houghton Road runs diagonally from the top right to the bottom right. McMillan Street runs horizontally across the bottom.
- Landmarks:** A large green field is located in the center of the plan. Various trees and landscaping are indicated throughout the residential areas.

An inset photograph in the top right corner shows a modern, multi-story apartment building with a glass facade and a green lawn in front.



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0	12/15/2000	200	000	10000

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Project Name
Project ID#

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 Drawing No.: _____
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TP100
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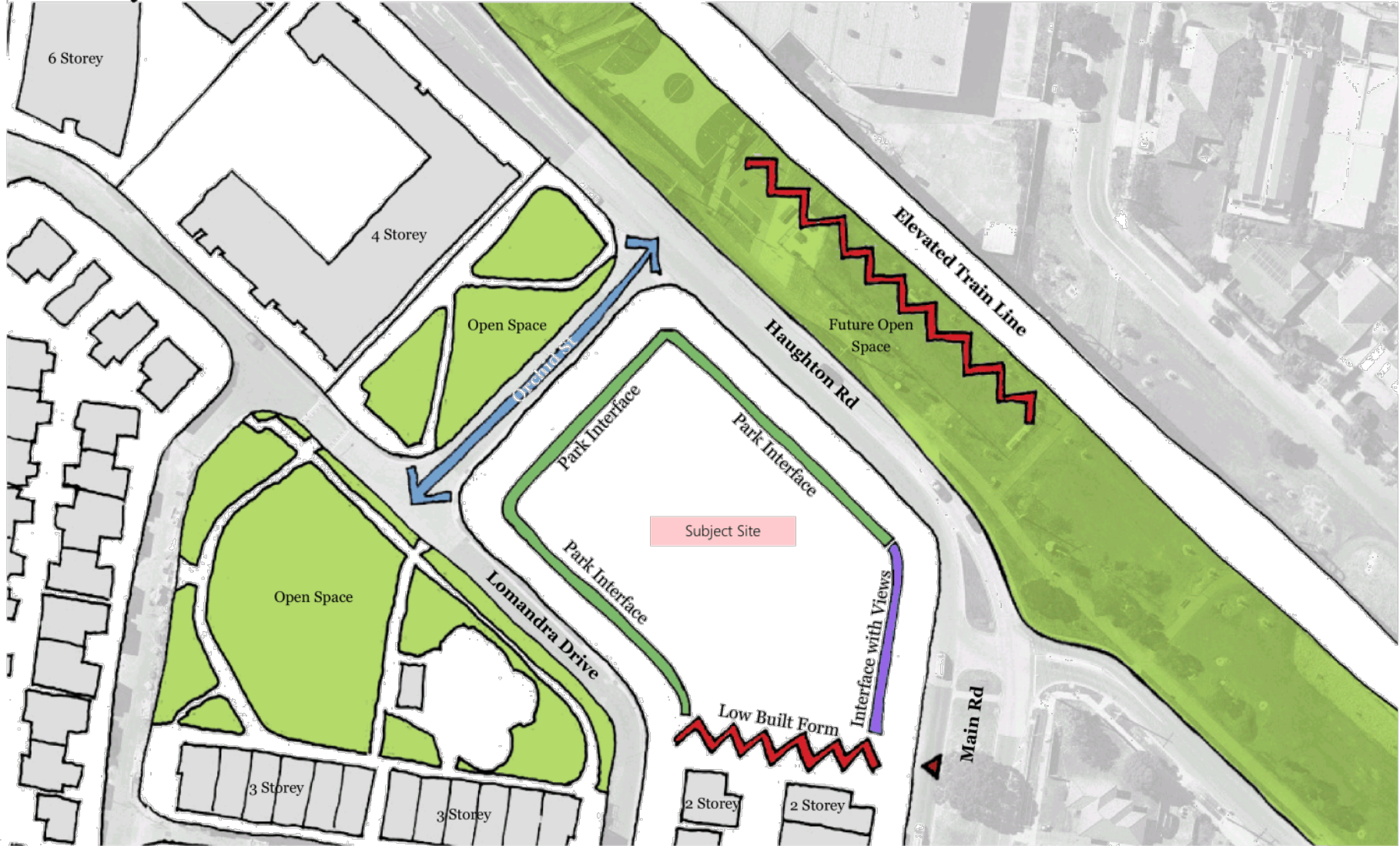
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Client	Customer Name	Drawing Number Revision	TP101 A

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Site Analysis



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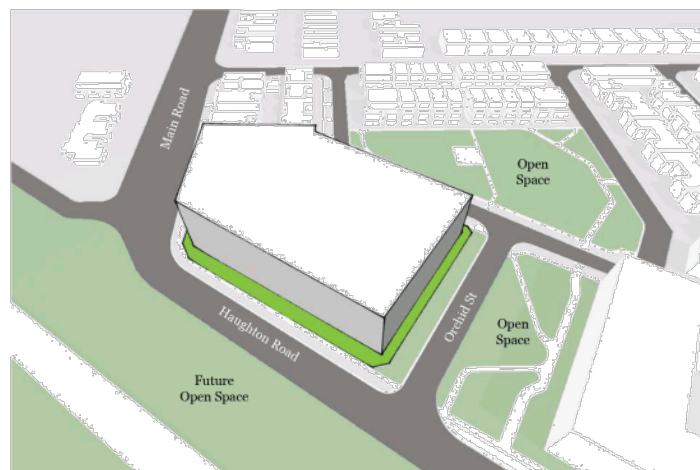
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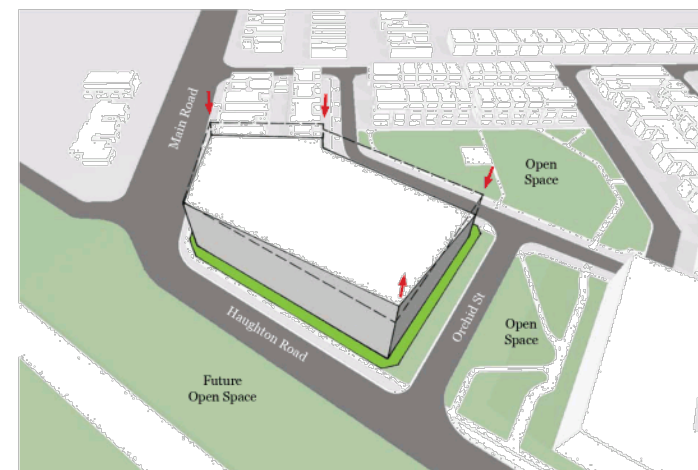
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TP02
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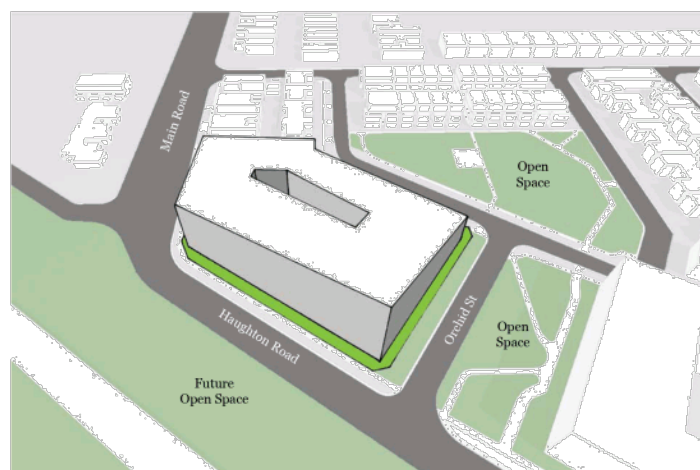
Massing Diagram



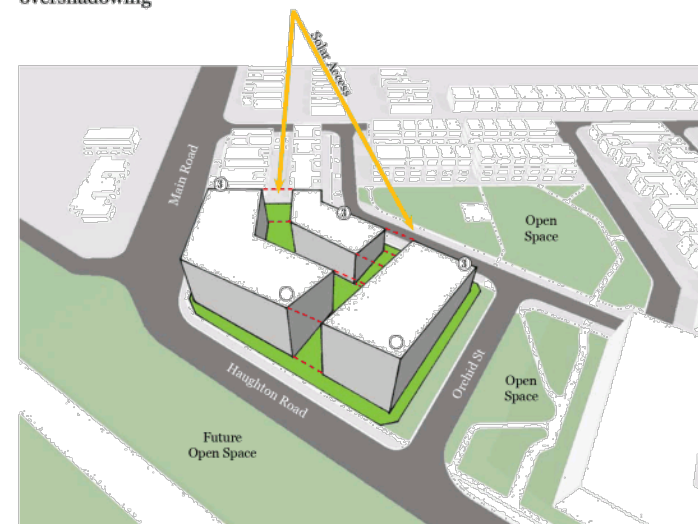
1. DDO Envelope



2. Higher built form on Houghton Rd & Orchid St, Lower build form towards the south to reduce overshadowing



3. Introduce Courtyard for internal & communal amenity

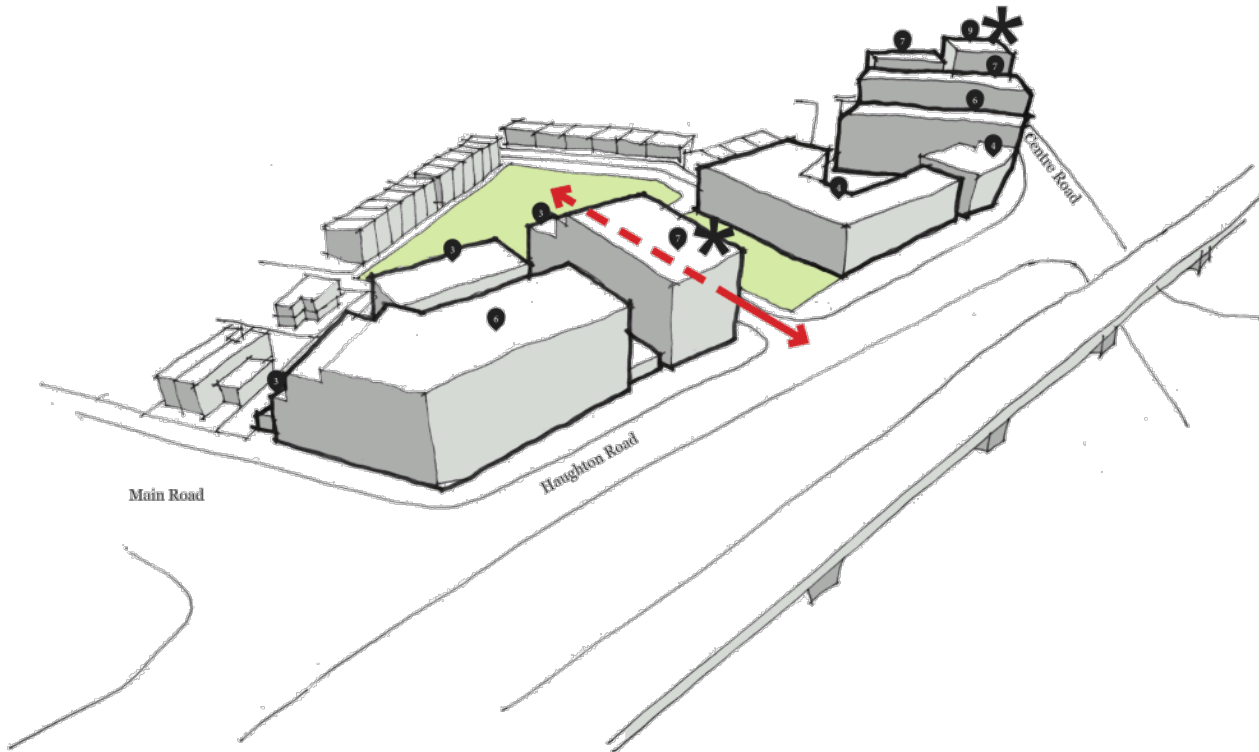


4. Breaking massing up into smaller built form in response to its neighboring scale, further reduce overshadowing

TP103
A

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Building Heights



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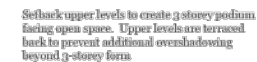
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Design Response
08/12/2019
TP04
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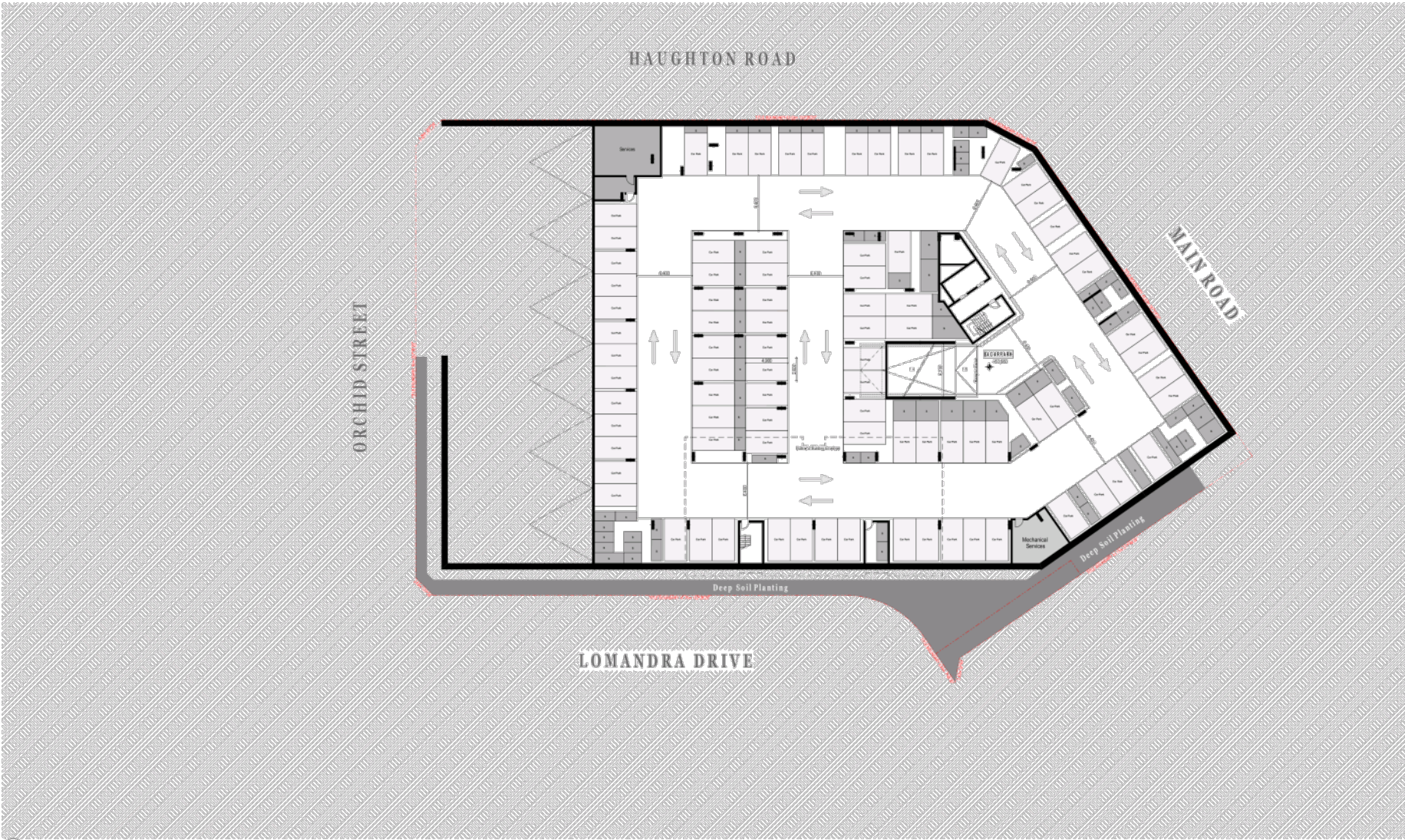
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Project Name Project Address	Jacklyn Green Building 1450 Oakridge Road, Cypress Creek, MO 64503	Project Number Drawing Name Scale Date	12229 Design Expansion 02/12/2013
Client	Golden Woods	Drawing Number Revision	TP105 A

