

# Agenda

## Planning Committee Meeting

**Wednesday, 17th October 2018**

Commencing at 7.00pm

Council Chamber  
1230 Nepean Highway, Cheltenham

[kingston.vic.gov.au](http://kingston.vic.gov.au)

John Nevins  
Chief Executive Officer  
Kingston City Council

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City of  
**KINGSTON**

**City of Kingston  
Planning Committee Meeting**

**Agenda**

**17 October 2018**

**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 October 2018.

**1. Apologies**

**2. Confirmation of Minutes of Previous Meetings**

Minutes of Planning Committee Meeting 19 September 2018

**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-2018/205 - 248 - 254 Osborne Avenue Clayton South .....	23
4.3	KP18/18 - 48 Station Road Cheltenham.....	71
4.4	KP16/222 - 5 Chesterville Road, Cheltenham .....	147
4.5	32-64 Linton Street Moorabbin - Combined Amendment C166 and Planning Permit KP18/121 .....	205
4.6	Amendment C149 - Anomalies.....	225

**5. Confidential Items**

Nil

# Explanation of Meeting Procedure



## Meeting Procedure is Regulated by Local Law

The procedures for this Planning Committee Meeting are regulated by Council's Meeting Procedures Local Law.

## Chairperson

The Mayor as Chairperson is the ultimate authority for the conduct of the meeting.

## Agenda

The business to be dealt with at the meeting is set out in the agenda. No other business can be dealt with.

## Motions

A motion must be moved and seconded to be valid. The mover of the motion will then be permitted to speak to it. Other Councillors will then be permitted to speak either for or against the motion. The mover will be permitted a right-of-reply, which will conclude the debate.

## Voting

The motion will then be voted on by show of hands. If the motion is carried, it becomes a resolution (decision) of the Committee. Any Councillor may call for a Division, in order that the vote of each Councillor is formally recorded.

## Amendments

A Councillor may move an amendment to a motion. Any amendment moved shall be dealt with in the same way as a motion, except that there is no right of reply for the mover of the amendment and the mover of the motion if the amendment is carried. If carried, the amendment becomes the motion and the previous motion is abandoned.

## Speaking at the Meeting

No visitor to a Planning Committee meeting may speak to the meeting, except for:

- The applicant (or his/her representative) and one objector in relation to an application for a planning permit;
- Special circumstances in which leave to speak is granted by the Chairperson.

Unless special circumstances apply, the Chairperson will limit the presentation of a speaker to three minutes duration.

## Confidential Business

The meeting may be closed at any time to deal with confidential items in camera. In these instances members of the public will be asked to leave the Council Chamber, and the meeting re-opened once the confidential business is completed.

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## **4. Planning and Development Reports**



# Planning Committee Meeting

17 October 2018

Agenda Item No: 4.1

## TOWN PLANNING APPLICATION DECISIONS - SEPTEMBER 2018

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

### Town Planning Application Decisions – September 2018

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

Author: Ian Nice – Manager, City Development

Attached for information is the report of Town Planning Decisions for the month of September, 2018.

A summary of the decisions is as follows:

Type of Decision	Number of Decisions Made	Percentage (%)
Planning Permits	112	83
Notice of Decision	18	13
Refusal to Grant a Permit	1	1
Other - Withdrawn (3) - Prohibited (0) - Permit not required (0) - Lapsed (1) - Failure to Determine (0)	4	3
<b>Total</b>	<b>135</b>	<b>100</b>

(NB: Percentage figures have been rounded)

### OFFICER RECOMMENDATION

That the report be noted.

### Appendices

Appendix 1 - Town Planning Application Decisions September 2018 (Ref 18/563574) [↓](#)

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 - SEPTEMBER 2018

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Planning Decisions September 2018							
APPL. No.	PROPERTY ADDRESS	SUBURB	APPL. DATE	DATE DECIDED	PROPOSAL DESCRIPTION	DECISION	VCAT DECISION
KP-2017/199	415-416 Station Street	BONBEACH	16/03/2017	3/09/2018	Develop the land for the construction of four (4) double-storey dwellings	Notice of Decision	No
KP-2010/751/A	107 Bunney Road	CLARINDA	13/07/2018	3/09/2018	DWELLING EXTENSION ON LAND SUBJECT TO A SPECIAL BUILDING OVERLAY	Permit Issued	No
KP-2017/804	95 Nepean Highway	MENTONE	17/10/2017	4/09/2018	Develop the land for the construction of three (3) double storey Dwellings and to create and alter access to land adjacent to a Road Zone Category 1	Notice of Decision	No
KP-2015/822/A	25 The Corso	PARKDALE	19/12/2017	4/09/2018	The development of the land for the construction of three (3) dwellings	Permit Issued	No
KP-2018/540	4 Stanton Street	HIGHETT	9/07/2018	4/09/2018	Subdivide the land into Two (2) Lots	Permit Issued	No
KP-2017/1000	836-854 Springvale Road	BRAESIDE	22/12/2017	5/09/2018	Use and development of the land for a plant nursery	Withdrawn	No
KP-2018/279	32 Bevan Avenue	CLAYTON SOUTH	17/04/2018	5/09/2018	Develop the land for the construction of six (6) dwellings and waiver of one (1) visitor parking space	Permit Issued	No
KP-2018/362	10 Ideal Avenue	ASPENDALE	15/05/2018	5/09/2018	Develop the land for the construction of one (1) dwelling within a Design and Development Overlay	Permit Issued	No
KP-2018/537	52 Patterson Street	BONBEACH	9/07/2018	5/09/2018	Removal of an Easement	Refused	No

Planning Decisions September 2018							
APPL. No.	PROPERTY ADDRESS	SUBURB	APPL. DATE	DATE DECIDED	PROPOSAL DESCRIPTION	DECISION	VCAT DECISION
KP-2018/15	39 Ivan Avenue	EDITHVALE	4/01/2018	5/09/2018	Develop the land for the construction of four (4) double storey dwellings	Permit Issued	No
KP-2018/553	7 Anchor Street	ASPENDALE	11/07/2018	5/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2017/612	40 Healey Street	MOORABBIN	7/08/2017	5/09/2018	Partial demolition and removal of existing buildings, to develop the land for the construction of a place of worship and retirement village in a Special Building Overlay, to use the land for a place of worship, to remove an easement, a reduction of the car parking requirements and to alter access to	Permit Issued	No
KP-2008/871/B	7-13 Johnson Avenue	CARRUM	27/09/2017	5/09/2018	The construction of buildings and works for use as a sailing club, and the use of a function room and restaurant, including a reduction in car parking.	Permit Issued	No
KP-2007/694/A	277-278 Station Street	CHELSEA	18/05/2017	5/09/2018	The development of this site for the construction of five (5) dwellings	Permit Issued	No
KP-2017/920	69 Mulkarra Drive	CHELSEA	22/11/2017	5/09/2018	Develop the land for the construction of two (2) double storey dwellings	Permit Issued	No
KP-2018/47	15 Rosebud Avenue	MOORABBIN	18/01/2018	5/09/2018	Develop the land for the construction of two (2) dwellings in the Special Building Overlay	Permit Issued	No
KP-2017/910	4 Plummer Court	MENTONE	27/11/2017	6/09/2018	Develop the land for the construction of three (3) double storey dwellings on a lot	Permit Issued	No

Planning Decisions September 2018							
APPL. No.	PROPERTY ADDRESS	SUBURB	APPL. DATE	DATE DECIDED	PROPOSAL DESCRIPTION	DECISION	VCAT DECISION
KP-2018/464	3 Alden Court	CHELTENHAM	13/06/2018	6/09/2018	Develop the land for the construction of two (2) side-by-side double storey dwellings	Notice of Decision	No
KP-2018/644	48 Nepean Highway	ASPENDALE	9/08/2018	6/09/2018	Subdivide the Land into Four (4) Lots	Permit Issued	No
KP-2018/278	20 Barilla Road	MOORABBIN	16/04/2018	6/09/2018	Develop the land for the construction of Two (2) double storey dwellings	Notice of Decision	No
KP-2016/822/A	1030 Nepean Highway	MOORABBIN	13/03/2018	6/09/2018	KP-2016/822 by altering ground and first floor footprint of both dwellings and materials schedule	Notice of Decision	No
KP-2014/155/C	439 Main Street	MORDIALLOC	31/07/2018	7/09/2018	Develop the Land for the Construction of Three (3) Dwellings	Permit Issued	No
KP-2018/318	8 Tarnard Drive	BRAESIDE	1/05/2018	7/09/2018	Use the site for motor vehicle sales	Permit Issued	No
KA-2/2017	62 Church Road	CARRUM	5/06/2017	7/09/2018	To end a Section 173 Agreement R631405D	Permit Issued	No
KP-2018/329	249 Wickham Road	MOORABBIN	3/05/2018	7/09/2018	Use of the land for Trade Supplies and display of business identification signage	Permit Issued	No
KP-2008/227/A	81 Latrobe Street	CHELTENHAM	12/01/2018	7/09/2018	2 DWELLINGS - SBO	Permit Issued	No
KP-2018/351	72 Keith Street	PARKDALE	11/05/2018	7/09/2018	Develop the land for the construction of two (2) side-by-side double storey dwellings	Notice of Decision	No
KP-2018/580	1 Percy Street	MORDIALLOC	18/07/2018	7/09/2018	Develop the land for the construction of alterations and additions to existing dwelling	Permit Issued	No
KP-2017/276	10 Winsome Street	MENTONE	18/04/2017	7/09/2018	Develop the land for the construction of Three (3) Double Storey Dwellings	Notice of Decision	No