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Basement 2
1:200



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R 12/12/2019 009 001 0001

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Basement 2
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TP200
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Project Address
Client

Architect
Architect
Architect

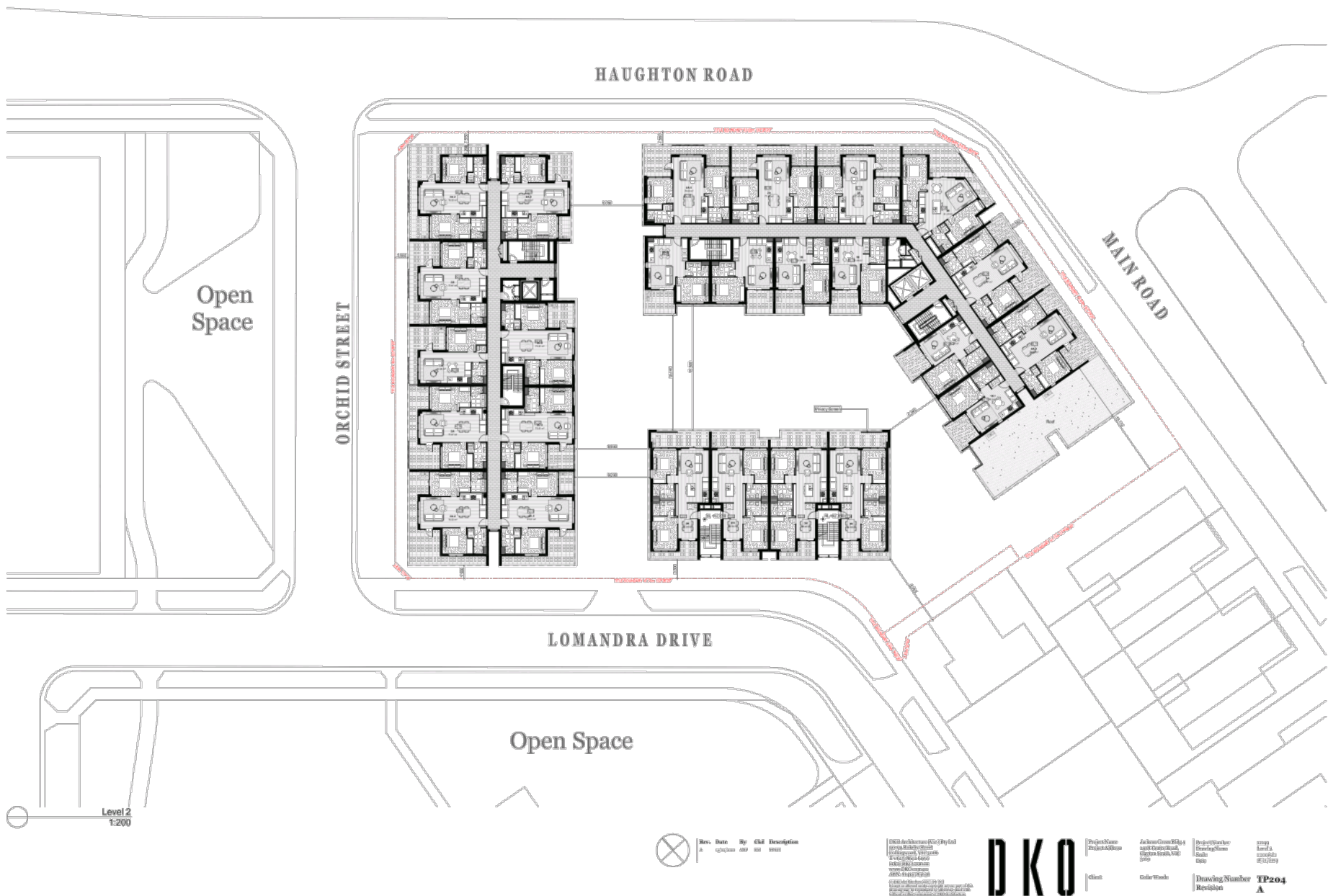
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TP201
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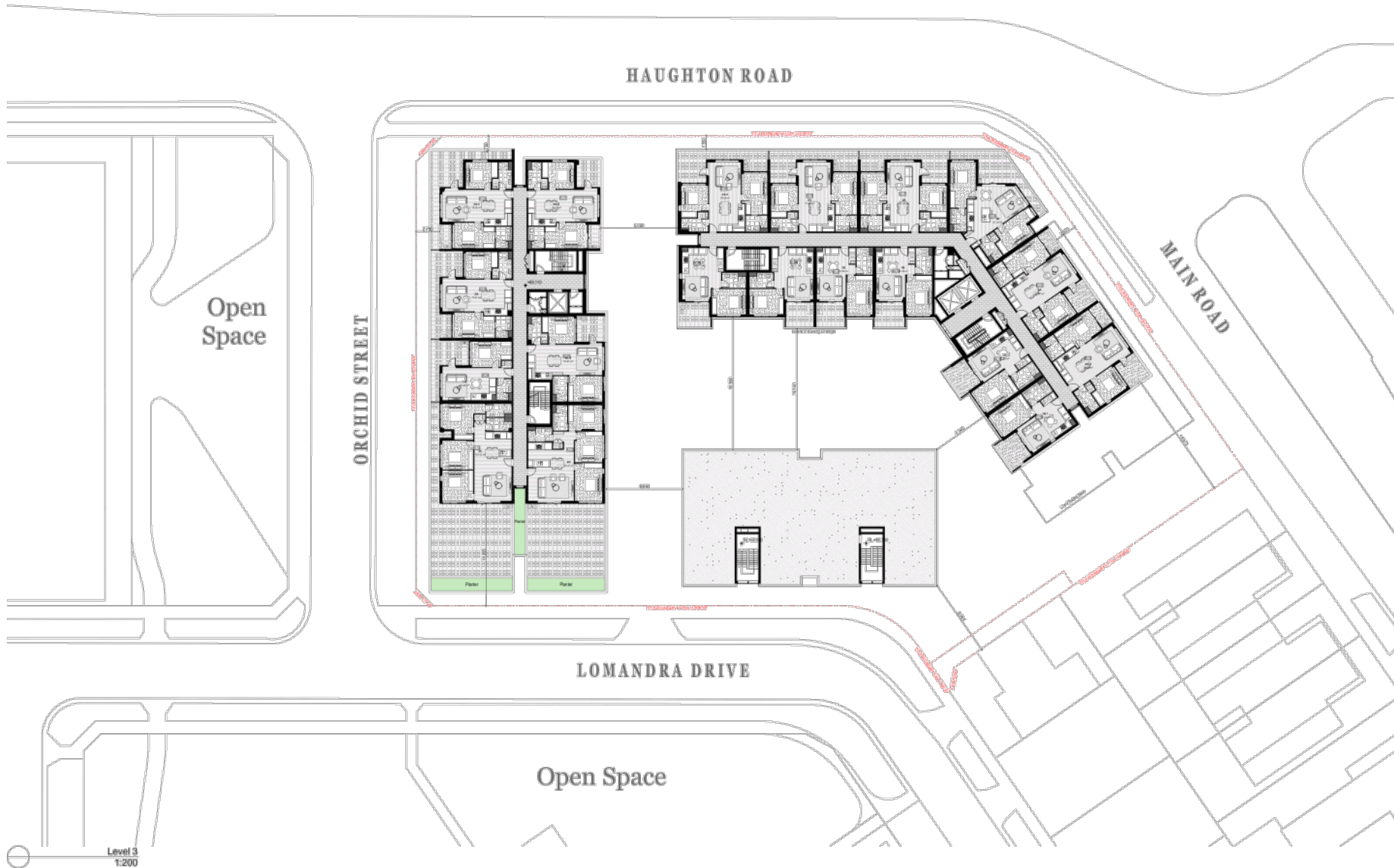
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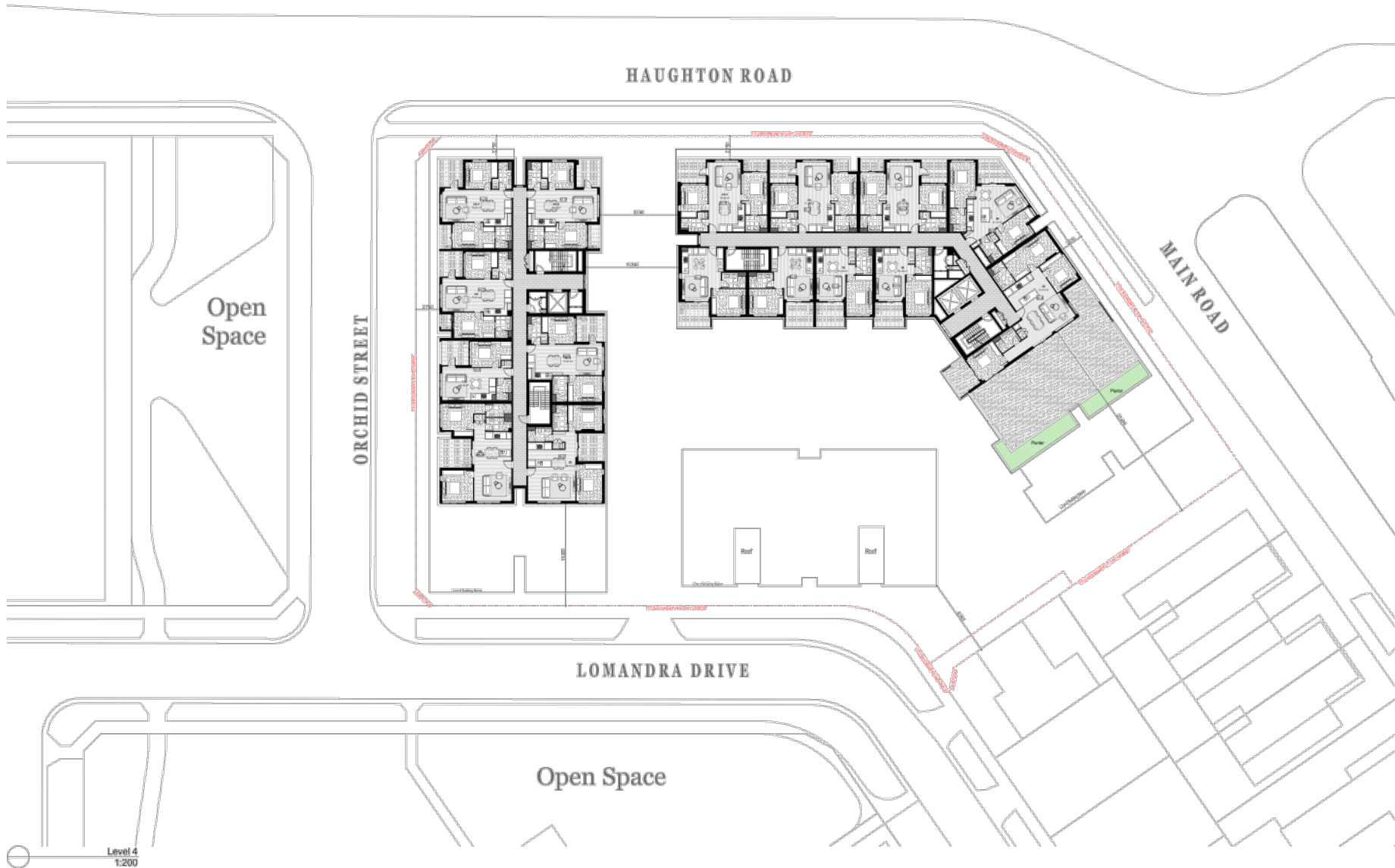
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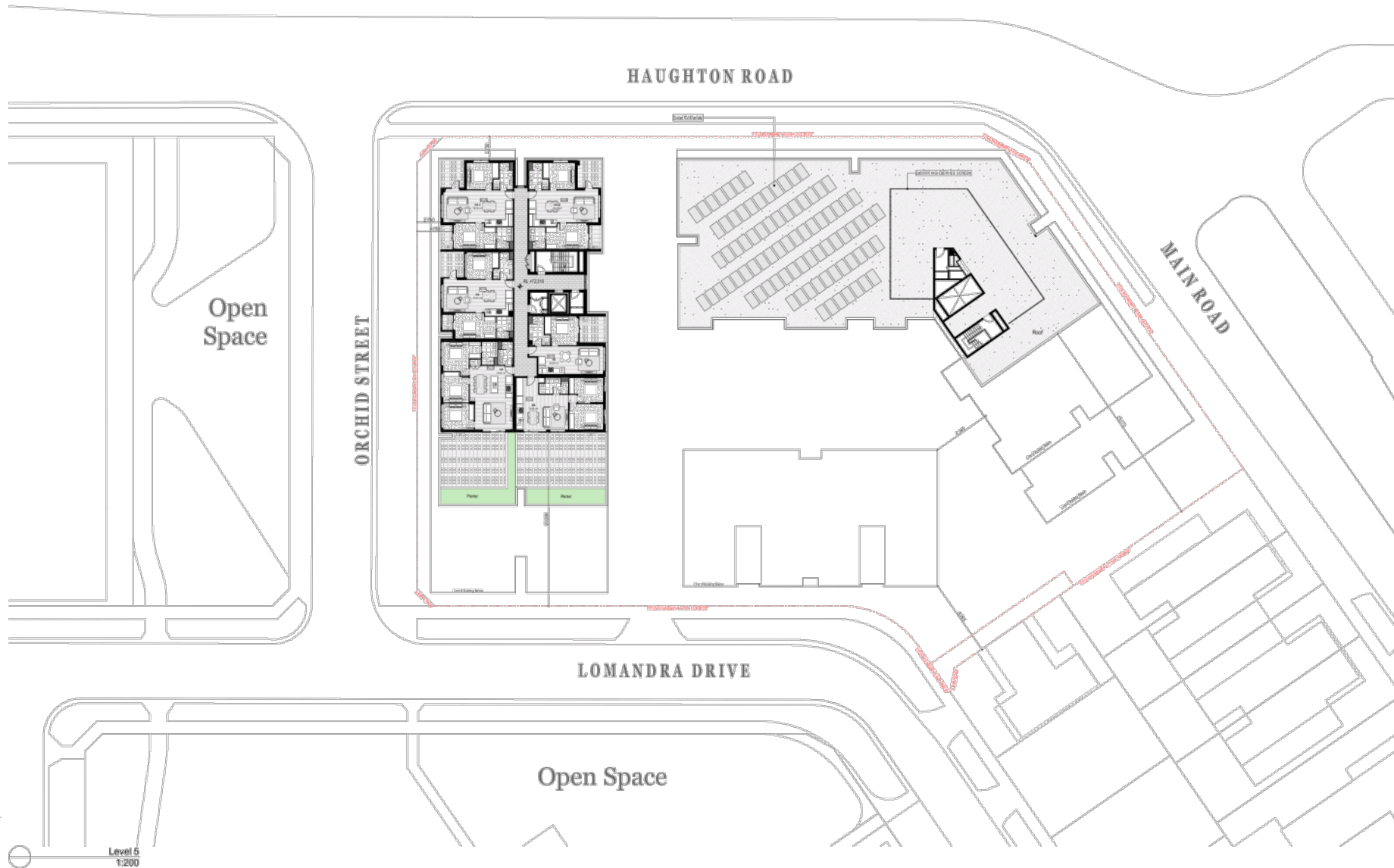
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Project Name
Project Address
Client