Planning Decisions September 2018							
APPL. No.	PROPERTY ADDRESS	SUBURB	APPL. DATE	DATE DECIDED	PROPOSAL DESCRIPTION	DECISION	VCAT DECISION
KP-2018/125	7 Rimmer Street	MENTONE	22/02/2018	11/09/2018	Develop the land for the construction of three (3) dwellings	Permit Issued	No
KP-2017/137	3 Roseberry Avenue	CHELSEA	24/02/2017	11/09/2018	Develop the land for the construction of one (1) dwelling to the rear of the existing	Notice of Decision	No
KP-1995/205/A	7 Sinclair Lane	EDITHVALE	13/03/2018	11/09/2018	To use and develop this site for a two storey dual occupancy, in accordance with plans to be endorsed pursuant to Condition 1 hereof	Permit Issued	No
KP-2017/872	73 Broadway	BONBEACH	6/11/2017	11/09/2018	Develop the land for the construction of two (2) double storey dwellings	Permit Issued	No
KP-2017/887	26 Parsons Street	MORDIALLOC	16/11/2017	11/09/2018	Develop the land for the construction of Two (2) Double Storey Dwellings	Permit Issued	No
KP-2018/327	5 Bardoel Court	CHELSEA	1/05/2018	11/09/2018	Construction of a first floor extension to the existing dwelling	Permit Issued	No
KP-2017/1010	2 Berringa Street	PARKDALE	18/12/2017	11/09/2018	Develop the land for the construction of two (2) double storey dwellings	Permit Issued	No
KP-2018/184	245 Nepean Highway	EDITHVALE	13/03/2018	11/09/2018	Develop the land for the construction of alterations & additions to existing building to be used for residential purposes (dwelling)	Permit Issued	No
KP-2018/263	3 Third Avenue	CHELSEA HEIGHTS	11/04/2018	11/09/2018	Develop the land for the construction of two (2) double storey dwellings	Permit Issued	No
KP-1996/353/A	2 28 Cannes Avenue	BONBEACH	22/02/2018	11/09/2018	Internal ground floor alterations and construction of a first floor at unit 2	Permit Issued	No

Planning Decisions September 2018							
APPL. No.	PROPERTY ADDRESS	SUBURB	APPL. DATE	DATE DECIDED	PROPOSAL DESCRIPTION	DECISION	VCAT DECISION
KP-2018/176	26 Donald Grove	CHELSEA	9/03/2018	11/09/2018	Develop the land for the construction of two (2) double storey dwellings	Permit Issued	No
KP-2018/605	24 Tarnard Drive	BRAESIDE	26/07/2018	12/09/2018	Construction of a two (2) warehouse development on land within the Land Subject to Inundation Overlay	Permit Issued	No
KP-2018/643	Shop 9E 1239-1241 Nepean Highway	CHELTENHAM	7/08/2018	12/09/2018	Develop the land for the construction of one (1) non illuminated pick up Signage associated with existing Woolworths supermarket	Permit Issued	No
KP-2018/280	Factory 16 238 Governor Road	BRAESIDE	18/04/2018	12/09/2018	Use of land for a veterinary centre and an associated reduction in the car parking requirements pursuant to Clause 52.06 of the Kingston Planning Scheme	Permit Issued	No
KP-2013/774/A	478 Station Street	BONBEACH	26/06/2018	12/09/2018	Develop the land for the construction of three (3) dwellings	Permit Issued	No
KP-2015/954/C	12 Birdwood Street	PARKDALE	27/06/2018	12/09/2018	Develop the land for the construction of two (2) double storey dwellings side by side	Permit Issued	No
KP-2018/646	Shop 10E 1239-1241 Nepean Highway	CHELTENHAM	9/08/2018	12/09/2018	Develop the land for the construction of one (1) non illuminated pick up signage associated with existing Woolworths supermarket	Permit Issued	No
KP-2018/471	228 Wells Road	CHELSEA HEIGHTS	18/06/2018	12/09/2018	Use and develop the land for the purpose of a medical centre (osteopath), display of business identification signage and reduction of car parking requirements	Permit Issued	No

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APPL. No.	PROPERTY ADDRESS	SUBURB	APPL. DATE	DATE DECIDED	PROPOSAL DESCRIPTION	DECISION	VCAT DECISION
KP-2018/705	5 Norma Avenue	CHELTENHAM	5/09/2018	12/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2018/706	17 Robert Street	PARKDALE	5/09/2018	12/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2018/711	17 Langrigg Avenue	EDITHVALE	31/08/2018	13/09/2018	To construct a front fence on land within the Special Building Overlay	Permit Issued	No
KP-2018/301	26 Elora Road	OAKLEIGH SOUTH	24/04/2018	13/09/2018	Develop the land for the construction of a double storey dwelling to the rear of an existing dwelling	Notice of Decision	No
KP-2017/793	1 Reuben Street	CHELTENHAM	12/10/2017	13/09/2018	Develop the land for the construction of Three (3) Double Storey Dwellings	Permit Issued	No
KP-2017/530	101-103 White Street	MORDIALLOC	11/07/2017	13/09/2018	Develop the land for the construction of thirteen (13) dwellings within an SBO and access to a road within the RDZ1	Permit Issued	No
KP-2018/101	76 Hughes Avenue	CHELSEA	9/02/2018	13/09/2018	Develop the land for the construction of two (2) dwellings	Permit Issued	No
KP-2017/950	4 Maltarra Street	CLAYTON SOUTH	7/12/2017	13/09/2018	Develop the land for the construction of three (3) dwellings on land subject to the Special Building Overlay	Permit Issued	No
KP-2017/281/A	SUITE 2 450 Nepean Highway	CHELSEA	14/06/2018	13/09/2018	Use of the land for Indoor Recreation facility (group fitness) and Medical Centre (Myotherapy)	Permit Issued	No
KP-2018/170	Governor Road	BRAESIDE	8/03/2018	13/09/2018	Removal of native vegetation	Permit Issued	No
KP-2018/662	320-328 Wells Road	ASPENDALE GARDENS	16/08/2018	13/09/2018	New electronic and promotion sign to replace existing sign at 7-Eleven Service station	Permit Issued	No



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APPL. No.	PROPERTY ADDRESS	SUBURB	APPL. DATE	DATE DECIDED	PROPOSAL DESCRIPTION	DECISION	VCAT DECISION
KP-2018/663	1152-1154 Centre Road	CLARINDA	16/08/2018	13/09/2018	New electronic and promotion sign to replace existing sign at 7-Eleven Service station	Permit Issued	No
KP-2018/661	277-283 Centre Dandenong Road	DINGLEY VILLAGE	16/08/2018	13/09/2018	New electronic and promotion sign to replace existing sign at 7-Eleven Service station	Permit Issued	No
KP-2016/188/A	144-146 Keys Road	CHELTENHAM	14/08/2018	14/09/2018	Use the site as a Food and Drink premises, associated General Liquor Licence and Reduction of Carparking	Permit Issued	No
KP-2018/684	79 Berry Avenue	EDITHVALE	29/08/2018	14/09/2018	Subdivide the Land into Three (3) Lots	Permit Issued	No
KP-2018/483	1 657 Nepean Highway	CARRUM	20/06/2018	14/09/2018	Subdivide the land into two (2) lots on land adjacent to a road in a Road Zone Category 1	Permit Issued	No
KP-2018/417	94 Station Street	ASPENDALE	30/05/2018	14/09/2018	Subdivide the land into three (3) lots	Permit Issued	No
KP-2018/141	3 Ivy Street	PARKDALE	1/03/2018	14/09/2018	Develop the land for the construction of two (2) double storey attached dwellings	Notice of Decision	No
KP-2018/213	11 Broome Avenue	MENTONE	20/03/2018	17/09/2018	The development of two (2) dwellings	Notice of Decision	No
KP-2018/655	217-221 Governor Road	BRAESIDE	14/08/2018	17/09/2018	Develop the land for the construction of an extension to the existing factory and reduce the number of car parking spaces required by three (3)	Permit Issued	No
KP-2018/466	22 Eulinga Road	CLARINDA	15/06/2018	17/09/2018	Develop the land for the construction of four (4) double storey dwellings	Lapsed	No

Planning Decisions September 2018							
APPL. No.	PROPERTY ADDRESS	SUBURB	APPL. DATE	DATE DECIDED	PROPOSAL DESCRIPTION	DECISION	VCAT DECISION
KP-2018/750	11 Centreway	MORDIALLOC	14/09/2018	18/09/2018	Develop the land for the construction of a temporary postal agency	Permit Issued	No
KP-2017/939	124-126 Rowans Road	MOORABBIN	6/12/2017	18/09/2018	Buildings and works associated with existing place of worship	Permit Issued	No
KP-2017/507	9 Nepean Highway	ASPENDALE	30/06/2017	18/09/2018	Develop the land for the construction of three (3) dwellings	Permit Issued	No
KP-2018/733	4 604 Nepean Highway	BONBEACH	10/09/2018	18/09/2018	Develop the land for the construction of a Dwelling extension (existing balcony) in a Design and Development Overlay – Schedule 01 and 07	Permit Issued	No
KP-2018/311	4 Kiandra Close	ASPENDALE	27/04/2018	18/09/2018	Develop the land for the construction of two (2) dwellings	Permit Issued	No
KP-2017/825	7 Dickens Street	PARKDALE	26/10/2017	18/09/2018	Develop the land for the construction of three (3) double storey dwellings	Permit Issued	No
KP-2017/1018	1 Gwenda Avenue	MOORABBIN	27/12/2017	18/09/2018	Develop the land for the construction of two (2) dwellings	Permit Issued	No
KP-2017/218	15 Sixth Avenue	CHELSEA HEIGHTS	22/03/2017	18/09/2018	In accordance with the endorsed plans:  Use and development of a Childcare centre; Construction of up to 59 dwellings on a lot; The creation and alteration of access to a Road Zone - Category 1; To remove native vegetation.	Permit Issued	Yes

Planning Decisions September 2018							
APPL. No.	PROPERTY ADDRESS	SUBURB	APPL. DATE	DATE DECIDED	PROPOSAL DESCRIPTION	DECISION	VCAT DECISION
KP-2018/648	6 Laura Street	CLAYTON SOUTH	13/08/2018	19/09/2018	Develop the land for the construction of one (1) double storey dwelling to the rear of an existing dwelling	Permit Issued	No
KP-2017/596	260-280 Governor Road	BRAESIDE	3/08/2017	19/09/2018	Develop the land for the construction of buildings and works in a Land Subject to Inundation Overlay, reduction of the car parking requirement for warehouses and storage, create access to a Road Zone Category 1	Permit Issued	No
KP-2018/714	30 Keith Avenue	EDITHVALE	6/09/2018	19/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2018/724	44 Mount View Street	ASPENDALE	10/09/2018	19/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2018/454	1 32 Elliot Street	PARKDALE	6/06/2018	19/09/2018	Develop the land for the construction of a second storey, and buildings and works to the existing dwellings	Permit Issued	No
KP-2018/257/A	Launching Way	CARRUM	9/08/2018	20/09/2018	Develop the land for the construction of a public toilet in a land subject to inundation overlay	Permit Issued	No
KP-2018/617	4 Showers Avenue	CHELSEA	31/07/2018	20/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2017/296/A	52 Jells Road	CHELTENHAM	4/09/2018	20/09/2018	Develop the land for the construction of One (1) New Dwelling in a Design and Development Overlay	Permit Issued	No
KP-2017/933	43 Larnook Crescent	ASPENDALE	4/12/2017	20/09/2018	Develop the land for the construction of Two (2) Double Storey Dwellings	Permit Issued	No

Planning Decisions September 2018							
APPL. No.	PROPERTY ADDRESS	SUBURB	APPL. DATE	DATE DECIDED	PROPOSAL DESCRIPTION	DECISION	VCAT DECISION
KP-2018/434	115 Devon Street	CHELTENHAM	31/05/2018	20/09/2018	Develop the land for the construction of two (2) side-by-side double storey dwellings	Permit Issued	No
KP-2018/269	6 Elm Grove	PARKDALE	12/04/2018	21/09/2018	Develop the land for the construction of three (3) double storey dwellings	Notice of Decision	No
KP-2018/523	32-64 Linton Street	MOORABBIN	3/07/2018	21/09/2018	Buildings and works in a Special Building Overlay, in association with a minor sports and recreation facility and restricted place of assembly and to provide car parking to the satisfaction of the Responsible Authority	Notice of Decision	No
KP-2018/282	630-632 Warrigal Road	OAKLEIGH SOUTH	17/04/2018	21/09/2018	Use and develop the land for a Child care centre and alter access to a Road Zone Category 1	Notice of Decision	No
KP-2017/930	22-24 Pietro Road	HEATHERTON	28/11/2017	21/09/2018	extend a single dwelling	Permit Issued	No
KP-2018/420	16 Barilla Road	MOORABBIN	28/05/2018	21/09/2018	The development of a second dwelling, the subdivision of land into two (2) lots, and associated buildings and works	Notice of Decision	No
KP-2018/554	39 Swanston Street	MENTONE	10/07/2018	21/09/2018	Two (2) advertising signs - (Flinders Street sign and Swanston Street sign)	Withdrawn	No
KP-2018/211	7 Maude Street	CHELTENHAM	21/03/2018	21/09/2018	Develop the land for the construction of a four (4) storey building consisting of 34 apartments	Notice of Decision	No

Planning Decisions September 2018							
APPL. No.	PROPERTY ADDRESS	SUBURB	APPL. DATE	DATE DECIDED	PROPOSAL DESCRIPTION	DECISION	VCAT DECISION
KP-2018/441	101 Keys Road	MOORABBIN	1/06/2018	21/09/2018	Develop the land for buildings and works, use and development of a food and drink premises, display of signage, reduction in the car parking requirements for a warehouse, and alter access to a Road Zone Category 1	Permit Issued	No
KP-2016/936/A	70 Glenola Road	CHELSEA	22/08/2018	21/09/2018	Develop the land for the construction of two (2) Double Storey Dwellings	Permit Issued	No
KP-2018/625	35 Tiffany Avenue	CHELTENHAM	2/08/2018	21/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2018/611	205-207 Nepean Highway	MENTONE	26/07/2018	24/09/2018	The construction and display of business identification signage	Permit Issued	No
KP-2018/532	622-623 Nepean Highway	CARRUM	5/07/2018	24/09/2018	Buildings and Works to the existing car parking area, on land affected by the Heritage Overlay (Schedule 20)	Permit Issued	No
KP-2018/435	Unit 1 4 Allwen Court	CLARINDA	1/06/2018	24/09/2018	Develop the land for the construction of a first floor addition	Permit Issued	No
KP-2016/841/A	10-14 Cochranes Road	MOORABBIN	27/04/2018	24/09/2018	Use the land for motor vehicle sales	Permit Issued	No
KP-2017/759	Unit 1 17 Bayside Avenue	EDITHVALE	27/09/2017	24/09/2018	Develop the land for the construction of one (1) new double-storey dwelling to the front of two (2) existing single-storey dwellings	Permit Issued	Yes
KP-2018/598	15 Latrobe Street	CHELTENHAM	24/07/2018	24/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2018/631	9 Nardoo Court	CLARINDA	6/08/2018	24/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No

Planning Decisions September 2018							
APPL. No.	PROPERTY ADDRESS	SUBURB	APPL. DATE	DATE DECIDED	PROPOSAL DESCRIPTION	DECISION	VCAT DECISION
KP-2018/564	1228 Nepean Highway	CHELTENHAM	12/07/2018	24/09/2018	Use the land for the sale and consumption of liquor (Restaurant and Cafe licence)	Permit Issued	No
KP-2017/758	264-266 Station Street	EDITHVALE	2/10/2017	24/09/2018	Develop the land for the construction of three (3) dwellings	Permit Issued	No
KP-2018/685	32 Springs Road	CLARINDA	29/08/2018	24/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2018/665	38 Helm Street	ASPENDALE	21/08/2018	24/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2018/433	577 Nepean Highway	BONBEACH	1/06/2018	25/09/2018	The construction of a carport and balcony extension	Permit Issued	No
KP-2018/618	55 Governor Road	MORDIALLOC	30/07/2018	25/09/2018	Use the land for a personal training studio, installation of business identification signage and a reduction in car parking requirements	Permit Issued	No
KP-2018/681	96 Ella Grove	CHELSEA	29/08/2018	25/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2018/707	8 Glen Street	ASPENDALE	5/09/2018	25/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2018/6	14-16 Meriton Place	CLAYTON SOUTH	29/12/2017	25/09/2018	Develop the land for the construction of, and use as, a cold storage warehouse	Notice of Decision	No
KP-2018/475	8 Glenbrook Avenue	BONBEACH	14/06/2018	25/09/2018	Develop the land for the construction of three (3) dwellings.	Notice of Decision	No
KP-2017/569	26 Oakes Avenue	CLAYTON SOUTH	24/07/2017	25/09/2018	Develop the land for the construction of five (5) dwellings and associated reduction in car parking requirements	Permit Issued	No
KP-2018/28	1 Wakool Avenue	MENTONE	11/01/2018	25/09/2018	Develop the land for the construction of two (2) double storey dwellings	Permit Issued	No

Planning Decisions September 2018							
APPL. No.	PROPERTY ADDRESS	SUBURB	APPL. DATE	DATE DECIDED	PROPOSAL DESCRIPTION	DECISION	VCAT DECISION
KP-2018/242	2 Bega Court	ASPENDALE	6/04/2018	25/09/2018	Develop the land for the construction of two (2) double storey dwellings	Permit Issued	No
KP-2018/274	9 Byng Avenue	HEATHERTON	16/04/2018	25/09/2018	Develop the land for the construction of two (2) double storey side-by-side dwellings	Permit Issued	No
KP-2017/1008	46 Elliot Street	MORDIALLOC	20/12/2017	25/09/2018	Develop the land for the construction of three (3) double storey dwellings on land affected by a Special Building Overlay	Permit Issued	No
KP-2018/692	10 Dawn Street	HIGHETT	30/08/2018	26/09/2018	The subdivision of land into two (2) lots	Permit Issued	No
KP-2018/708	110 Lower Dandenong Road	PARKDALE	5/09/2018	26/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2018/731	10 Beswick Street	CLAYTON SOUTH	11/09/2018	26/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2018/654	Unit 21 536 Clayton Road	CLAYTON SOUTH	14/08/2018	26/09/2018	Use the land for the production of food (commercial kitchen)	Permit Issued	No
KP-2018/712	Warehouse 29 105 Cochranes Road	MOORABBIN	5/09/2018	26/09/2018	The installation and display of business identification signage	Permit Issued	No
KP-2018/758	65 Bulli Street	MOORABBIN	19/09/2018	26/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2018/745	20 Southern Road	MENTONE	13/09/2018	26/09/2018	Single car, open carport	Permit Issued	No
KP-2018/188	560 Nepean Highway	BONBEACH	16/03/2018	26/09/2018	Develop the land for the construction of two (2) dwellings on a Road Zone Category 1	Withdrawn	No
KP-2018/689	266 Osborne Avenue	CLAYTON SOUTH	30/08/2018	26/09/2018	Subdivide the Land into Five (5) Lots - Stage 11	Permit Issued	No

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Planning Decisions September 2018							
APPL. No.	PROPERTY ADDRESS	SUBURB	APPL. DATE	DATE DECIDED	PROPOSAL DESCRIPTION	DECISION	VCAT DECISION
KP-2018/764	23 Blackwood Avenue	MENTONE	20/09/2018	26/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2014/693/A	2 32 De Havilland Road	MORDIALLOC	20/07/2018	27/09/2018	The use of the land for a restricted recreation facility	Permit Issued	No
KP-2018/709	36 Bevan Avenue	CLAYTON SOUTH	5/09/2018	27/09/2018	Boundary re-alignment	Permit Issued	No
KP-2018/688	3 Ruvina Street	ASPENDALE	30/08/2018	27/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2018/484	21 Avon Street	MOORABBIN	20/06/2018	27/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No
KP-2018/660	398A Nepean Highway	CHELSEA	17/08/2018	27/09/2018	Subdivide the land into six (6) lots	Permit Issued	No
					Development of two or more dwellings on a lot in the General Residential Zone		
					Buildings and works in the Design and Development Overlay - Schedule 1		
KP-2017/1004	501 Nepean Highway	CHELSEA	22/12/2017	27/09/2018	Create or alter access to a road in a Road Zone Category One	Permit Issued	Yes
KP-2018/694	10 Bate Drive	BRAESIDE	30/08/2018	27/09/2018	Subdivide the Land into Two (2) Lots	Permit Issued	No



## Planning Committee Meeting

17 October 2018

Agenda Item No: 4.2

### **KP-2018/205 - 248 - 254 OSBORNE AVENUE CLAYTON SOUTH**

Contact Officer: Hugh Charlton, Statutory Planner

#### **Purpose of Report**

This report is for the Planning Committee to consider Planning Permit Application No. KP-2018/205 - 248 - 254 Osborne Avenue 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 the Planning Committee determine to support the proposal and issue a Notice of Decision to Grant a Permit to Use and develop the land for Industry (Concrete batching plant) in a Special Building Overlay and create/alter access to a Road Zone Category 1 at 248 - 254 Osborne Avenue Clayton South, subject to the conditions contained within this report.