Architect
Architect
Architect

Project Number
Drawing Name
Scale
Date

Drawn By
Checked By
Reviewed By
Date

TP207
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Rev.	Date	By	Chd	Description
1	12/15/2011	ADP	001	999999

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DKO

Project Name:
Project Address:

Jackson Green Ridge 1000 S. County Road, Jackson, South, 57601 (505)	Project Manager Drawing Name Scale Elevation
Cedar Woods	Drawing No. Revision

TP208
A

Architectural drawing of the East Elevation of the proposed 7-story building at 1200 Houghton St. The drawing shows a multi-story structure with a central section and side wings. Key features include a '2 Story Adjacent Townhouse' to the left, a 'Jackson Green Stage 1 - Townhouse' to the left, and a 'Subject Site' indicated by a dashed line. The drawing includes a 'Level Schedule' on the right side, listing levels from +55.470 (1st Floor) to +59.470 (7th Floor). The drawing is labeled 'East Elevation' and '1:200'.

	1 Render/Paint Finish - Light Grey
	2 Render/Paint Finish - Dark Grey
	3 Arroway Textured Concrete - Light Grey
	4 Arroway Textured Concrete - Dark Grey
	5 Dark Powder Coated Finish
	6 Face Brick -Dark Grey
	7 Face Brick -Reddish Brown
	8 Render Paint - Medium Grey

Rev.	Date	By	Chd	Description
0	12/15/2000	ADP	000	100000

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Project Name Project Address	Jackson Green #3444 4433 Drafting Road Cape Canaveral, FL 32909	Project Number Drawing Name Scale Title	2222 Electronics - Sheet 1 1/1/2009 1/1/2009
Client	Order Works	Drawing Number Revision	Tp300 A

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Elevation



Rev.	Date	By	Chk	Description
1	12/03/2020	009	008	00000

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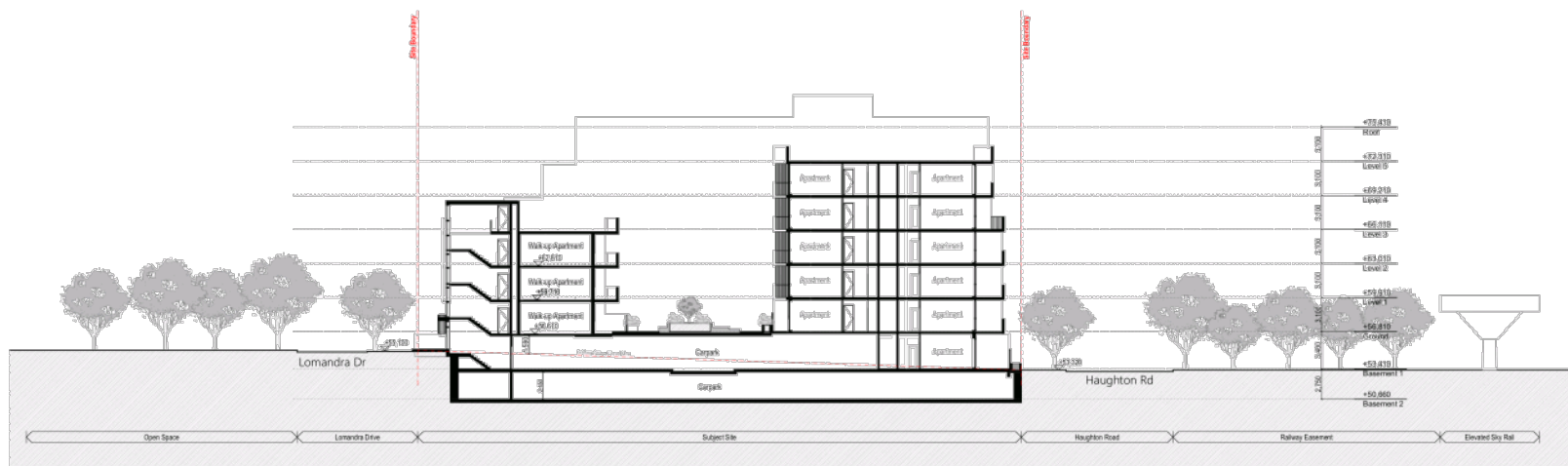
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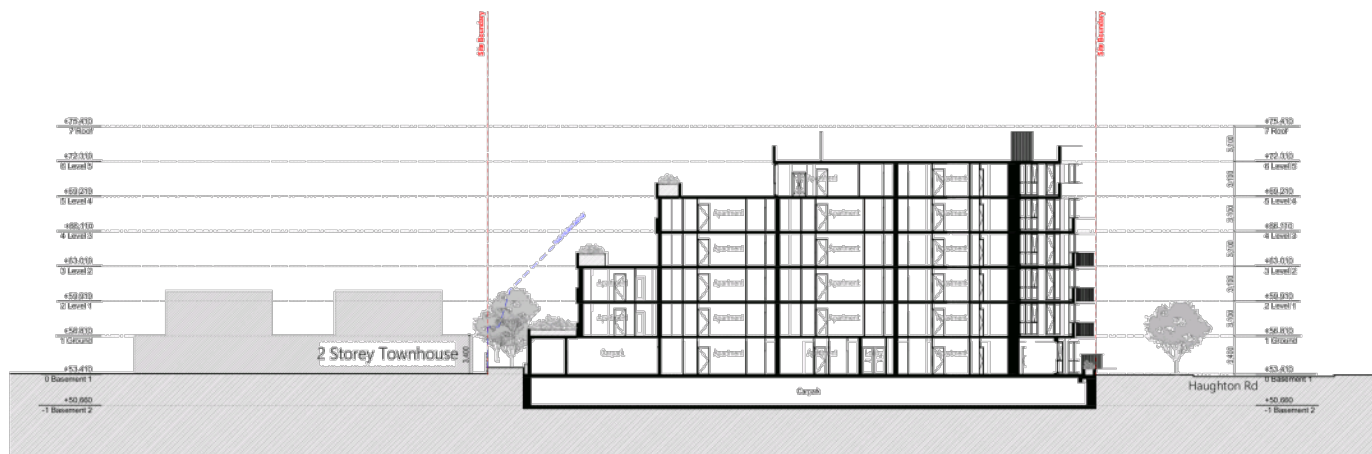
Drawing Number	Revision
TP301	A

Section

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 Building Section
1:200



 Building Section
1:200

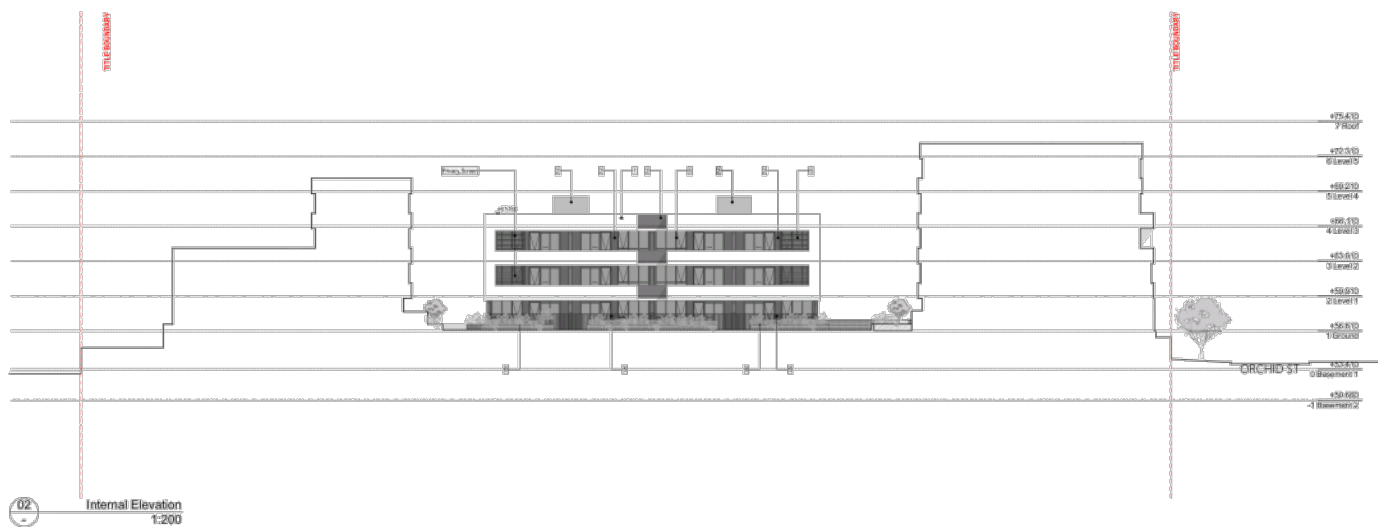
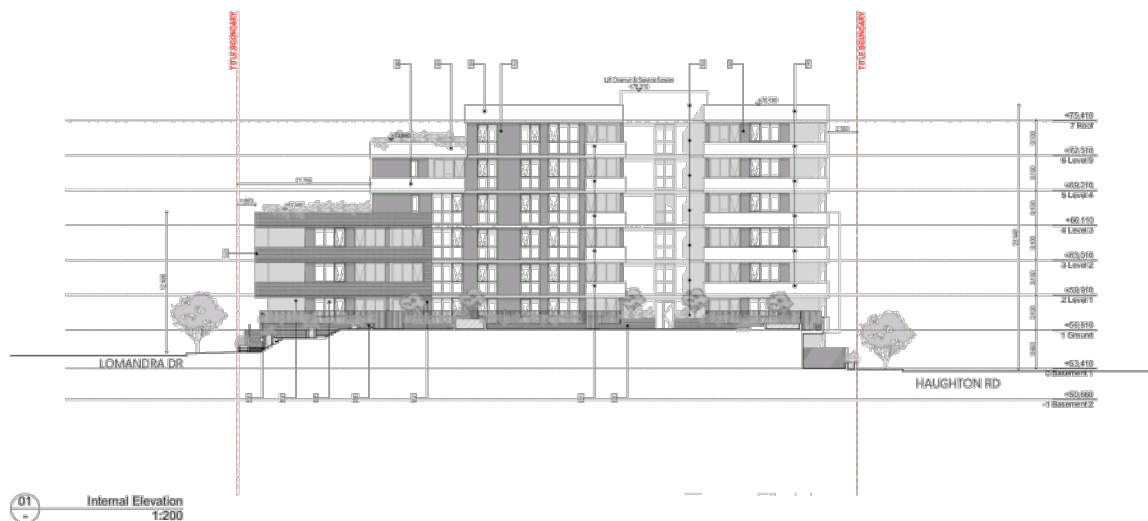
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Project Name Project Address	Jackson Green Ridge 2403 Oakley Road Waynesboro, VA 22190 (540)	Project Number Drawing Name Scale Date	2229 Section 1/8"=1'-0" 01/20/2022
Client	Colin Woods	Drawing Number Revision	TP302 A

Sectional Elevation



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Render/Paint Finish
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Render/Paint Finish
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Arroway Textured
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Dark Powder Coated
Finish |
|  | 6
Face Brick
-Dark Grey |
|  | 7
Face Brick
-Reddish Brown |
|  | 8
Render Paint
- Medium Grey |









Rev.	Date	By	Chd	Description
6	12/15/2000	ADP	001	99999

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Project Name Project Address	Jackson Green Ridge 4801 Cedar Road Cypress Creek, NC (252)	Project Number Drawing Name Scale Date	12299 Sectional Elevation 1/4"=1'-0" 08/12/2019
Client	Colin Woods	Drawing Number Revision	TP303 A

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Concrete~~
- Light Grey
-  **4**
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- Dark Grey
-  **5**
Dark Powder Coated
Finish
-  **6**
Face Brick
-Dark Grey
-  **7**
Face Brick
-Reddish Brown
-  **8**
Render Paint
- Medium Grey

Sectional Elevation



	1 Render/Paint Finish - Light Grey
	2 Render/Paint Finish - Dark Grey
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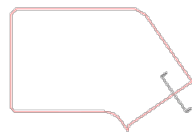
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Revision **A**

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Scale	22292/01
Date	02/12/2023
Drawing Number	TP306
Revision	A

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Project Number	22392
Drawing Name	Visual Detail of Proposed Building
Scale	1/2"=1'-0"
Date	02/01/2023
Drawing Number	TP307
Revision	A

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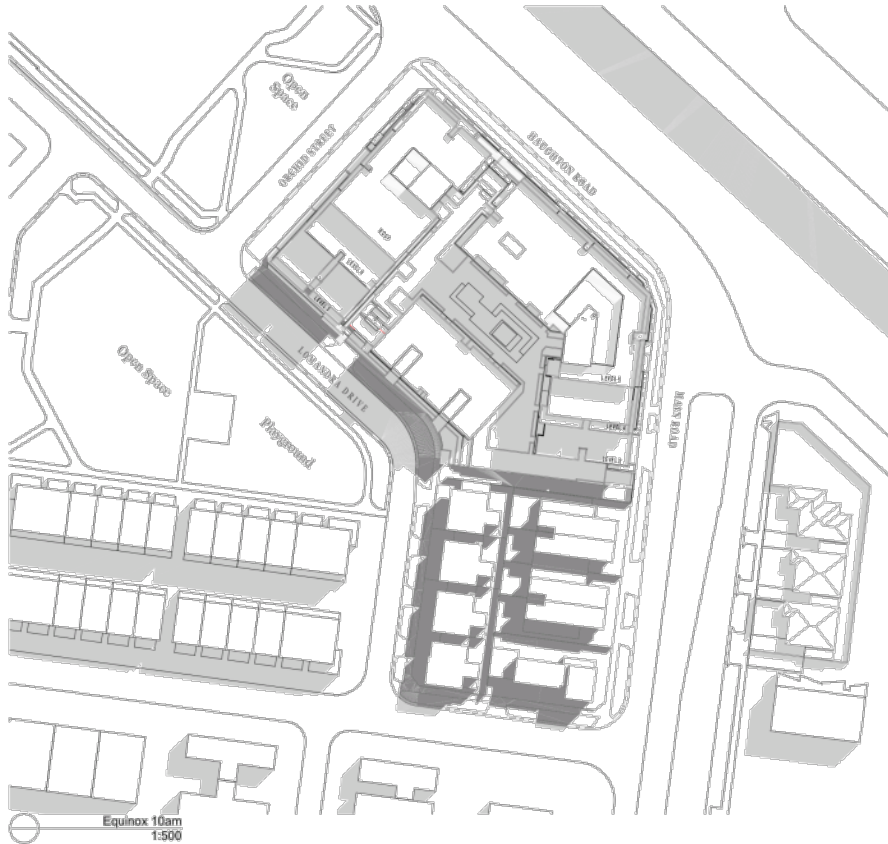
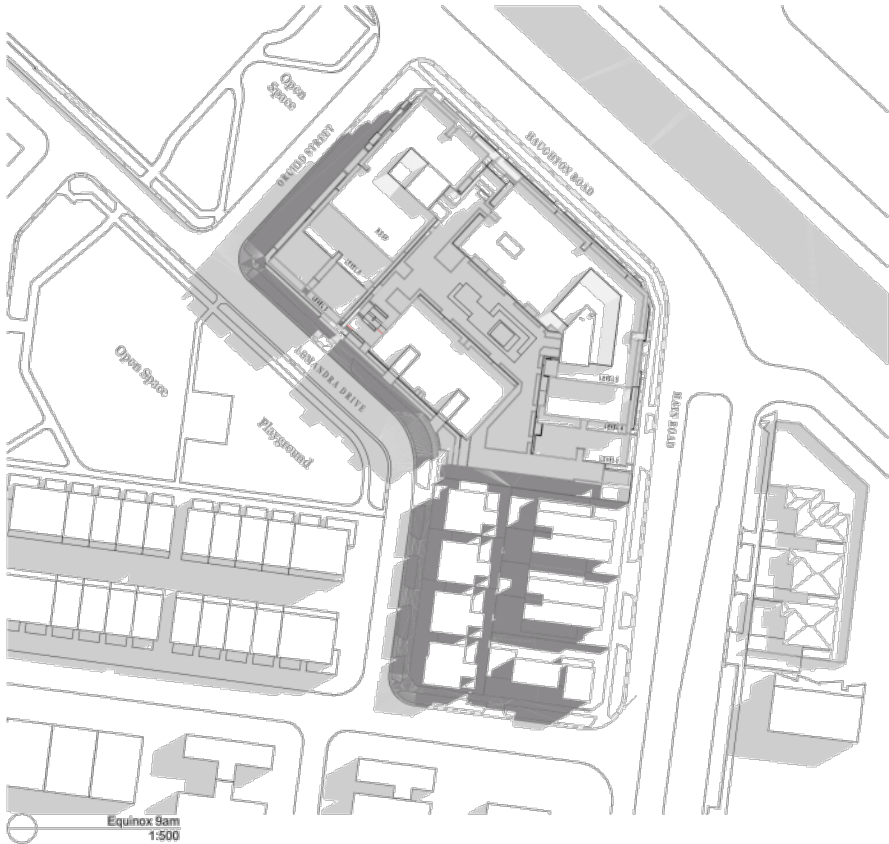
Note:
Parking Requirement
1Bed - 1 Parking Lot/2Bed - 1Parking Lot/3Bed - 2 Parking Lots /Visitor/Parking - 1:10

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TP400
A

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Shadow Study

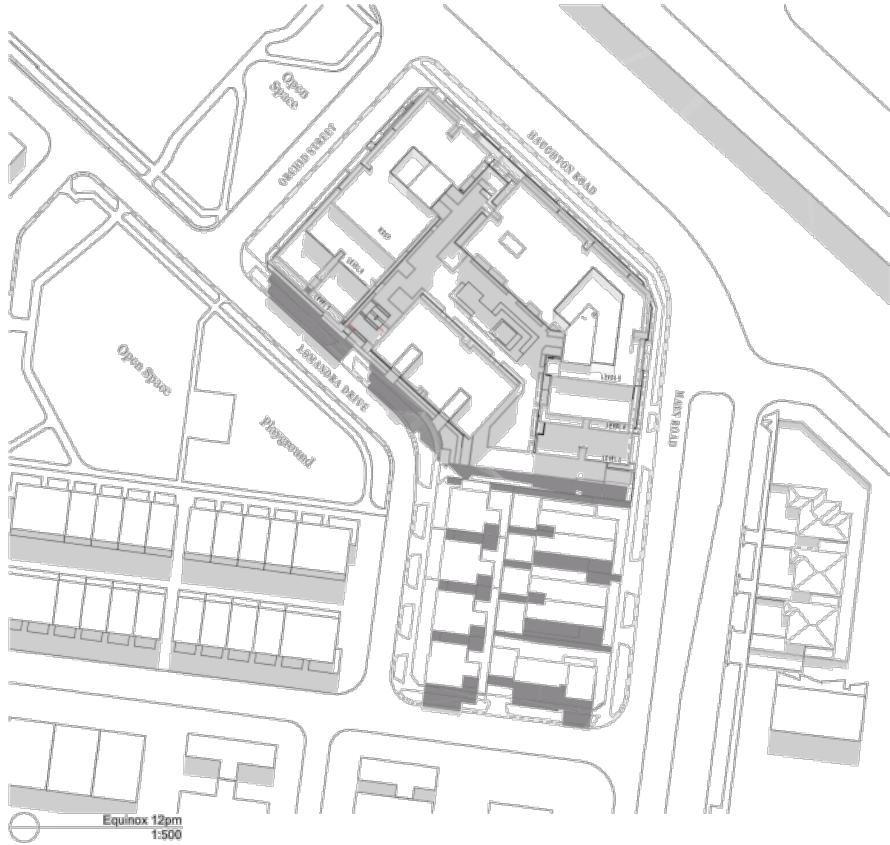
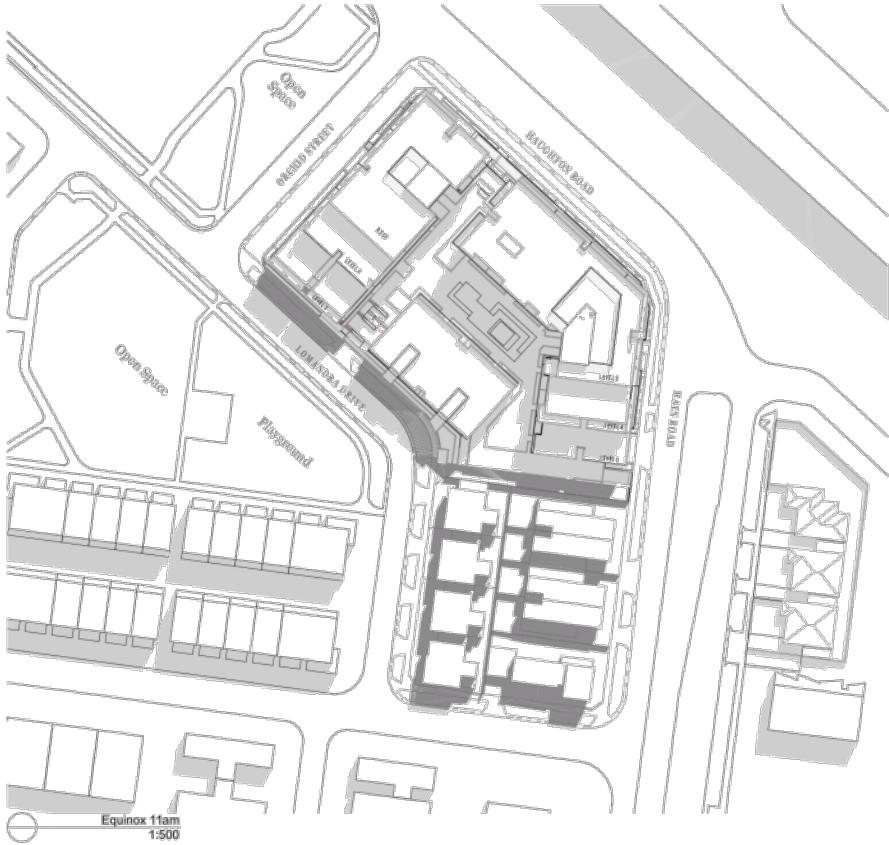