**City of Kingston  
Planning Committee Meeting**

**Agenda**

**17 October 2018**

<b>PLANNING OFFICER REPORT</b>	
<b>APPLICANT</b>	<b>Metro Mix Concrete c/- KLM Spatial</b>
<b>ADDRESS OF LAND</b>	<b>248 - 254 Osborne Avenue Clayton South</b>
<b>PLAN OF SUBDIVISION REFERENCE</b>	<b>Lot S10 on PS439543M</b>
<b>PROPOSAL</b>	<b>Use and develop the land for Industry (Concrete batching plant) in a Special Building Overlay and create/alter access to a Road Zone Category 1</b>
<b>PLANNING OFFICER</b>	<b>Hugh Charlton</b>
<b>REFERENCE NO.</b>	<b>KP-2018/205</b>
<b>ZONE</b>	<b>Clause 33.01: Industrial 1 Zone</b>
<b>OVERLAYS</b>	<b>Clause 44.04: Special Building Overlay</b>
<b>OBJECTIONS</b>	<b>33</b>
<b>CONSIDERED PLAN REFERENCES/DATE RECEIVED</b>	<b>KLM Spatial, 8832-BD-TP01 and TP02, Rev B dated 5/6/18, received by Council on 20 June 2018</b>
<b>ABORIGINAL CULTURAL HERITAGE SENSITIVITY</b>	<b>Exempt</b>

**1.0 RELEVANT HISTORY**

1.1. Council records indicate the following relevant Planning Permit(s) have been issued:

- Planning Permit No. KP573/2003 issued for the subject site on 24 Dec 2003 to develop 54 small units described as industrial/factory/warehouse/offices, with reduced car parking requirements and removal of native vegetation. This permit was never acted on and has since expired.
- Planning Permit No. KP277/2002 issued 29 May 2005 for use and development of a concrete batching plant at 683 – 687 Clayton Road Clayton South, being the current location of Metromix (this Permit Applicant). This permit included an expiry condition of 15 years after issue (expires May 2020). An application to extend this expiry date was made by the permit applicant but refused by Council on 4 May 2017, generally as the land was rezoned to Green Wedge A and the proposal was inconsistent with Council's future vision for this land.

**2.0 SITE & SURROUNDS**

The subject site is predominately rectangular in shape, with a frontage to Osborne Avenue of approximately 52 metres and a maximum depth of 229 metres with a total site area of approximately 12,600m<sup>2</sup>. The site is currently vacant, and contains significant vegetation of a row of established trees adjacent to the street. A substation is located in the south-western corner of the site adjacent to the street.

Along the boundaries the site is predominantly walled in by 7.5 high concrete panels on from the neighbouring warehouse developments, with the exception of the eastern boundary at the rear and the southern boundary where comparable height walls are anticipated.

- 2.1. There are no crossovers or street trees adjacent to the site's frontage.
- 2.2. There are no restrictions or easements listed on the Certificate of Title.
- 2.3. The following map illustrates the subject site in its surrounding context.



- 2.4. The area surrounding the subject site is predominately industrial in nature and comprises a broad range of land uses including manufacturing, warehouses, automotive, office and food and drink premises. Broadly the surrounding area has been defined by a cluster of landfills, the closest being Fraser Road landfill (and off Osborne Avenue). Each landfill is generally in a stage of rehabilitation and sometimes used as a transfer station. Two concrete batching plants are in proximity to the site, Metromix Concrete on the corner of Victory Road and Clayton Road (proposed by this application to be relocated); and Boral Concrete at 600 Clayton Road located 50m to the south generally behind the subject site beyond two rows of factoryettes.
- 2.5. Land further west is used for residential purposes, located a minimum of 240 metres away. This area contains a mix of single and double storey dwelling on average sized allotments.
- 2.6. Details of the directly abutting sites are listed below:
- North: Land directly to the north of the subject site is occupied by the Osborne Avenue Road Reserve. Land diagonally opposite is currently under construction for 27 office/warehouses/retail.
  - South: Land directly to the south of the subject site is occupied by a large scale industrial estate comprising small factories/tenancies and associated car parking. Beyond these factoryettes is the concrete batching plant operated by Boral Concrete.
  - East: Land to the west of the site is occupied by a large scale industrial estate comprising small factories/tenancies and associated car parking.
  - West: Land to the west is occupied by a large scale industrial estate comprising small factories/tenancies and associated car parking. Land further west is occupied by the Clayton Road, road reserve which acts as natural delineation between the Industrial zone (east side) and Residential zone (west side).

### **3.0 PROPOSAL**

3.1. It is proposed to Use and develop the land for Industry (Concrete batching plant) in a Special Building Overlay and create/alter access to a Road Zone Category 1.

3.2. Details of the proposal include:

- Ancillary two storey building setback 24m from the street, comprising:
  - Showroom/reception/storage 300m<sup>2</sup>
  - Office/Amenities 300m<sup>2</sup>
- Staff and visitor car parking in the front setback comprising 15 at grade spaces
- Concrete batching plant to the rear comprising:
  - Ground Storage Bins
  - Three Silos & Plant Structure & loading area
  - Dispatch office
  - Informal Truck Parking
  - Overflow Material Storage Areas
- Access to the site is to be via two proposed industrial grade cross overs to the existing Osborne Avenue Road reserve.
- A 5 metre wide landscaping strip along its Osborne Avenue frontage including retention of 6 of the established trees and removal of 3 established trees.
- The proposed hours of operation would be:
  - 6am to 6pm (Monday — Sunday).
- Staffing details are proposed
  - 8 Full time staff
  - 9 Drivers (concrete mixers)
  - Staff does not include deliveries drivers
- Vehicles include
  - 8.8m concrete agitator trucks
  - 19m semi-trailers
  - Bob-cat fitted with a vacuum

3.3. The operation of the plant has been described by the Applicant as:

*The operational requirements of batching concrete at the site involve six phases as follows:*

- 1. Administrative Business & Sales Operations;*
- 2. Delivery and unloading of raw materials and aggregates;*
- 3. Mixing and movement of cement, raw materials and aggregate around the site;*
- 4. Loading of concrete trucks with concrete mixture;*
- 5. Inspection and quality assurance tests; and*
- 6. Concrete waste removal and mixing truck rinsing.*

*All sales, business and administrative tasks, including sourcing of business and customer relations will be undertaken from within the ancillary office component of the main building fronting Osborne Avenue*

*The delivery and unloading of raw materials and aggregates would be housed in the underground storage bays, overflow material bays, factory and silos/bunds as appropriate (see updated plan). Raw materials are anticipated to be delivered by semi-trailers, which would enter the site via Osborne Avenue. Once raw materials have been unloaded, delivery vehicles would be brushed down to reduce the spread of dust.*

*Following the receipt of a client order, raw materials and aggregates are then selected and moved around the site to the Plant building. Concrete mixture is then produced in the plant building through the mixing of cement, aggregate, sand and water. During day operations, concrete mixer trucks would enter and exit the site via Osborne Avenue. Upon arrival at the plant building, truck mixer drums are filled with concrete mixture via a hopper.*

*Prior to the concrete mix leaving the site technical staff from within the factory will inspect and carry out test on concrete mix samples, in order to confirm concrete mix is suitable for dispatch. Once trucks have been filled they are washed of any surface dust to suppress any dust, as concrete trucks exit the site via Osborne Avenue. Returning concrete trucks are cleaned at the allocated mixing truck parking bay.*

#### **4.0 PLANNING PERMIT REQUIREMENTS**

##### **Zone**

- 4.1. Industrial 1 Zone - Pursuant to Clause 33.01-2 & 33.01-4, a planning permit is required to use the site for Industry (Concrete Batching Plant) as the site is within the 300m threshold distance under Clause 53.10 to the residential zone along Clayton Road, and to construct a building or carry out works.

##### **Overlay**

- 4.2. Special Building Overlay - Pursuant to Clause 44.05, a planning permit is required to construct or carry out works. The mapped overlay area applies only to a small portion of adjacent to the site's frontage. Melbourne Water is the relevant drainage authority.

##### **Particular Provisions**

- 4.3. Clause 52.06 – Car Parking. Pursuant to Table 1 of Clause 52.06-5, no car parking rate is specified in the Planning Scheme for a 'Concrete Batching Plant' use.
- 4.4. The proposed use instead falls within the broad definition of Industry which specifies a car parking rate of:
- Industry: 2.9 space to each 100m<sup>2</sup> of net floor area;
- 4.5. Based on the stated total 467m<sup>2</sup> net floor building area, this equates to a parking requirement of 13 spaces. 15 nominated spaces are provided which exceeds this requirement, along with a large informal area available for any overflow to the rear. This is discussed further in the car parking assessment of this report.
- 4.6. Clause 52.06 – 8 Design standards, including vehicle movements, access, parking dimensions, have been reviewed and are considered compliant by Council's Traffic Engineer. Adequate visual displays either side of each driveway can be provided via condition which requires low level landscaping in these locations, which is considered adequate for pedestrian safety.