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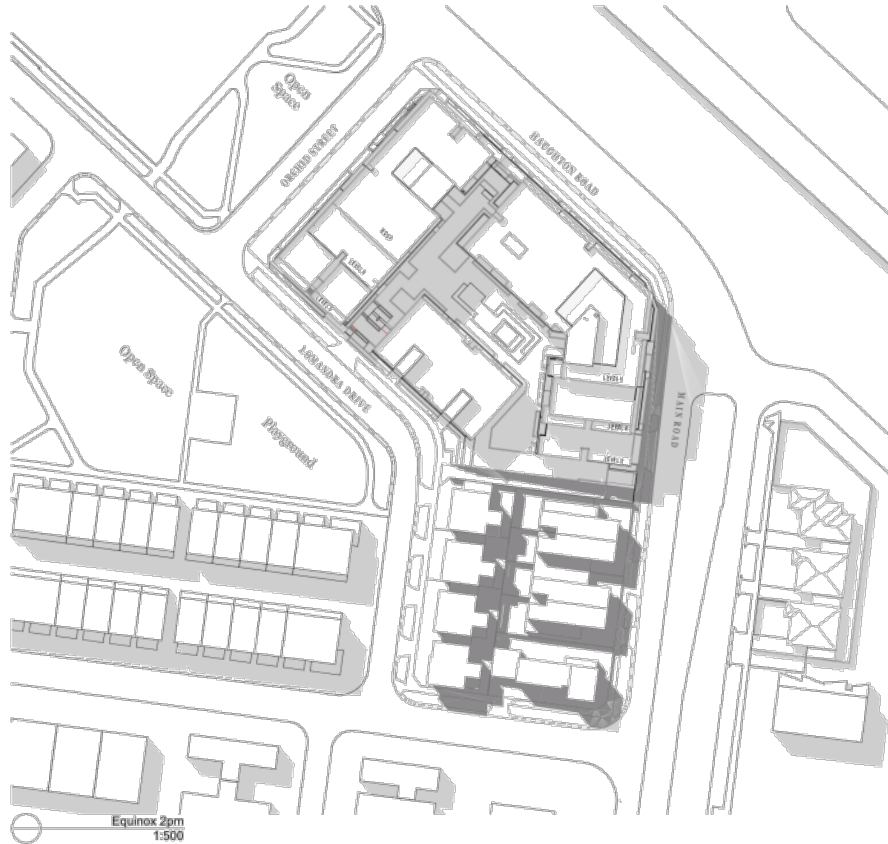
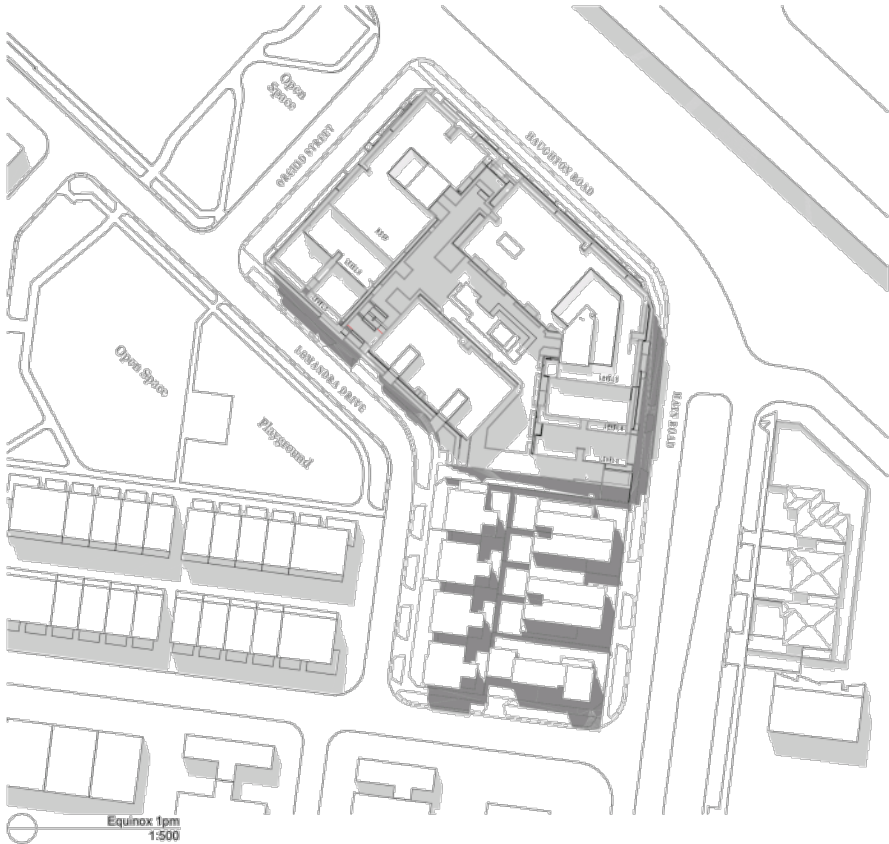
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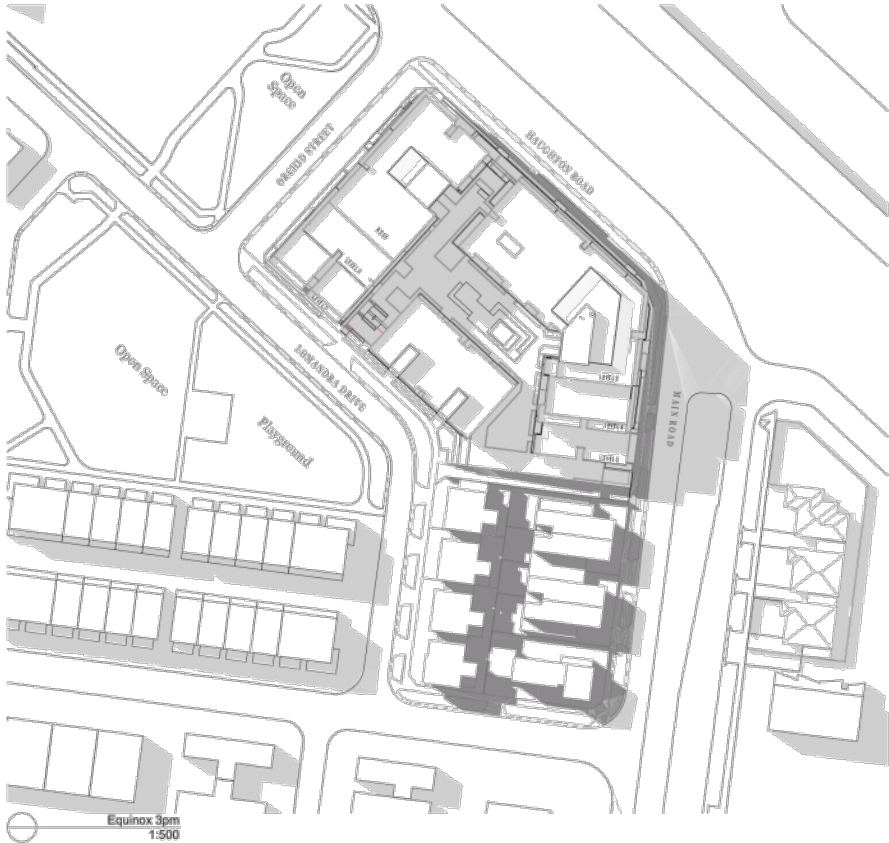
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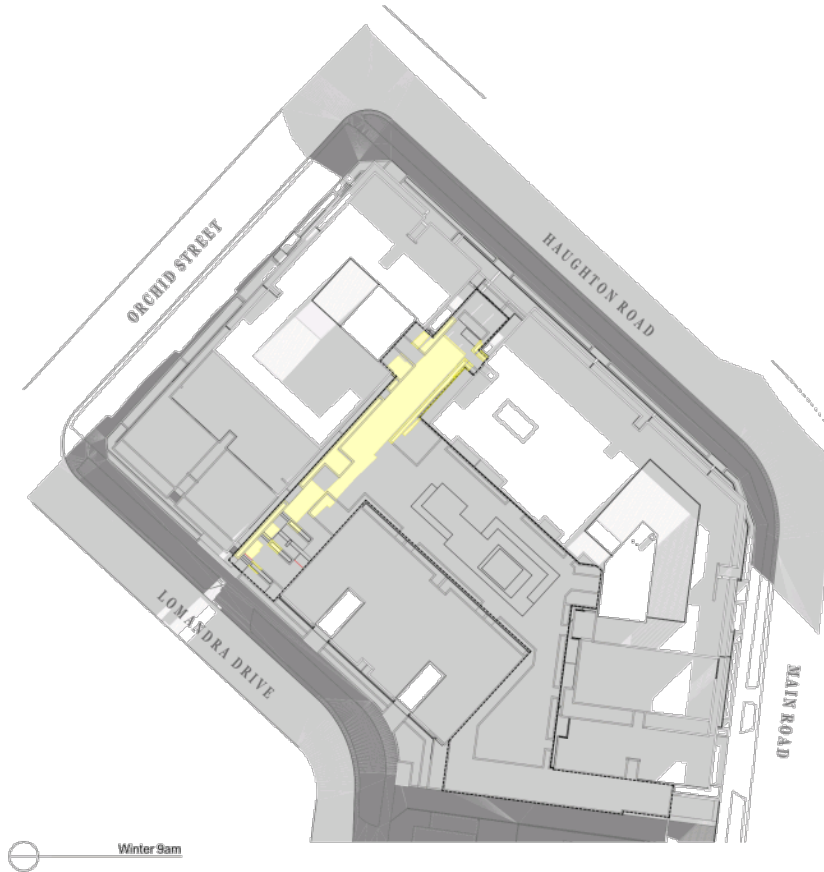
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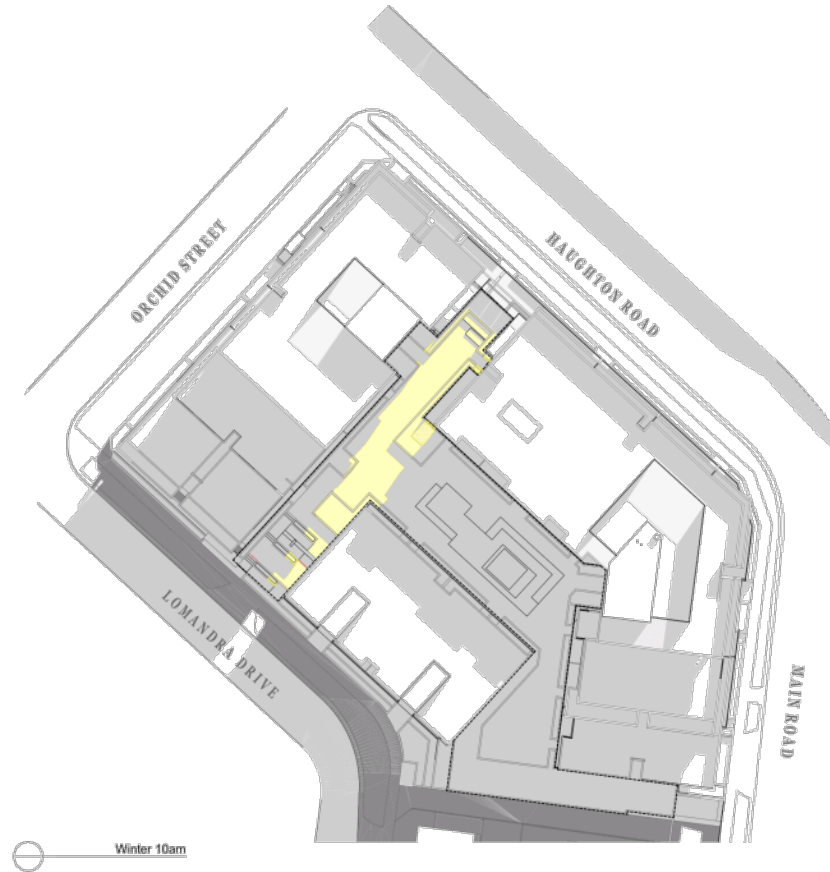
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21st June - 9am

Area of Internal Courtyard - 1085.18sqm
Area of sun - 180.43sqm
□ Internal Courtyard
■ Area Cast by Sun



21st June - 10am

Area of Internal Courtyard - 1085.18sqm
Area of sun - 190.22sqm
□ Internal Courtyard
■ Area Cast by Sun

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JMS: 0449197810

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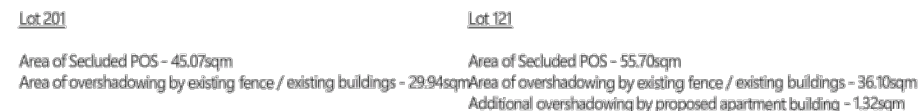
Project Name
Project Address
Client

Architect
Architect
ColorWorks

Project Number
Drawing Name
Scale
Date
Drawing Number
Revision

02199
Shadows - Unit Area
18/11/2019
TP405
A

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 Private Open Space
 Overshadowing by existing fence / existing buildings
 Additional overshadowing by proposed apartment building

Rev.	Date	By	Chd	Description
1	12/20/2000	ADP	001	100000

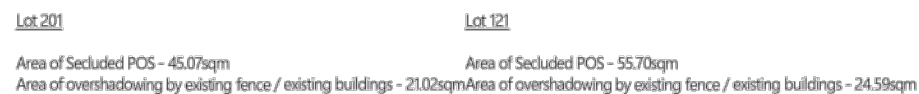
[illegible]

DKO

Project Name	Jackson Creek
Project Address	10000 S. Central Canyon Road Tucson, AZ 85746
Client	Water Works

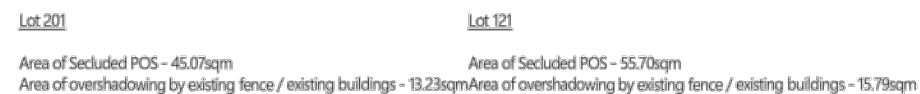
Project Number	22299
Drawing Name	Standard Comparison - September
Scale	1/4" = 1'-0"
Date	09/11/2009
Drawing Number	TP406
Revision	A

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-  Private Open Space
-  Overshadowing by existing fence / existing buildings
-  Additional overshadowing by proposed apartment building

[illegible]



-  Private Open Space
 Overshadowing by existing fence / existing buildings
 Additional overshadowing by proposed apartment building

Rev.	Date	By	Chd	Description
1	12/15/2000	ADP	001	100000

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 AIAA 66439208

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DKO

Project Name Project Address	Jackson Green Bldg 4 2408 Duane Road Cincinnati, OH 45219 (513)	Project Number Drawing Name Scale Date	2229 Structural Composites - September 11/22/2023
Client	Golden Trade	Drawing Number Revision	TP408 A

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Shadow Diagram Comparisons - Equinox



Lot 201
Area of Secluded POS - 45.07sqm
Area of overshadowing by existing fence / existing buildings - 8.38sqm

Lot 121
Area of Secluded POS - 55.70sqm
Area of overshadowing by existing fence / existing buildings - 9.66sqm

- Private Open Space
- Overshadowing by existing fence / existing buildings
- Additional overshadowing by proposed apartment building

Rev.	Date	By	Chk	Description	DKO Architecture Pty Ltd 10/104 Adelaide Street South Melbourne, VIC 3207 T: 03 9594 4444 F: 03 9594 4444 www.dko.com.au	Project Name Project Address Client	Architect Architect Color Mode	Project Number Drawing Name Scale Date	12/19 Shadow Diagrams - September 18/12/2019
1	12/12/2019	009	001	0001	DKO Architecture Pty Ltd 10/104 Adelaide Street South Melbourne, VIC 3207 T: 03 9594 4444 F: 03 9594 4444 www.dko.com.au			Drawing Number Revision	TP409 A

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-  Private Open Space
 Overshadowing by existing fence / existing buildings
 Additional overshadowing by proposed apartment building

Rev.	Date	By	Chd	Description
1	12/15/2008	200	000	200000

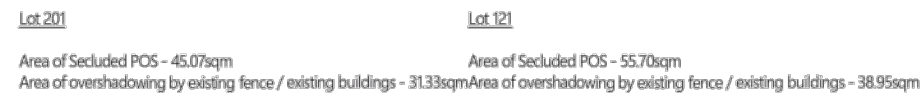
© 2004 Architecture Plus Pty Ltd
 PO Box 24, Maribyrnong VIC
 Australia 3047, V Australia
 Tel: 03 9346 4499
 Fax: 03 9346 4499
 www.apl.com.au
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 ABN: 61 619 979 616

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DKO

Project Name Project Address	Jackson Green Ridge 1000 E. Oakleaf Road Daytona Beach, FL 32119	Project Number Drawing Name Scale Date	22299 Student Computers - September 1/2" = 1'-0" 08/21/2020
Client	Golden Trade	Drawing Number Revision	TP410 A

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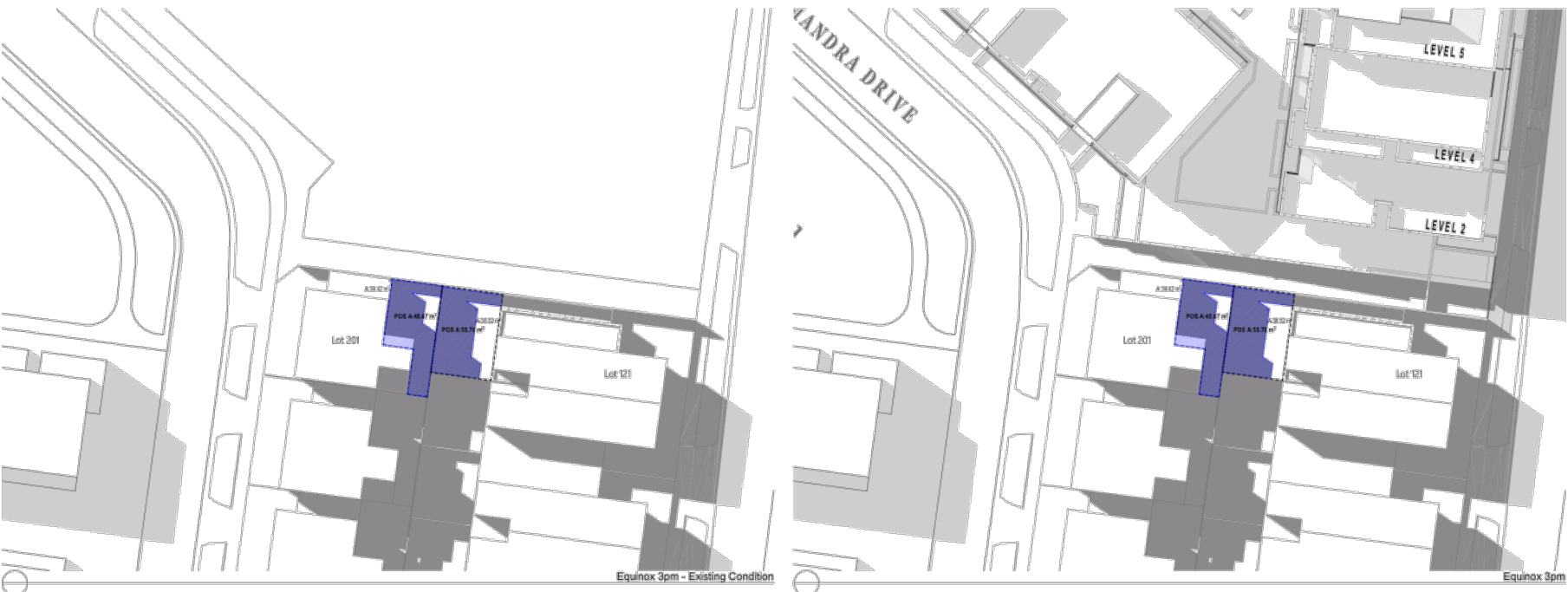


-  Private Open Space
 Overshadowing by existing fence / existing buildings
 Additional overshadowing by proposed apartment building

Rev.	Date	By	Chd	Description	<p>REVISIONS</p> <p>1. 01/10/2019</p> <p>2. 01/10/2019</p> <p>3. 01/10/2019</p> <p>4. 01/10/2019</p> <p>5. 01/10/2019</p> <p>6. 01/10/2019</p> <p>7. 01/10/2019</p> <p>8. 01/10/2019</p> <p>9. 01/10/2019</p> <p>10. 01/10/2019</p> <p>11. 01/10/2019</p> <p>12. 01/10/2019</p> <p>13. 01/10/2019</p> <p>14. 01/10/2019</p> <p>15. 01/10/2019</p> <p>16. 01/10/2019</p> <p>17. 01/10/2019</p> <p>18. 01/10/2019</p> <p>19. 01/10/2019</p> <p>20. 01/10/2019</p> <p>21. 01/10/2019</p> <p>22. 01/10/2019</p> <p>23. 01/10/2019</p> <p>24. 01/10/2019</p> <p>25. 01/10/2019</p> <p>26. 01/10/2019</p> <p>27. 01/10/2019</p> <p>28. 01/10/2019</p> <p>29. 01/10/2019</p> <p>30. 01/10/2019</p> <p>31. 01/10/2019</p> <p>32. 01/10/2019</p> <p>33. 01/10/2019</p> <p>34. 01/10/2019</p> <p>35. 01/10/2019</p> <p>36. 01/10/2019</p> <p>37. 01/10/2019</p> <p>38. 01/10/2019</p> <p>39. 01/10/2019</p> <p>40. 01/10/2019</p> <p>41. 01/10/2019</p> <p>42. 01/10/2019</p> <p>43. 01/10/2019</p> <p>44. 01/10/2019</p> <p>45. 01/10/2019</p> <p>46. 01/10/2019</p> <p>47. 01/10/2019</p> <p>48. 01/10/2019</p> <p>49. 01/10/2019</p> <p>50. 01/10/2019</p> <p>51. 01/10/2019</p> <p>52. 01/10/2019</p> <p>53. 01/10/2019</p> <p>54. 01/10/2019</p> <p>55. 01/10/2019</p> <p>56. 01/10/2019</p> <p>57. 01/10/2019</p> <p>58. 01/10/2019</p> <p>59. 01/10/2019</p> <p>60. 01/10/2019</p> <p>61. 01/10/2019</p> <p>62. 01/10/2019</p> <p>63. 01/10/2019</p> <p>64. 01/10/2019</p> <p>65. 01/10/2019</p> <p>66. 01/10/2019</p> <p>67. 01/10/2019</p> <p>68. 01/10/2019</p> <p>69. 01/10/2019</p> <p>70. 01/10/2019</p> <p>71. 01/10/2019</p> <p>72. 01/10/2019</p> <p>73. 01/10/2019</p> <p>74. 01/10/2019</p> <p>75. 01/10/2019</p> <p>76. 01/10/2019</p> <p>77. 01/10/2019</p> <p>78. 01/10/2019</p> <p>79. 01/10/2019</p> <p>80. 01/10/2019</p> <p>81. 01/10/2019</p> <p>82. 01/10/2019</p> <p>83. 01/10/2019</p> <p>84. 01/10/2019</p> <p>85. 01/10/2019</p> <p>86. 01/10/2019</p> <p>87. 01/10/2019</p> <p>88. 01/10/2019</p> <p>89. 01/10/2019</p> <p>90. 01/10/2019</p> <p>91. 01/10/2019</p> <p>92. 01/10/2019</p> <p>93. 01/10/2019</p> <p>94. 01/10/2019</p> <p>95. 01/10/2019</p> <p>96. 01/10/2019</p> <p>97. 01/10/2019</p> <p>98. 01/10/2019</p> <p>99. 01/10/2019</p> <p>100. 01/10/2019</p> <p>101. 01/10/2019</p> <p>102. 01/10/2019</p> <p>103. 01/10/2019</p> <p>104. 01/10/2019</p> <p>105. 01/10/2019</p> <p>106. 01/10/2019</p> <p>107. 01/10/2019</p> <p>108. 01/10/2019</p> <p>109. 01/10/2019</p> <p>110. 01/10/2019</p> <p>111. 01/10/2019</p> <p>112. 01/10/2019</p> <p>113. 01/10/2019</p> <p>114. 01/10/2019</p> <p>115. 01/10/2019</p> <p>116. 01/10/2019</p> <p>117. 01/10/2019</p> <p>118. 01/10/2019</p> <p>119. 01/10/2019</p> <p>120. 01/10/2019</p> <p>121. 01/10/2019</p> <p>122. 01/10/2019</p> <p>123. 01/10/2019</p> <p>124. 01/10/2019</p> <p>125. 01/10/2019</p> <p>126. 01/10/2019</p> <p>127. 01/10/2019</p> <p>128. 01/10/2019</p> <p>129. 01/10/2019</p> <p>130. 01/10/2019</p> <p>131. 01/10/2019</p> <p>132. 01/10/2019</p> <p>133. 01/10/2019</p> <p>134. 01/10/2019</p> <p>135. 01/10/2019</p> <p>136. 01/10/2019</p> <p>137. 01/10/2019</p> <p>138. 01/10/2019</p> <p>139. 01/10/2019</p> <p>140. 01/10/2019</p> <p>141. 01/10/2019</p> <p>142. 01/10/2019</p> <p>143. 01/10/2019</p> <p>144. 01/10/2019</p> <p>145. 01/10/2019</p> <p>146. 01/10/2019</p> <p>147. 01/10/2019</p> <p>148. 01/10/2019</p> <p>149. 01/10/2019</p> <p>150. 01/10/2019</p> <p>151. 01/10/2019</p> <p>152. 01/10/2019</p> <p>153. 01/10/2019</p> <p>154. 01/10/2019</p> <p>155. 01/10/2019</p> <p>156. 01/10/2019</p> <p>157. 01/10/2019</p> <p>158. 01/10/2019</p> <p>159. 01/10/2019</p> <p>160. 01/10/2019</p> <p>161. 01/10/2019</p> <p>162. 01/10/2019</p> <p>163. 01/10/2019</p> <p>164. 01/10/2019</p> <p>165. 01/10/2019</p> <p>166. 01/10/2019</p> <p>167. 01/10/2019</p> <p>168. 01/10/2019</p> <p>169. 01/10/2019</p> <p>170. 01/10/2019</p> <p>171. 01/10/2019</p> <p>172. 01/10/2019</p> <p>173. 01/10/2019</p> <p>174. 01/10/2019</p> <p>175. 01/10/2019</p> <p>176. 01/10/2019</p> <p>177. 01/10/2019</p> <p>178. 01/10/2019</p> <p>179. 01/10/2019</p> <p>180. 01/10/2019</p> <p>181. 01/10/2019</p> <p>182. 01/10/2019</p> <p>183. 01/10/2019</p> <p>184. 01/10/2019</p> <p>185. 01/10/2019</p> <p>186. 01/10/2019</p> <p>187. 01/10/2019</p> <p>188. 01/10/2019</p> <p>189. 01/10/2019</p> <p>190. 01/10/2019</p> <p>191. 01/10/2019</p> <p>192. 01/10/2019</p> <p>193. 01/10/2019</p> <p>194. 01/10/2019</p> <p>195. 01/10/2019</p> <p>196. 01/10/2019</p> <p>197. 01/10/2019</p> <p>198. 01/10</p>
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Shadow Diagram Comparisons - Equinox



Lot 201
Area of Secluded POS - 45.07sqm
Area of overshadowing by existing fence / existing buildings - 39.42sqm

Lot 121
Area of Secluded POS - 55.70sqm
Area of overshadowing by existing fence / existing buildings - 38.02sqm

- Private Open Space
- Overshadowing by existing fence / existing buildings
- Additional overshadowing by proposed apartment building

Rev.	Date	By	Chk	Description
1	12/03/2020	009	001	00001

DKO Architecture (Vic) Pty Ltd
10/104 Albury Street
Clayton South VIC 3169
03 9594 8800
www.dko.com.au
JMS: 0441078204

Client: **calderwoods**

Project Name: **Archers Green 854p**
Project Address: **10/104 Albury Street, Clayton South, VIC 3169**

Drawing Number: **TP412**
Revision: **A**

12/03/2020
Shadow Diagrams - September
18/12/2019



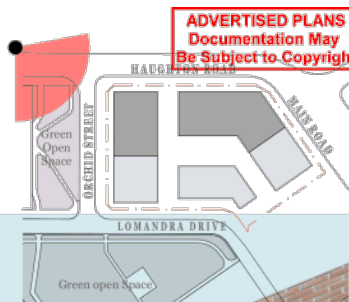
Rev.	Date	By	Chd	Description
1	12/1/2000	ADP	001	99999

[illegible]

DKO

Project Name Project Address	Jackson Green Ridge apt 8 Condo East Dayton Spd, NY 12526	Project Number Drawing Name Scale Date	2222 Artist Expression 02/19/2023
Client	Golden Woods	Drawing Number Revision	TP413 A

Artist Impression - Option 1



Rev.	Date	By	Chd	Description
A	12/02/2020	009	008	00000

DKO Architecture (Vic) Pty Ltd
10/140 Murrumbidgee Street
Geelong, VIC 3220
B-14/140 Murrumbidgee Street
Geelong, VIC 3220
03 5243 1000
www.dko.com.au
JMS 04/12/2019

DKO

Project Name
Project Address
Client

Jackson Creek Road 4
10/140 Murrumbidgee Street
Geelong, VIC 3220
03 5243 1000
www.dko.com.au
JMS 04/12/2019

Project Name
Project Address
Client
Drawing Number
Revision
TP414
A

Artist Impression



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Rev.	Date	By	Chk	Description
1	12/03/2020	009	008	00000

DKO Architects Pty Ltd
100-102 Main Road
Clayton South, VIC
3169
03 9594 1000
www.dko.com.au

DKO

Project Name
Project Address
Client

Architect
Architect
Architect

Project Number
Drawing Number
Revision

0000
0000
TP415
A

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4.3 KP-2019/726, 2 Main Road, Clayton South - KP-2019/726 - 2 Main Road, CLAYTON SOUTH VIC 3169
- Planning Applications - COINCIDING PLANS

- Planning Applications - COUNCIL PLANS

Rev.	Date	By	Chg	Description
1	12/15/2000	ADP	001	99000

DDBB Architects (New York, NY)
 100 West Broadway
 New York, NY 10013
 Tel: 212 675 1000
 Fax: 212 675 1000
 E-mail: ddbb@ddbba.com

DKO

Project Name
Project Address

James Green
and **Charles R.**
Wright, Sr.
1984

Charles Wright

<p>Figure 4 and 500</p>	<p>Project/Student Drawing/No Scale Date</p>
	<p>Drawing Revision</p>

Order Number **TP416**
A

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Clause 58.07-4

Standard D27 requirements - 40%
No. Apartments = 128
No. Apts with effective cross ventilation = 60
ACHIEVED = 46.9%



Rev.	Date	By	Chk	Description
1	12/10/2019	009	001	ISSUED

DKO Architecture (Vic) Pty Ltd
10/100 Albury Street
Clayton South, VIC 3169
03 9594 1000
www.dko.com.au
JANIS@DKO.COM.AU

DKO

Project Name
Project Address
Client

Archives Group 004
10/100 Albury Street
Clayton South, VIC 3169
03 9594 1000
www.dko.com.au
JANIS@DKO.COM.AU