- 4.7. Clause 52.29 — To create or alter access to Road Zone Category 1. Osborne Avenue is a designated Road Zone Category 1. It is noted that VicRoads disputes this and states that the road was incorrectly mapped. As the mapping indicates a Road Zone Category 1, a permit is required to create access to Osborne Avenue. VicRoads has provided comments nonetheless and has no objection to the proposed access or traffic generation.
- 4.8. Clause 53.10 – Uses with Adverse Amenity Potential. The Table in Clause 53.10 specifies a threshold distance of 300 metres for a concrete batching plant. The current proposal achieves a threshold distance of 240 metres from the nearest residentially zoned land. As such a planning permit must be sought.
- 4.9. Bicycle Facilities: Pursuant to Clause 52.34 of the Kingston Planning Scheme, a planning permit is not required in this instance. Bicycle requirements for industry are specified at a rate of 1 space to each 1000 sqm of net floor area. As less than 1000 sqm is proposed, there is no requirement to provide bicycle facilities.

#### **General Provisions**

- 4.10. The Decision Guidelines of Clause 65 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.

#### **5.0 AMENDMENT TO THE APPLICATION BEFORE NOTIFICATION**

- 5.1. No formal amendments submitted.

#### **6.0 ADVERTISING**

- 6.1. 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.
- 6.2. 33 objections to the proposal were received. The valid grounds of objection raised are summarised as follows:
  - Noise and vibration impacts
  - Air quality and health impacts
  - Water quality
  - Chemical storage/use
  - Economic impact on existing businesses (light industry, office, motor vehicle repairs)
  - Traffic impacts
  - Safety concerns on-street due to limited sight lines and truck and container on-street parking
  - Inappropriate use
  - Inappropriate site size to accommodate use
  - Insufficient buffers to existing commercial and residential
  - Gas risk due to proximity to landfill
  - Inaccurate information – employee and truck driver numbers

#### Not planning considerations:

- Property values
- Impact to existing underground services

## **7.0 PLANNING CONSULTATION MEETING**

- 7.1. A planning consultation meeting was held on 6 September 2018 with the relevant Planning Officer, the Permit Applicant and 14 objectors in attendance. The above-mentioned issues were discussed at length.
- 7.2. The above concerns were unable to be resolved at the meeting, and the objections still stand.

If Council resolves to issue a planning permit for the proposal, the following conditions / changes were volunteered by the applicant:

- Applicant offered to commit to any suggestion measure in Site management plan if Council required.
- Open storage containment areas at rear could be relocated elsewhere to a less sensitive abuttal.
- Bollards could be placed along boundaries to prevent trucks backing into on-boundary walls.

## **8.0 REFERRALS**

- 8.1. The application was referred to the following external determining referral authorities:
- VicRoads – who had no objection and noted that Osborne Avenue is a local road under the care and management of the City of Kingston Council and has been incorrectly shown as Road Zone Category 1. Despite this, VicRoads has assessed the application and notes that the anticipated traffic volume generated by the development is not expected to have an impact on the operation of the Osborne Ave/Clayton Road intersection.
  - Melbourne Water – who had no objection to the proposal, subject to conditions being included on any permit issued.
  - EPA Victoria – who had no objection to the proposal, subject to conditions being included on any permit issued. EPA notes that the proposal predominantly meets the required conditions, subject to further notations that all mitigation measures proposed to be outlined are shown, and submission of a dust management plan and a gas risk assessment (due to proximity to the landfills).
- 8.2. The application was referred to the following internal departments within Council (where appropriate amended applications have been re-referred):
- Council's Traffic Engineer who advised of no objection to the traffic generation, parking and access arrangements, vehicle swept paths etc, subject to the inclusion of minor conditions on any permit issued;
  - Council's Development Engineer who advised of no objection, subject to the inclusion of a number of conditions on any permit issued regarding water sensitive urban design and stormwater management;
  - Council's Vegetation Management Officer – had no objection to the proposal subject to conditions for tree management and protection of the existing trees to be retained at the front and additional trees as part of a landscape plan. It is noted that any native vegetation on site does not require a planning permit for its removal generally as it is planted or non-indigenous.
  - Council's Planning Compliance Officer advised that there were no previous known complaints of either concrete batching plant in the vicinity, Metromix or Boral;

- Council's Roads and Drains Department who advised of no objection, subject to the inclusion of a number of conditions on any permit issued.

## 9.0 PLANNING CONSIDERATIONS:

### 9.1. Planning Policy Framework

The application has been assessed against the Planning Policy Framework and it is considered that the proposed use and/or development is consistent with relevant policies contained within this section of the Kingston Planning Scheme.

The proposal allows for the continued use of industry in an area designated for industrial development. It supports **Clause 11** Settlement, **Clause 15** Built Environment and Heritage, and **Clause 17** Economic Development, which are closely aligned with the objectives and policy outcomes sought by the Metropolitan Strategy – 'Plan Melbourne: Metropolitan Planning Strategy' (Department of Transport, Planning and Local Infrastructure, 2014), through the location of well-designed industrial development within a designated industrial area, together with strengthening the competitiveness of Melbourne's employment land, and providing jobs closer to where people live.

In broad terms, a large industrial plant with a reasonably low threshold distance is considered appropriate on this kind of location, and is core industrial use which is safeguarded by state policy. In respect to **Industrial land supply**, the objective at **Clause 17.03-1S** is to ensure availability of land for industry. Strategies to meet this objective include (bolded for emphasis):

- **Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment**
- *Identify land for industrial development in urban growth areas where:*
  - *Good access for employees, freight and road transport is available.*
  - *Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.*
- *Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.*
  - **Avoid approving non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.**

Of specific relevance is **Clause 17.03-2S** Industrial development siting which carries the objective *To facilitate the sustainable development and operation of industry*. Strategies to meet this objective include (bolded for emphasis):

- *Ensure that industrial activities requiring substantial threshold distances are located in the core of industrial areas.*
- **Encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area.**
- **Minimise inter-industry conflict and encourage like industries to locate within the same area.**
- **Protect industrial activity in industrial zones from the encroachment of commercial, residential and other sensitive uses that would adversely affect industry viability.**
- *Encourage industrial uses that meet appropriate standards of safety and amenity to locate within activity centres.*



- ***Provide adequate separation and buffer areas between sensitive uses and offensive or dangerous industries and quarries to ensure that residents are not affected by adverse environmental effects, nuisance or exposure to hazards.***

The relevant objectives includes **Clause 13.05-1S** Noise Abatement which seeks "to assist the control of noise effects on sensitive land uses" and **Clause 13.06-1S** Air Quality management which seeks "to assist the protection and improvement of air quality", and Clause 13.07-1S Land use compatibility which seeks "to safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects". Subject to further consideration and improvements, the proposal will be able to meet the stringent EPA conditions considered adequate to mitigate off-site amenity impacts and thus will meet these objectives.

**Clause 15.03-2** – Aboriginal Cultural Heritage. Importantly, the Subject Land is identified in an area of Aboriginal Cultural Heritage Sensitivity. However the Permit Applicant has sufficiently demonstrated that significant ground disturbance has already occurred on balance to a material part of the land. Therefore it has been established that the proposed activity is **exempt** from requiring a Cultural Heritage Management Plan.

## 9.2. Local Planning Policy Framework

The application has been assessed against the Local Planning Policy Framework and it is considered that the proposed development is consistent with relevant policies contained within this section of the Kingston Planning Scheme.

**Clause 21.02 Municipal Profiles** and **Clause 21.03 Land Uses Challenges for the New Millennium** state the important role of manufacturing industry for the municipality and recognize that some of the older industrial areas in the municipality are in need of significant revitalization.

The strategic framework plan at **Clause 21.04 Vision** identifies the site as being situated within the designated urban area. The site is located in an area serviced with existing infrastructure and has good access to the arterial road network allowing for ease of transport of goods.

The objectives of **Clause 21.07 Industrial Land Use** outline the long term and continued establishment of industrial uses to continue and improve the contribution towards job generation in the region and enhance the image and presentation particularly of older industrial areas. The proposed development meets the following objectives and strategies in that it facilitates the enhancement of an existing industrial use located in one of Kingston's older and more highly accessible industrial areas to better accommodate the needs of modern and contemporary concrete batching business.

Objective 1

- ***To provide a range of industrial land and buildings to meet the needs of a broad range of industries.***

Strategies to achieve this objective include:

- ***Protect industrial land from inappropriate rezoning and encourage retail and office uses to locate in appropriate business zones, except where such uses form part of an integrated development plan for industrial estates.***
- ***Encourage industrial subdivisions that provide a variety of lot sizes, with an emphasis on larger lots, on all undeveloped industrial land.***
- ***Encourage land in undeveloped areas to be retained in large holdings until it is required for development.***

Objective 2

- *To facilitate new investment and redevelopment in Kingston's older industrial areas.*

Strategies to achieve this objective include:

- ***Encourage the redevelopment of older industrial premises and the consolidation of land in Kingston's older industrial areas to better accommodate the needs of modern industry.***

Objective 3

- *To improve the image and quality of all industrial areas in Kingston.*

Strategies to achieve this objective include:

- *Promote a high standard of subdivision layout, road access and design, carparking, loading provision, landscaping and building design in new industrial areas.*
- *Promote incentives for building and site maintenance and encourage the development of land and buildings in older industrial areas, particularly along main roads.*
- ***Promote the development of high quality and well landscaped industrial estates on all vacant industrial land.***

Objective 4

- ***To ensure that industrial development does not adversely impact on the amenity and safety of adjoining land uses.***

Strategies to achieve this objective include:

- ***Ensure that suitable land use buffers are taken into account in the approval of new industrial land uses.***
- ***Promote vehicle access and road layout which minimise the likelihood of intrusion of commercial traffic into residential areas.***

**Clause 21.09** (Environment, wetlands and waterways). The need to provide adequate flood storage and improve stormwater management practices is a key objective in Kingston's land use planning as there are significant urban and non urban areas in Kingston which are affected by flood risk. The limitations of the existing drainage system make it imperative that flood risk is considered in land use planning to avoid intensifying the impacts of flooding through inappropriately located uses and/or development.

### 9.3. Zoning Provisions

#### Development

The proposal includes two key development components, the office buildings to the front and the plant to the rear. The two story contemporary office provides an typical street interface which will successfully continue the established built form character and respect the prevailing pattern of development. The office is setback generously from the street to allow for car parking and landscaping in the frontage. The presentation of such is improved by retention of a large number of tall established trees and additional landscaping to surround the new building.

The plant to the rear is set back a substantial distance of 70m from the street and centred on the land, at a distance which is recessive and unlikely to form any dominant profile despite its 24m height. The remainder of the site is to be sealed with concrete, both improving the appearance of the site and allowing for dust maintenance and control.

The double storey dispatch office to the rear is diminutive and in-principle represents an appropriate development in an industrial setting. Conditions on any permit issued will require detailed elevations of the dispatch office to Council's satisfaction.

It is considered that the proposed buildings and works will result in positive contribution to an aging industrial area and provide for a suitably landscaped setting to soften the street interface and built form.

### **Use**

The proposed use for Industry (Concrete batching plant) has been assessed against the relevant zoning (Industrial 1 Zone) and it is considered that the proposed use and development is consistent with the purpose of the zoning controls contained within the Kingston Planning Scheme '*To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities*'. The proposal will facilitate the enhancement of an existing industrial use located in one of Kingston's older and more highly accessible industrial areas, redeveloped to better accommodate the needs of modern and contemporary industry.

Industry in this zone is typically as of right. As noted, a planning permit is required in this instance as the threshold distance under Clause 53.10 is not met to the nearest sensitive area, the residential zone 240 metres to the west along Clayton Road. Should it be demonstrated that the proposal does not cause offence or an unacceptable risk to the sensitive residential area then the assessment criteria under the zone is largely satisfied. Notably, the threshold distance is not a mandatory requirement, more so a direction to prompt further assessment rather than a recommended separation distance. It is not designed to protect industry from industry. If the proposed use was located 60m further from the residential zone on Clayton Road this industry (concrete batching plant) would be an as-of-right use.

The application has been referred to the EPA who support the proposal subject to conditions being included on any permit issued. EPA notes that the proposal predominantly meets their required conditions, subject to further notations that mitigation measures proposed are shown on plans, along with further submission of a dust management plan and a gas risk assessment (due to proximity to the landfills).

EPA have also noted that they recognise concrete batching plant to have a much lower separation distance of 100m, (*EPA Publication 1518 – Recommended Separation Distances for Industrial Residual Air Emissions*), and the proposal exceeds their preferred separation distance.

Objectors have raised concerns regarding the compatibility of this plant into an area surrounded by small factory/warehouses, and the potential impact to their businesses.

Consideration for compatible land uses are dealt with under Clause 13.07-1S Land use compatibility, where proposals are encouraged to use a range of building design, urban design, operational and land use separation measures to achieve orderly planning.

As previously discussed, the area surrounding the subject site is a mixture of newer light industry on a backdrop of established heavy industrial uses, chiefly defined by a cluster of landfills, now in rehabilitation, and supporting industries such as materials recycling and transfer stations which remain. Whilst it could be said there appears to be a shift to light industry by virtue of the warehouse developments in the area, Kingston throughout is experiencing this market shift and it should not be confused as a preferred policy position.

It is considered that the proposed use enjoys high level policy support and aligns with the state policies under Clause 17.03 for industrial land supply and development, particularly at Clause 17.03-1S to:

- *Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment*

And at Clause 17.03-2S to:

- *Encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area.*
- *Protect industrial activity in industrial zones from the encroachment of commercial, residential and other sensitive uses that would adversely affect industry viability.*

Broadly the state policy direction seeks to protect industry and guide it to appropriate locations. In this instance, the proposal has a minimum threshold distance and is located on the perimeter of the Clayton South industrial area. The threshold distance and mitigation measures are considered adequate, and which is discussed later in this report under the amenity considerations.

The location of a concrete batching plant would co-locate a like use to the nearby Boral Concrete Plant, 50 metres to the south, an outcome which is promoted by state policy to '*Minimise inter-industry conflict and encourage like industries to locate within the same area*'. Council Officers are not aware of any concerns or complaints regarding the longstanding operation of the nearby Boral Concrete which indicates this type of use is compatible with the surrounding area.

The proposal also enjoys support at a local level within Council's MSS. Council's MSS recognises that there is a diminishing supply of large vacant industrial land, notably written in 2007, where this trend has continued and large allotments are routinely being redeveloped for smaller light industry. The MSS also recognised a key issue being '*Pressure for retail and office development in older industrial areas*' and a '*Sustained demand for new high quality integrated industrial estates*', again a trend which has been intensified.

Similarly the Permit Applicant experienced this diminishing supply of land as their current site has been rezoned, requiring them to relocate to a more suitable zone. It is considered that allowing this large industrial zoned site to become an industrial plant, and not necessarily another industrial warehouse estate, meets one of the key objectives at Clause 21.07, Objective 1: '*to provide a range of industrial land and buildings to meet the needs a broad range of industries*'.

Overall the proposed use is considered to be consistent with state and local policy, provide a compatible use that co-locates existing facilities, with adequate mitigation measures to meet the tests for a threshold distance and received favourable support from the relevant authority to measure such, the EPA.

### **Noise, air and water emissions**

As noted the EPA supports the proposal generally in its current form. The EPA is satisfied that the proposal meets, or can meet subject to conditions, the relevant guidelines that measure air, noise, and water management including:

- EPA Publication 628: Environmental Guidelines for the Concrete Batching Industry (June 1998).
- *State Environment Protection Policy (Air Quality Management)*
- *Recommended Buffer Distances for Industrial Residual Air Emissions* (Environment Protection Authority, 1990)
- *State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1* in metropolitan Melbourne

The proposal provides a number of initiatives within the submitted Site Environmental Management Plan (SEMP) to mitigate off-site amenity impacts and control and suppress dust, noise and provide appropriate air and water quality. Such measures include:

- High walls 7.5m to side and rear boundaries, however the proposal relies on future walls to be constructed as part of adjoining approved future developments
- Plant area and loading to the rear, substantially set back 70m from the road, behind a double storey office building
- Proposed loading bay hopper and conveyor belts to be fully enclosed
- The cement weigh hopper will totally be enclosed and fitted with a dust filter similar in design and operation to the silo filter
- Cement delivered in sealed tankers equipped for pneumatic transfer from the vehicle to the cement storage silo
- A fabric filter dust collector will be provided to clean air emissions from the silo while it is being filled
- Concrete mixture will be sealed in dust tight silos and enclosed in underground storage bins
- Fitted automatic cut off systems and alarms to silos to prevent overfilling
- Fully sealed site by a concrete apron to all boundaries
- Stockpiled areas located to the very rear
- A row of tall established trees at the frontage to be retained
- Additional landscaping proposed along the frontage and either side of the new building forming a denser landscaped buffer to the street
- Wash down bay for trucks of any surface dust before leaving the site
- Delivery vehicles to be brushed down to reduce the spread of dust.
- Watering of the internal roadway as necessary to minimise dust release until it can be vacuumed
- Pavements and surfaces to be kept clean by regularly removing material with a vacuum bobcat.

The applicant has advised they are open to additional conditions to ensure that best practice is met that:

- Commit to any measure in their Site Management Plan to meet best practice guidelines and show this on plans. The applicant advised that 'The intent is that all nominated management procedures will be adhered to so as to achieve said strategies. If anything further is required this can be dealt with via conditions requiring further detail to Councils satisfaction.'
- Open storage containment areas at rear could be relocated elsewhere to a less sensitive abuttal and off-boundary to and address vibration concerns into abutting walls.

- Bollards could be placed along boundaries to prevent trucks backing into on-boundary walls and address vibration concerns. Council Officers consider there is substantial space for truck movements and it is unlikely that any competent truck driver would back into the conspicuous on-boundary walls, thus bollards are not deemed necessary.

In-principle, the measures proposed are considered adequate to maintain air quality and appropriate dust management without detriment to health of surrounding persons, sufficient to meet the EPA's recommended condition:

*Nuisance dust and/or nuisance airborne particles must not be discharged or emitted beyond the boundaries of the premises.*

*Should an incident occur in relation to fugitive dust and/or airborne particle emissions from operations, the activity generating the dust emissions must cease immediately..*

Should a permit issues, additional conditions are recommended for further improvements predominantly to clarify the proposal to ensure adequate dust control and air quality, which include:

- a) Endorsement of the Air Quality Impact Assessment prepared by WSP Rev A dated 15/06/2018;
- b) Endorsement of the Site Environmental Management Plan (SEMP) prepared by KLM Spatial dated July 2018;
- c) Plans to show or notate key strategies and mitigation measures from the endorsed SEMP, including but not limited to:
  - i. loading, hopper and conveyor belts be fully enclosed;
  - ii. silos to be dust-tight and fitted with high level alarms, filters, inspection hatches and automatic cut-off switches;
  - iii. recycled water tank locations, volumes and height.
- d) Stockpile outdoor material storage bays to be:
  - i. relocated to adjacent to the existing western 7.5m high walls on boundary and set back by a minimum of 500mm (to avoid transfer of vibration).
  - ii. all materials to be fully stored within the bays and to not exceed a maximum height that is at least 500mm below the top edges;
- e) Volume of in-ground storage bins to be notated;
- f) Walls on boundary at the side and rear where not existing, to be solid walls free of gaps, constructed to a minimum height of 3 metres.