Project Number
Drawing Name
Scale
Date

00000
Cross-Section Ventilation
1:200
12/10/2019

Drawing Number
Revision

TP417
A

Clause 58

Jackson Green Building 4 - Clause 58 Assessment Table												
LEVELS	AP58.1058.15		D17 (Accessibility)	D19 (Private Open Space)	D20 (Storage/In)		D24 (Furnished Layout)	D25 (Phone/Depth)	D26 (Windows)	D27 (Natural Ventilation)		
	App. No.	Type			Internal	Total						
BASEMENT 1 BUILDING A												
	AB1.01	1B	A	✓	6.7	10.0	✓	✓	✓	✓		
	AB1.02	1B	A	✓	6.7	10.0	✓	✓	✓	✓		
	AB1.03	2A-3		✓	33.6	14.0	✓		✓	✓		
BUILDING B												
	BB1.01	2A-3	✓	✓	33.6	14.0	✓	✓	✓	✓		
	BB1.02	2A-3	✓	✓	33.6	14.0	✓	✓	✓	✓		
	BB1.03	2E	A	✓	9.3	14.0	✓	✓	✓	✓		
	BB1.04	1A	✓	✓	8.5	10.0	✓	✓	✓	✓		
	BB1.05	2A-3	✓	✓	33.6	14.0	✓		✓	✓		
GROUND BUILDING A												
	AG.01	2C-2	✓	✓	9.9	14.0	✓	✓	✓	✓		
	AG.02	2C-2	✓	✓	9.9	14.0	✓	✓	✓	✓		
	AG.03	2A-4	✓	✓	28.5	14.0	✓	✓	✓	✓		
	AG.04	2A-2	✓	✓	32.5	14.0	✓	✓	✓	✓		
	AG.05	2A	✓	✓	28.5	14.0	✓	✓	✓	✓		
	AG.06	1A	✓	✓	8.5	10.0	✓	✓	✓	✓		
	AG.07	2A	✓	✓	28.5	14.0	✓	✓	✓	✓		
	AG.08	2A-2	✓	✓	32.5	14.0	✓	✓	✓	✓		
	AG.09	2A-2	✓	✓	32.5	14.0	✓	✓	✓	✓		
BUILDING B												
	BG.01	1B	A	✓	6.7	10.0	✓	✓	✓	✓		
	BG.02	1B	A	✓	6.7	10.0	✓	✓	✓	✓		
	BG.03	1C	A	✓	8.0	10.0	✓	✓	✓	✓		
	BG.04	1C	A	✓	8.0	10.0	✓	✓	✓	✓		
	BG.05	2A	✓	✓	28.5	14.0	✓	✓	✓	✓		
	BG.06	2A	✓	✓	28.5	14.0	✓	✓	✓	✓		
	BG.07	2A	✓	✓	28.5	14.0	✓	✓	✓	✓		
	BG.08	2E	A	✓	9.3	14.0	✓	✓	✓	✓		
	BG.09	2A	✓	✓	28.5	14.0	✓	✓	✓	✓		
	BG.10	2A	✓	✓	28.5	14.0	✓	✓	✓	✓		
	BG.11	1B	A	✓	6.7	10.0	✓	✓	✓	✓		
	BG.12	1B	A	✓	6.7	10.0	✓	✓	✓	✓		
	BG.13	1B	A	✓	6.7	10.0	✓	✓	✓	✓		
BG.14	1B	A	✓	6.7	10.0	✓	✓	✓	✓			
BUILDING C												
	CG.01	2H	A	✓	9.4	14.0	✓	✓	✓	✓		
	CG.02	2H	A	✓	9.4	14.0	✓	✓	✓	✓		
	CG.03	2H	A	✓	9.4	14.0	✓	✓	✓	✓		
CG.04	2H	A	✓	9.4	14.0	✓	✓	✓	✓			
LEVEL 1 BUILDING A												
	AA1.01	2C-2	✓	✓	9.9	14.0	✓	✓	✓	✓		
	AA1.02	2C-2	✓	✓	9.9	14.0	✓	✓	✓	✓		
	AA1.03	2A-4	✓	✓	28.5	14.0	✓	✓	✓	✓		
	AA1.04	2A-2	✓	✓	32.5	14.0	✓	✓	✓	✓		
	AA1.05	2A	✓	✓	28.5	14.0	✓	✓	✓	✓		
	AA1.06	1A	✓	✓	8.5	10.0	✓	✓	✓	✓		
	AA1.07	2A	✓	✓	28.5	14.0	✓	✓	✓	✓		
	AA1.08	2A-2	✓	✓	32.5	14.0	✓	✓	✓	✓		
	AA1.09	2A-2	✓	✓	32.5	14.0	✓	✓	✓	✓		
BUILDING B												
	BA1.01	1B	A	✓	6.7	10.0	✓	✓	✓	✓		
	BA1.02	1B	A	✓	6.7	10.0	✓	✓	✓	✓		
	BA1.03	1C	A	✓	8.0	10.0	✓	✓	✓	✓		
	BA1.04	1C	A	✓	8.0	10.0	✓	✓	✓	✓		
	BA1.05	2A	✓	✓	28.5	14.0	✓	✓	✓	✓		
	BA1.06	2A	✓	✓	28.5	14.0	✓	✓	✓	✓		
	BA1.07	2A	✓	✓	28.5	14.0	✓	✓	✓	✓		
	BA1.08	2E	A	✓	9.3	14.0	✓	✓	✓	✓		
	BA1.09	2A	✓	✓	28.5	14.0	✓	✓	✓	✓		
	BA1.10	2A	✓	✓	28.5	14.0	✓	✓	✓	✓		
	BA1.11	1B	A	✓	6.7	10.0	✓	✓	✓	✓		
	BA1.12	1B	A	✓	6.7	10.0	✓	✓	✓	✓		
	BA1.13	1B	A	✓	6.7	10.0	✓	✓	✓	✓		
BA1.14	1B	A	✓	6.7	10.0	✓	✓	✓	✓			
BUILDING C												
	CA1.01	2H	A	✓	9.4	14.0	✓	✓	✓	✓		
	CA1.02	2H	A	✓	9.4	14.0	✓	✓	✓	✓		
	CA1.03	2H	A	✓	9.4	14.0	✓	✓	✓	✓		
CA1.04	2H	A	✓	9.4	14.0	✓	✓	✓	✓			
LEVEL 2 BUILDING A												
	AA2.01	2C-2	✓	✓	9.9	14.0	✓	✓	✓	✓		
	AA2.02	2C-2	✓	✓	9.9	14.0	✓	✓	✓	✓		
	AA2.03	2A-4	✓	✓	28.5	14.0	✓	✓	✓	✓		
	AA2.04	2A-2	✓	✓	32.5	14.0	✓	✓	✓	✓		
	AA2.05	2A	✓	✓	28.5	14.0	✓	✓	✓	✓		
AA2.06	1A	✓	✓	8.5	10.0	✓	✓	✓	✓			
AA2.07	2A	✓	✓	28.5	14.0	✓	✓	✓	✓			

	Apt. No.	Type	D17 (Access Entry)	D19 (Bicycle Storage)	D20 (Storage/PCV)		D24 (Function/Storage)	D25 (Room/Office)	D26 (Storage)	D27 (Storage/Veranda)
BUILDING B	A2.08	2A.2	✓	✓	12.5	14.0	✓	✓	✓	✓
	A2.09	2A.2	✓	✓	12.5	14.0	✓	✓	✓	✓
	B2.01	1B	✗	✓	6.7	10.0	✓	✓	✓	✓
	B2.02	1B	✗	✓	6.7	10.0	✓	✓	✓	✓
	B2.03	1C	✗	✓	8.0	10.0	✓	✓	✓	✓
	B2.04	1C	✗	✓	8.0	10.0	✓	✓	✓	✓
	B2.05	2A	✓	✓	12.5	14.0	✓	✓	✓	✓
	B2.06	2A	✓	✓	12.5	14.0	✓	✓	✓	✓
	B2.07	2A	✓	✓	12.5	14.0	✓	✓	✓	✓
	B2.08	2E	✗	✓	9.3	14.0	✓	✓	✓	✓
	B2.09	2A	✓	✓	12.5	14.0	✓	✓	✓	✓
	B2.10	2A	✓	✓	12.5	14.0	✓	✓	✓	✓
B2.11	1B	✗	✓	6.7	10.0	✓	✓	✓	✓	
B2.12	1B	✗	✓	6.7	10.0	✓	✓	✓	✓	
BUILDING C	C2.01	2H	✗	✓	9.4	14.0	✓	✓	✓	✓
	C2.02	2H	✗	✓	9.4	14.0	✓	✓	✓	✓
	C2.03	2H	✗	✓	9.4	14.0	✓	✓	✓	✓
	C2.04	2H	✗	✓	9.4	14.0	✓	✓	✓	✓
LEVEL 3										
BUILDING A	A3.01	2C.2	✓	✓	9.9	14.0	✓	✓	✓	✓
	A3.02	1D	✗	✓	12.3	18.0	✓	✓	✓	✓
	A3.03	1C	✓	✓	12.8	18.0	✓	✓	✓	✓
	A3.04	1A	✓	✓	8.5	18.0	✓	✓	✓	✓
	A3.05	2A	✓	✓	12.5	14.0	✓	✓	✓	✓
	A3.06	2A.2	✓	✓	12.5	14.0	✓	✓	✓	✓
	A3.07	2A.2	✓	✓	12.5	14.0	✓	✓	✓	✓
BUILDING B	B3.01	1B	✗	✓	6.7	10.0	✓	✓	✓	✓
	B3.02	1B	✗	✓	6.7	10.0	✓	✓	✓	✓
	B3.03	1C	✗	✓	8.0	10.0	✓	✓	✓	✓
	B3.04	1C	✗	✓	8.0	10.0	✓	✓	✓	✓
	B3.05	2A	✓	✓	12.5	14.0	✓	✓	✓	✓
	B3.06	2A	✓	✓	12.5	14.0	✓	✓	✓	✓
	B3.07	2A	✓	✓	12.5	14.0	✓	✓	✓	✓
	B3.08	2E	✗	✓	9.3	14.0	✓	✓	✓	✓
	B3.09	2A	✓	✓	12.5	14.0	✓	✓	✓	✓
	B3.10	2A	✓	✓	12.5	14.0	✓	✓	✓	✓
	B3.11	1B	✗	✓	6.7	10.0	✓	✓	✓	✓
	B3.12	1B	✗	✓	6.7	10.0	✓	✓	✓	✓
LEVEL 4										
BUILDING A	A4.01	2C.2	✓	✓	9.9	14.0	✓	✓	✓	✓
	A4.02	2C	✓	✓	10.1	14.0	✓	✓	✓	✓
	A4.03	2B	✓	✓	9.9	14.0	✓	✓	✓	✓
	A4.04	1A	✓	✓	6.5	10.0	✓	✓	✓	✓
	A4.05	2A	✓	✓	12.5	14.0	✓	✓	✓	✓
	A4.06	2A.2	✓	✓	12.5	14.0	✓	✓	✓	✓
	A4.07	2A.2	✓	✓	12.5	14.0	✓	✓	✓	✓
BUILDING B	B4.01	1B	✗	✓	6.7	10.0	✓	✓	✓	✓
	B4.02	1B	✗	✓	6.7	10.0	✓	✓	✓	✓
	B4.03	1C	✗	✓	8.0	10.0	✓	✓	✓	✓
	B4.04	1C	✗	✓	8.0	10.0	✓	✓	✓	✓
	B4.05	2A	✓	✓	12.5	14.0	✓	✓	✓	✓
	B4.06	2A	✓	✓	12.5	14.0	✓	✓	✓	✓
	B4.07	2A	✓	✓	12.5	14.0	✓	✓	✓	✓
	B4.08	2E	✗	✓	9.3	14.0	✓	✓	✓	✓
	B4.09	2E	✗	✓	10.4	18.0	✗	✓	✓	✓
LEVEL 6										
BUILDING A	A5.01	1E	✗	✓	6.0	10.0	✓	✓	✓	✓
	A5.02	2C	✗	✓	13.4	14.0	✗	✓	✓	✓
	A5.03	1A	✗	✓	12.0	18.0	✗	✓	✓	✓
	A5.04	2A	✓	✓	12.5	14.0	✓	✓	✓	✓
	A5.05	2A.2	✓	✓	12.5	14.0	✓	✓	✓	✓
	A5.06	2A.2	✓	✓	12.5	14.0	✓	✓	✓	✓
Subtotal		328	73	128	128	328	328	328	328	80
% of total			66.5%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	46.0%

NOTE:
 'Red tick' = Gold shaped tissues with larger useable area than minimum standard

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Basement 1
1:200

Basement 1
1:200



Rev.	Date	By	Chd	Description
1	12/15/2000	ADP	001	100000

[Docker Architecture](#) [Dockerfile](#) [Docker Hub](#)
[Docker Images](#) [Docker Network](#)
[Docker Plugins](#) [Docker Registry](#)
[Docker Security](#) [Docker Storage](#)
[Docker Troubleshooting](#) [Docker Volumes](#)
[Docker Windows](#) [Docker XCP-ng](#)
[Docker ZFS](#) [Docker Zowe](#)

DKO

Project Name
Project Address

Client

Richard Green
and George E.
Meyers, Special
Issue

Project Number	12299
Drawing Name	Classroom - Classroom A / Lower Gr.
Scale	1/8" = 1'-0"
Date	02/12/2009
Drawing Number	TP419
Revision	A

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Jackson Green Building 4 - Clause 58 Roomcount Table									
LEVELS	Appt. No.	Typ	B13 (meters)	B13 (meters)	B13 (meters)	B13 (meters)	B13 (meters)	B13 (meters)	B13 (meters)
BASEMENT 1									
BUILDING A	A001	1A	✓	✓	✓	✓	✓	✓	✓
	A002	1A	✓	✓	✓	✓	✓	✓	✓
	A003	2A.3	✓	✓	✓	✓	✓	✓	✓
BUILDING B	B010	2A.3	✓	✓	✓	✓	✓	✓	✓
	B011	2A.3	✓	✓	✓	✓	✓	✓	✓
	B012	1A	✓	✓	✓	✓	✓	✓	✓
	B013	1A	✓	✓	✓	✓	✓	✓	✓
BUILDING C	C001	2A.3	✓	✓	✓	✓	✓	✓	✓
	C002	2A.3	✓	✓	✓	✓	✓	✓	✓
	C003	2A.3	✓	✓	✓	✓	✓	✓	✓
	C004	2A.3	✓	✓	✓	✓	✓	✓	✓
	C005	2A.3	✓	✓	✓	✓	✓	✓	✓
	C006	2A.3	✓	✓	✓	✓	✓	✓	✓
	C007	2A.3	✓	✓	✓	✓	✓	✓	✓
	C008	2A.3	✓	✓	✓	✓	✓	✓	✓
	C009	2A.3	✓	✓	✓	✓	✓	✓	✓
	C010	2A.3	✓	✓	✓	✓	✓	✓	✓
BUILDING D	D001	1A	✓	✓	✓	✓	✓	✓	✓
	D002	1A	✓	✓	✓	✓	✓	✓	✓
	D003	1A	✓	✓	✓	✓	✓	✓	✓
	D004	1A	✓	✓	✓	✓	✓	✓	✓
	D005	1A	✓	✓	✓	✓	✓	✓	✓
	D006	1A	✓	✓	✓	✓	✓	✓	✓
	D007	1A	✓	✓	✓	✓	✓	✓	✓
	D008	1A	✓	✓	✓	✓	✓	✓	✓
	D009	1A	✓	✓	✓	✓	✓	✓	✓
	D010	1A	✓	✓	✓	✓	✓	✓	✓
	D011	1A	✓	✓	✓	✓	✓	✓	✓
	D012	1A	✓	✓	✓	✓	✓	✓	✓
	D013	1A	✓	✓	✓	✓	✓	✓	✓
	D014	1A	✓	✓	✓	✓	✓	✓	✓
BUILDING E	E001	2A	✓	✓	✓	✓	✓	✓	✓
	E002	2A	✓	✓	✓	✓	✓	✓	✓
	E003	2A	✓	✓	✓	✓	✓	✓	✓