The application is supported by an assessment by WSP on air quality. WSP undertook dispersion modelling of wind, temperature and other environmental conditions, to simulate the air effects from the site to 8 receptor locations along Clayton Road at the residential interface and on adjoining and nearby industrial land in all directions. It was concluded that:

*The proposed mitigation measures for the construction and operation of the proposed facility were then discussed, and are considered to be in line with best practice and appropriate for controlling the impacts of the proposed facility on the surrounding area.*

*The control measures proposed to be implemented to reduce dust emissions are considered to be in-line with best practice measures and such, impacts from the facility will be effectively minimised and controlled.*

WSP also conducted a noise assessment based on noise modelling software. Measurements of the existing noise environment to the residential interface were conducted by WSP to establish the background noise levels and relevant acoustic criteria. The application includes a number of measures to reduce noise such as avoiding paging systems, enclosing equipment with sound absorbing material.

The predicted noise levels from operation of the plant were compliant with the established EPA SEPP N-1 night time criterion and therefore additional no further noise mitigation were deemed necessary. It was concluded that:

*The proposed relocation of plant is therefore deemed not to have a detrimental impact on the surrounding properties. The anticipated traffic volumes generated by the development are not predicted to have a noticeable impact on the operation of Osborne Avenue or the surrounding road network. Nearby residents are unlikely to experience a subjective increase in the overall traffic noise.*

The EPA have included conditions on permit to manage the water quality and ensure that surface water discharge from the premises must not be contaminated with waste. EPA conditions will require a pollution control devices be installed to prevent the transportation of waste to the environment and stormwater system; and a secondary containment system be provided for liquids spills.

Accordingly with the above recommendations, the concrete batching plant is considered to be able to meet the stringent conditions by the EPA and Melbourne Water requirements to ensure it does not generate unreasonable noise, air and water emissions.

#### **9.4. Gas risk within the buffer of a landfill**

The proposed use and development encroaches within the separation distance of neighbouring landfills, within 200m to Fraser Road landfill (south-eastern corner of Osborne and Fraser Rd) and within 200m to Clayton Road landfill (south-eastern corner of Fraser and Clayton Rds). The EPA Guideline 'Assessing planning proposals within the buffer of a landfill' (Publication 1642 Published October 2017) is applicable and the EPA Best Practice Environmental Management - 788.3 Siting, design, operation and rehabilitation of landfills.

Council Officers have undertaken a preliminary review against this EPA Guideline which indicates that a section 53V audit may be required.

The applicant has prepared preliminary findings from DRC Environmental which advise that:

- *The proposed development plans include some buildings and structures that are deemed sensitive based on EPA guidelines;*
- *The recently completed s53V Audit for the closed Fraser Road landfill site is directly applicable to the subject site and Auditor's assessment that sub-surface LFG may potentially pose a high risk to the subject site should be adopted for this development;*
- *An additional s53V Audit would be inappropriate and would not change the current risk status of the site, thus it is considered superfluous to any LFG management requirements for the site;*
- *Application of Mitigation Measures, as defined by the 1642 guideline is recommended for sensitive buildings and structures proposed for the development of the site.*

EPA has reviewed and advises that as the landfills are closed, it is considered that the residual risks of this proposal can be controlled though their recommended conditions of any permit issued which requires a full gas risk assessment and implementation of any recommended measures.

**9.5. Overlay Provisions**

The subject site is located within a Special Building Overlay.

The purpose of this overlay control is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).*

As required under the SBO controls, the application has been referred to the relevant drainage management authority (Melbourne Water).

Melbourne Water (and relevant drainage management authority) – raised no objection to the application, subject to conditions for finished floor levels for the habitable areas in land subject to the SBO. It is noted that the development generally complies with these conditions in its current form.

The PPF and MSS objectives set down in the Kingston Planning Scheme are satisfied by virtue of the land's identification as being affected by a SBO and by obtaining referral comments from the drainage management authority.

In light of the controls that apply to the land and the 'no objection' referral comments received, it is considered that this aspect of the proposal is reasonable and warrants support (subject to the inclusion of appropriate permit conditions).

**9.6. Car parking**

In terms of parking requirement, as mentioned no parking waiver is sought as the proposal meets the requirements under Clause 52.06.

Given the specific operational requirements for the proposal go beyond a measure of net floor area, the applicant's traffic engineer has further supplemented the justification with an assessment of the empirical parking demand. Conclusions have been formed that the parking provided meets or exceeds the anticipated demand, based on 17 staff members (8 full time plant staff & 9 drivers), and noting that all 17 staff are only on site for a short while during a shift change. Council's Traffic Engineer has no objection to the parking provision and supports the applicant's assessment.

Council officers support the conclusions from the applicant's traffic assessment:

*There is in excess of 300 metres available for informal truck parking along the east and west boundaries, in the southern portion of the site. This area is capable of catering for all 9 drivers in separate concrete agitator trucks as well as multiple delivery semi-trailers. The area is therefore considered appropriate for the proposed development and can cater for the maximum anticipated number of truck on-site at any one time.*



In terms of traffic generation, the permit applicant has analysed existing traffic movements and the anticipated demand of the proposal and suggests that:

**7.1.3 Anticipated Traffic Generation**

Based on the above case study, the anticipated traffic generated by the proposed development which will accommodate 9 drivers is shown in Table 6.

**Table 6 Anticipated Traffic Generation**

Period	AM Peak			PM Peak		
	Inbound	Outbound	Total	Inbound	Outbound	Total
Light Vehicles	15	0	15	0	15	15
Heavy Vehicles	14	15	29	14	15	29
<b>Total</b>	<b>29</b>	<b>15</b>	<b>44</b>	<b>14</b>	<b>30</b>	<b>44</b>

Using traffic modelling software based on the most likely convenient routes for the proposed trucks, the permit applicant finds that:

*..the Clayton Road/Osborne Avenue intersection is operating under 'good' conditions during the morning and afternoon peak hours, with reasonable queues and delays experienced by motorists. The operation of the intersection is very similar to that of the existing operation and the development is therefore considered to have only a minor impact on its operation during the peak periods.*

Council's Traffic Engineer agrees with the findings and concludes that:

- Sufficient truck parking has been allocated on site for the concrete trucks.
- Appropriate access and turning areas are proposed for the classes of vehicles likely to access the site to deliver concrete component materials.
- The traffic impact of the traffic volumes generated from the development have been analysed and found to be within the capacity of the roads and intersections surrounding the subject site.

Further, VicRoads has assessed the application and notes that the anticipated traffic volume generated by the development is not expected to have an impact on the operation of Clayton Road intersection.

**10.0 RESPONSE AGAINST GROUNDS OF OBJECTIONS**

10.1. The objector's concerns have largely been addressed within section 9 of this report. The remaining objection concern(s) are discussed as follows:

- Economic impact on existing businesses

The previous assessments within this report demonstrate that the proposed use is compatible with the surrounding area and that any land use conflicts can be resolved by design using appropriate amenity controls. As outlined the proposal includes a substantial number of measures to limit off-site amenity impacts, in line with the current best practice EPA guidelines and controls. These measures are considered adequate to meet the EPA's stringent requirements which appropriately manage air quality, noise and water.

As such, it is not considered that the economic viability of nearby businesses will be detrimentally affected by the proposed plant.

- Safety concerns on-street due to limited sight lines and truck and container on-street parking

The access arrangements to the street are supported by Council's Traffic Engineer and VicRoads. Any other matters regarding management and enforcement of on-street parking is outside the scope of planning considerations.

10.2. The following objector concerns remain outstanding as they are deemed to be outside of the scope of planning considerations:

- Property values
- Impact to existing underground services

### **11.0 CONCLUSION:**

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

11.2. 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.

11.3. The proposed use and / or development is considered appropriate for the site as evidenced by:

- The design and siting of the proposed development to be compatible with the surrounding area;
- The proposal should not have a detrimental impact on surrounding properties (subject to appropriate conditions); and,
- The proposal satisfies the requirements of the Kingston Planning Scheme, including the PPF, MSS, Zoning / Overlay controls and Particular Provisions.

### **12.0 RECOMMENDATION**

That the Planning Committee determine to support the proposal and issue a Notice of Decision to Grant a Permit to Use and develop the land for Industry (Concrete batching plant) in a Special Building Overlay and create/alter access to a Road Zone Category 1 at 248 - 254 Osborne Avenue Clayton South, subject to the following conditions:

1. Before the use/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 KLM Spatial, Drawings No. 8832-BD-TP01 and TP02, Rev B dated 5/6/18, received by Council on 20 June 2018, but modified to show:
  - a) endorsement of the Air Quality Impact Assessment prepared by WSP Rev A dated 15/06/2018;
  - b) endorsement of the Site Environmental Management Plan (SEMP) prepared by KLM Spatial dated July 2018;
  - c) plans to show or notate key strategies and mitigation measures from the endorsed SEMP, including but not limited to:
    - i. loading, hopper and conveyor belts be fully enclosed;

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- ii. silos to be dust-tight and fitted with high level alarms, filters, inspection hatches and automatic cut-off switches;
  - iii. recycled water tank locations, volumes and height.
- d) stockpile outdoor material storage bays to be:
  - i. relocated to adjacent to the existing western 7.5m high walls on boundary and set back by a minimum of 500mm (to avoid transfer of vibration).
  - ii. all materials to be fully stored within the bays and to not exceed a maximum height that is at least 500mm below the top edges;
- e) volume of in-ground storage bins to be notated;
- f) walls on boundary at the side and rear where not existing, to be solid walls free of gaps, constructed to a minimum height of 3 metres.
- g) detailed elevations of the dispatch office;
- h) the provision of a full colour, finishes and building materials schedule for all external elevations and driveways of the development;
- i) all requirements of EPA Victoria, in accordance with Conditions 10 to 25 of this permit;
- j) all requirements of Melbourne Water, in accordance with Conditions 26 and 27 of this permit;
- k) 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 with plants chosen to be to the satisfaction of the Responsible Authority;
  - 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 landscape buffer around the perimeter of the site which includes a substantial garden bed along the south boundary;
  - vi) 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 100% indigenous species and predominantly of the Ecological Vegetation Classes mapped to the site ;
  - vii) Canopy tree planting is to include but not limited to, one for one replacement of any canopy trees removed along the Osborne Avenue frontage with an indigenous canopy tree capable of reaching a minimum of 15 metres in height and eight (8) indigenous canopy trees along the south boundary capable of reaching a minimum height of 15 metres;

- viii) 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;
  - 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 accurately drawn to scale and labelled as per the endorsed Tree Management Plan;
  - xii) The location of tree protection measures illustrated to scale and labeled on the Site Plan as per the endorsed Tree Management Plan;
  - xiii) Any changes as required by Condition 5 of this permit;
  - xiv) Low level landscaping to not exceed 900mm within vehicle sightline splays either side of each driveway adjacent to the street frontage.
2. The development and/or use as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. The use must operate only between the hours of:
- Monday to Sunday:            6.00am to 6.00pm
- Or otherwise as approved by the Responsible Authority in writing.
4. Not more than 17 staff including a maximum of 9 drivers are permitted on the premises at any one time, or otherwise as approved by the Responsible Authority in writing.