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Jackson Green Building 4 - Clause 58 Assessment Table									
LEVELS	APPROXIMATE		B13 (Carports)	B15 (Covers/Overhangs)	B16 (Garages)		B14 (Bicycle Storage)	B12 (Ramp)	B11 (Storage)
	Ap. No.	Type			Area	Area			
LEVEL 0									
BUILDING A	A101	2C.2	✓	✓	000	100.0	✓	✓	✓
	A102	2C.2	✓	✓	000	100.0	✓	✓	✓
	A103	2A.4	✓	✓	000	100.0	✓	✓	✓
	A104	2B.2	✓	✓	000	100.0	✓	✓	✓
	A105	1A	✓	✓	000	100.0	✓	✓	✓
	A106	1B	✓	✓	000	100.0	✓	✓	✓
	A107	1A	✓	✓	000	100.0	✓	✓	✓
BUILDING B	B101	1A	✓	✓	000	100.0	✓	✓	✓
	B102	1A	✓	✓	000	100.0	✓	✓	✓
	B103	1A	✓	✓	000	100.0	✓	✓	✓
	B104	1C	✓	✓	000	100.0	✓	✓	✓
	B105	1A	✓	✓	000	100.0	✓	✓	✓
	B106	2A	✓	✓	000	100.0	✓	✓	✓
	B107	1A	✓	✓	000	100.0	✓	✓	✓
BUILDING C	C101	1A	✓	✓	000	100.0	✓	✓	✓
	C102	1A	✓	✓	000	100.0	✓	✓	✓
	C103	1A	✓	✓	000	100.0	✓	✓	✓
	C104	1A	✓	✓	000	100.0	✓	✓	✓
	C105	1A	✓	✓	000	100.0	✓	✓	✓
	C106	1A	✓	✓	000	100.0	✓	✓	✓
	C107	1A	✓	✓	000	100.0	✓	✓	✓

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Level 2
1:200



Rev. Date By Cld Description
1 12/10/2019 GSP GSP 0001

DKO Architecture Pty Ltd
10/100 Main Road
Clayton South, VIC 3169
Phone: 03 9594 1000
Email: info@dko.com.au
www.dko.com.au

DKO

Project Name
Project Address
Client

Jackson Green Building 4
10/100 Main Road,
Clayton South, VIC
3169

Project Number
Drawing Name
Scale
Date

12729
Clayton Green 4
1:200
12/12/2019

Drawing Number
Revision
TP422
A

Jackson Green Building 4 - Clause 58 Roomcount Table									
LEVELS	APPROXIMATE		B13 (Residential)	B14 (Commercial/Office)	B15 (Community)		B16 (Residential)	B17 (Residential)	B18 (Residential)
	Ap. No.	Type			Area (m ²)	Use			
LEVEL 0	A100	20.2	✓	✓	100	20.2	✓	✓	✓
	A101	20.2	✓	✓	100	20.2	✓	✓	✓
	A102	20.4	✓	✓	100	20.4	✓	✓	✓
	A103	20.2	✓	✓	100	20.2	✓	✓	✓
	A104	20.2	✓	✓	100	20.2	✓	✓	✓
	A105	20.2	✓	✓	100	20.2	✓	✓	✓
	A106	20.2	✓	✓	100	20.2	✓	✓	✓
	A107	20.2	✓	✓	100	20.2	✓	✓	✓
BUILDING B	B101	18	✓	✓	100	18	✓	✓	✓
	B102	18	✓	✓	100	18	✓	✓	✓
	B103	18	✓	✓	100	18	✓	✓	✓
	B104	18	✓	✓	100	18	✓	✓	✓
	B105	18	✓	✓	100	18	✓	✓	✓
	B106	18	✓	✓	100	18	✓	✓	✓
	B107	18	✓	✓	100	18	✓	✓	✓
	B108	18	✓	✓	100	18	✓	✓	✓
BUILDING C	C101	20	✓	✓	100	20	✓	✓	✓
	C102	20	✓	✓	100	20	✓	✓	✓
	C103	20	✓	✓	100	20	✓	✓	✓
	C104	20	✓	✓	100	20	✓	✓	✓

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Jackson Green Building 4 - Class 01 Accommodation Table									
LEVELS	APPROXIMATE		B13 (m ²)	B14 (m ²)	B15 (m ²)	B16 (m ²)	B17 (m ²)	B18 (m ²)	B19 (m ²)
	Ap. No.	Type							
LEVEL 3			Internal	End					
	A301	2C.2	"	"	104	542	"	"	"
	A302	3D	"	"	123	582	"	"	"
	A303	1E	"	"	104	542	"	"	"
	A304	1A	"	"	85	312	"	"	"
	A305	1A	"	"	111	516	"	"	"
LEVEL 4	A306	2A.2	"	"	113	512	"	"	"
	A307	2A.2	"	"	113	512	"	"	"
					113	512			
					113	512			
					113	512			
					113	512			
BUILDING 5	B101	1B	"	"	82	312	"	"	"
	B102	1B	"	"	107	424	"	"	"
	B103	1C	"	"	81	312	"	"	"
	B104	1C	"	"	140	424	"	"	"
	B105	1A	"	"	113	512	"	"	"
	B106	1A	"	"	111	512	"	"	"
	B107	1A	"	"	111	512	"	"	"
	B108	1A	"	"	110	512	"	"	"
	B109	1A	"	"	113	512	"	"	"
	B110	1A	"	"	113	512	"	"	"
	B111	1B	"	"	81	312	"	"	"
	B112	1B	"	"	87	312	"	"	"

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Level 4
1:200



Rev. Date By Cld Description
A 12/03/2020 GSP GSP 001

DKO Architecture Pty Ltd
10/104 Main Street
Clayton South, VIC 3169
www.dko.com.au
JANIS 0441012610
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DKO

Project Name
Project Address
Client

Jackson Green 0549 4
10/104 Main Street
Clayton South, VIC 3169
colorworks

Project Number
Drawing Name
Scale
Date
Drawing Number
Revision

07299
Clayton (05-06-04)
1:200 (A)
12/03/2020
TP424
A

Jackson Green Building 4 - Clause 58 Assessment Table									
LEVELS	APPROPRIATE		B13 (Residential)	B14 (Residential)	B15 (Residential)	B16 (Residential)	B17 (Residential)	B18 (Residential)	B19 (Residential)
	Appl. No.	Type							
LEVEL A									
	AA01	2C.2	✓	✓	00	10.0	✓	✓	✓
	AA02	2C	✓	✓	100	10.0	✓	✓	✓
	AA03	1B	✓	✓	00	10.0	✓	✓	✓
	AA04	1A	✓	✓	00	10.0	✓	✓	✓
	AA05	1A	✓	✓	100	10.0	✓	✓	✓
	AA06	2A.2	✓	✓	100	10.0	✓	✓	✓
BUILDING B									
	BA01	1A	✓	✓	00	10.0	✓	✓	✓
	BA02	1A	✓	✓	00	10.0	✓	✓	✓
	BA03	1C	✓	✓	00	10.0	✓	✓	✓
	BA04	1C	✓	✓	00	10.0	✓	✓	✓
	BA05	1A	✓	✓	100	10.0	✓	✓	✓
	BA06	1A	✓	✓	100	10.0	✓	✓	✓

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Jackson Green Building 4 - Clause 58 Assessment Table										
LEVELS	Assessment		B13		B14		B15		B16	
	Appl. No.	Type	(m2)	(Percentage)	(m2)	(Percentage)	(m2)	(Percentage)	(m2)	(Percentage)
LEVEL 5 BUILDING A	AS01	11	✓	60	10.0	✓	✓	✓	✓	✓
	AS02	20	✓	77.8	10.0	✓	✓	✓	✓	✓
	AS03	14	✓	10.0	10.0	✓	✓	✓	✓	✓
	AS04	24	✓	10.0	10.0	✓	✓	✓	✓	✓
	AS05	24.2	✓	10.0	10.0	✓	✓	✓	✓	✓
	AS06	24.2	✓	10.0	10.0	✓	✓	✓	✓	✓
	TOTAL			100	✓	177.8	10.0	✓	✓	✓
TOTAL			100	✓	177.8	10.0	✓	✓	✓	✓

NOTE: Building 4 - all shopfronts with larger scale signage are to be retained



BASEMENT / HAUGHTON ROAD INTERFACE

LEGEND

- raised planter with mass planted tree species (fully irrigated)
- advanced tree
- pre-cast / sun-stone highlight pavers
- gravel
- timber seating bench
- feature lighting
- building lines (shown)

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design intent notes:

- . create a sense of address to building entries.
- . create synergies between the landscape and architectural forms.
- . provide lush planting wherever possible to provide buffer with adjacent apartments and MD housing, soften and ground building within greater streetscape.
- . provide multiple nodes within the central courtyard space for residents to use and make most of sunlit areas within the courtyard.
- . provide a lush, green outlook for internal facing courtyards.
- . utilize warm yet robust materials with a residential scale to create an inviting environment for residents.
- . provide generous planting buffers between public / private spaces.
- . provide canopy trees wherever soil conditions allow.



location plan



design intent images

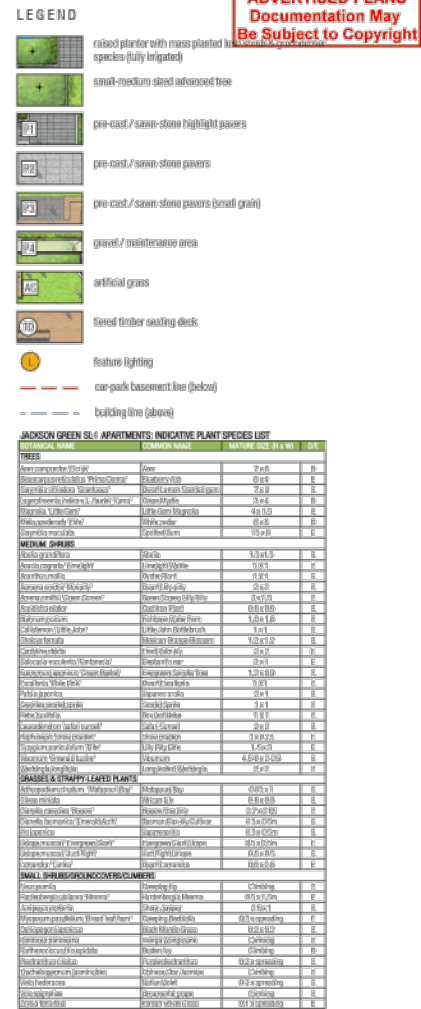
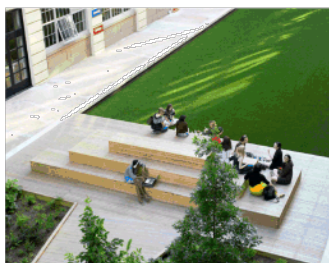
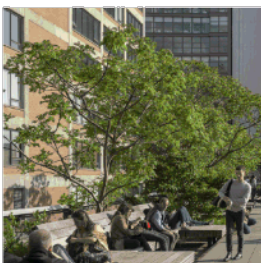
JACKSON GREEN SL4 APARTMENTS
LANDSCAPE CONCEPT PLAN - BASEMENT

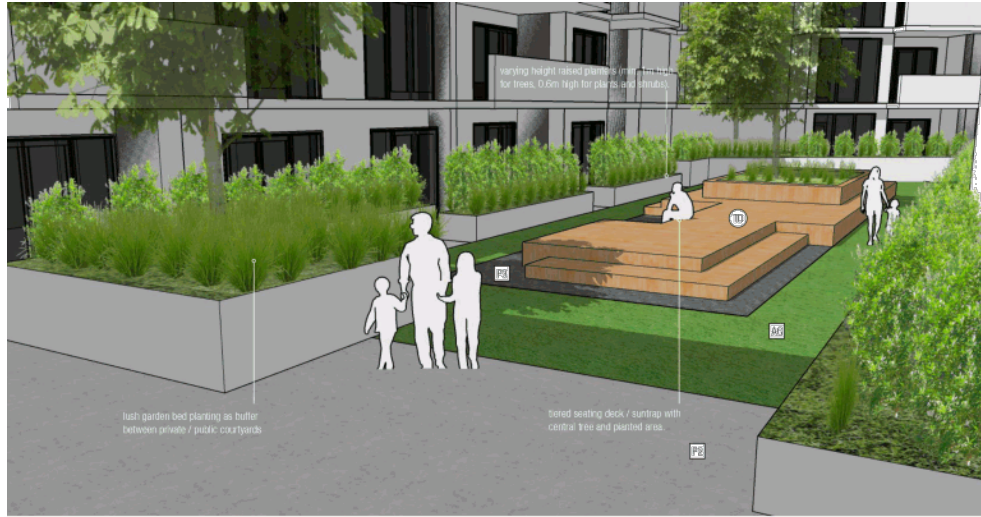
scale 1:200 at A1, 1:400 at A3, SEPTEMBER, 2019, drawing number 1805F LSK.01
Rev A issue to client 26/09/2019
Rev B issue to client 01/11/2019
Rev C issue to client 15/11/2019
Rev D issue to client 19/03/2020
J14-400 Centre Road Clayton South/Jackson Green SL4 Apartments/SL4, Design/Drawing/Undesign





GROUND LEVEL / LOMANDRA DRIVE INTERFACE





Indicative 3d Images



JACKSON GREEN SL4 APARTMENTS
LANDSCAPE CONCEPT PLAN - GROUND LEVEL COURTYARD

scale 1:200 at A1, 1:400 at A3, SEPTEMBER, 2019, drawing number 1 OF 15K.01
Plan A issue to client 28/09/2019

J11400 Centre Road Clayton South/Jackson Green SL4 Apartments, Design/Drawing/InDesign



5. Confidential Items

5 Confidential Items

The following items were designated by the Chief Executive Officer, pursuant to section 77(2)(c) of the *Local Government Act 1989*, as confidential information under section 3(1) of the *Local Government Act 2020* and therefore suitable for consideration in closed session. In accordance with the *Local Government Act 2020*, Council may resolve to consider these items in open or closed session.

5.1 KP-2018/507 - 1A & 5 Foster Street Aspendale - VCAT Compulsory Conference and Merits Hearing position sought

Agenda item 5.1 *KP-2018/507 - 1A & 5 Foster Street Aspendale - VCAT Compulsory Conference and Merits Hearing position sought* is designated confidential because it is:

- Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released (section 3(1)(a)), and
- The explanation as to why the specified ground/s applies is to establish a position for the VCAT hearing on the matter..

RECOMMENDATION

That in accordance with section 66(1) and 66(2)(a) of the *Local Government Act 2020*, the meeting be closed to members of the public for the consideration of the following confidential items:

5.1 KP-2018/507 - 1A & 5 Foster Street Aspendale - VCAT Compulsory Conference and Merits Hearing position sought

This agenda item is confidential information for the purposes of section 3(1) of the Local Government Act 2020 because it is:

- *Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released (section 3(1)(a)), and*
- *The explanation as to why the specified ground/s applies is to establish a position for the VCAT hearing on the matter..*