**Tree Protection Zones**

5. 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. Any 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 any buildings or structures 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.
6. 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.
7. 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

8. 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".
  - 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 above must be implemented on-site, unless an alternative agreement for stormwater quality in-lieu contribution is reached with the Responsible Authority.
9. 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 from the entire development site to the maximum allowable flowrate of 112 L/s.
- c. All stormwater (drainage) works must be maintained to the satisfaction of the Responsible authority.

Conditions required by EPA Victoria:

- 10. Before the commencement of any works (other than works required to comply with this condition), the owner must to the satisfaction of the responsible authority:
  - a) Engage an appropriately qualified consultant with demonstrated experience in the assessment of landfill gas to conduct an assessment of the potential presence of landfill gas beneath the land and prepare and submit to the responsible authority the scope of the proposed risk assessment.
  - b) Upon approval of the scope of the risk assessment by the responsible authority, have the consultant conduct the risk assessment and prepare a report to be submitted to the responsible authority which contains the consultant's opinion as to any potential hazard associated with landfill gas beneath the land and any recommendation for the management or monitoring of the gas. The consultant must provide an opinion on whether an audit is required under section 53V of the *Environment Protection Act 1970*.
  - c) Implement any recommendation of the risk assessment report.
  - d) If the risk assessment report recommends an audit under section 53V of the *Environment Protection Act 1970*:
    - i. Engage an environmental auditor appointed under section 53S of the *Environment Protection Act 1970* to prepare and submit to the satisfaction of the responsible authority a scope of the proposed audit which included consideration of both landfill gas and odour risk;
    - ii. Have the environmental auditor conduct an audit under section 53V of the *Environment Protection Act 1970* in accordance with the agreed scope;
    - iii. Implement any recommendations of the audit report.
  - e) If the risk assessment report or audit report requires ongoing management of monitoring, the owner must enter into an agreement under Section 173 of the *Planning and Environment Act 1987* with the responsible authority requiring the implementation of any ongoing requirements.
- 11. The design and operation of the premises should be in accordance with EPA Publication 628: Environmental Guidelines for the Concrete Batching Industry (June 1998).
- 12. Before the commencement of the use, a dust management plan must be prepared by a suitably qualified person and submitted to the satisfaction of the Responsible Authority for endorsement. The dust management plan must include:
  - a) The strategies to be employed to ensure compliance with the State Environment Protection Policy (Air Quality Management);
  - b) The proposed monitoring of dust emissions; and
  - c) The manner in which dust complaints will be addressed.
- 13. Nuisance dust and/or nuisance airborne particles must not be discharged or emitted beyond the boundaries of the premises.

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14. The operator must limit the scale of, or cease, operation if there is insufficient dust suppression measures available (e.g. water) or during days of high risk or where dust conditions are unacceptable.
15. Should an incident occur in relation to fugitive dust and/or airborne particle emissions from operations, the activity generating the dust emissions must cease immediately and one or more of the following corrective actions must be implemented by the operator as appropriate prior to the recommencement of the activity:
  - a) Undertake an investigation to determine the cause of the problem and assess processes to identify any significant sources of emissions and if required, modify activities/processes;
  - b) Increase the use of dust control measures such as water spraying;
  - c) Undertake additional monitoring if required.
16. Vehicles leaving the site must have clay and soil removed from their wheels before entering public roads.
17. Water spray systems must be installed and maintained on the stockpiles of material, internal carriage ways, processed material, loading and unloading areas.
18. The operator must not contaminate land or groundwater.
19. The operator must ensure that litter is not deposited beyond the boundary of the premises.
20. Surface water discharge from the premises must not be contaminated with waste.
21. Pollution control devices must be installed to prevent the transportation of waste to the environment and stormwater system.
22. A secondary containment system must be provided for liquids which if spilt are likely to cause pollution or pose an environmental hazard, in accordance with the EPA Publication 347.1 Bunding Guidelines 2015 or as amended.
23. Sediment and litter generated from on-site activities must not enter the stormwater drainage system.
24. Effective noise levels from the use of the premises must comply with the requirements of the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1.
25. There must be no emissions of noise and/or vibrations from the premises which are detrimental to either of the following:
  - a) the environment in the area around the premises; and
  - b) the wellbeing of persons and/or their property in the area around the premises.

Conditions required by Melbourne Water:

26. Finished floor levels of all habitable areas (including office areas) must be set no lower than 42.8 metres to Australian Height Datum which is 300mm above the applicable adjacent flood level of 42.5 metres to AHD.
27. All electrical installations must be located no lower than 42.8 metres to Australian Height Datum which is 300mm above the applicable adjacent flood level of 42.5 metres to AHD.

Parking and Traffic Management

28. Before occupation of the development hereby permitted, areas set aside for parking vehicles, access lanes and paths as shown on the endorsed plans must be:
  - i) Constructed to the satisfaction of the Responsible Authority.
  - ii) Properly formed to such levels that they can be used in accordance with the plans.
  - iii) Surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority.
  - iv) Drained to the satisfaction of the Responsible Authority.
  - v) Line-marked to indicate each car space and the nominated unit, all access lanes and, if necessary, the direction in which vehicles are to travel to the satisfaction of the Responsible Authority.
  - vi) In accordance with any Council adopted guidelines for the construction of car parks.
29. Parking areas and access lanes must be kept available for these purposes at all times and maintained to the satisfaction of the Responsible Authority.
30. In areas set aside for car parking, measures must be taken to the satisfaction of the Responsible Authority, to prevent damage to fences or landscaped areas.
31. The car parking provided on the land must always be made available for the use by persons on or visiting the subject premises to the satisfaction of the Responsible Authority and no measure restricting access by such persons to the car park may be taken without the prior written consent of the Responsible Authority.
32. Concrete kerbs or other barriers must be provided to the satisfaction of the Responsible Authority to prevent direct vehicle access to an adjoining road other than by a vehicle crossing.

Sustainable Design Assessment

33. 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.
34. Prior to the occupation of any building approved under this permit, written confirmation from the author of the endorsed SDA is to be submitted to the Responsible Authority that all of the required measures specified in the SDA have been implemented.

Infrastructure and Road Works

35. 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.
36. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.
37. Vehicle crossings and other reinstatements must be constructed to Council's higher strength specifications.



38. Any reinstatements and vehicle crossings are to be constructed to the satisfaction of the Responsible Authority.
39. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.
40. Any redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.
41. All front and side fences must be constructed wholly within the title property boundaries of the subject land.

General amenity conditions

42. The amenity of the area must not be detrimentally affected by the development, 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.
43. The development and 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.
44. 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.
45. Before occupation of the development hereby permitted, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. The landscaping must then be maintained to the satisfaction of the Responsible Authority.
46. 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.

Time limits

47. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
48. 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 and/or use are not started within two (2) years from date of this permit.
  - The development is not completed within four (4) years from the date of this permit.
  - The use is discontinued for a period of two (2) years.

**City of Kingston  
Planning Committee Meeting**

**Agenda**

**17 October 2018**

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In accordance with Section 69 of The Act, the responsible authority may extend the periods referred to if a request is made in writing:

- before the permit expires; or
  - within six (6) months after the permit expiry date, where the use or development allowed by the permit has not yet started; or
  - within twelve (12) months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.
- 

**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.

**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:** Before removing / pruning any vegetation from the site, the applicant or any contractor engaged to remove any vegetation, should consult Council's Vegetation Management Officer to verify if a Local Laws Permits is required for the removal of such vegetation.

**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).

OR

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

1. The proposal does not comply with the Clauses: 17, 17.03-1S, Clause 13.05-1S, Clause 13.06-1S of the Kingston Planning Scheme.
2. The proposal does not comply with Clauses 21.07 and 33.01 of the Kingston Planning Scheme.
3. The proposal does not comply with Clauses 52.06 and 53.10 of the Kingston Planning Scheme.
4. The proposal is inconsistent with the EPA Publication 628: Environmental Guidelines for the Concrete Batching Industry (June 1998).
5. The proposal is inconsistent with the EPA Best Practice Environmental Management - 788.3 Siting, design, operation and rehabilitation of landfills.
6. The proposal would not result in an orderly planning outcome.
7. The proposal is inappropriate given that it would:
  - a. be incompatible with the immediate and broader context;
  - b. inadequately address off-site amenity impacts due to an inappropriate site and inappropriate design response;
  - c. fail to improve the image of Kingston's industrial areas or adequately minimise the visual impact;
  - d. fail to adequately consider the gas risk due to proximity to landfill;
  - e. result in excessive traffic and parking impacts; and
  - f. pose unreasonable economic impacts on existing businesses.

## **Appendices**

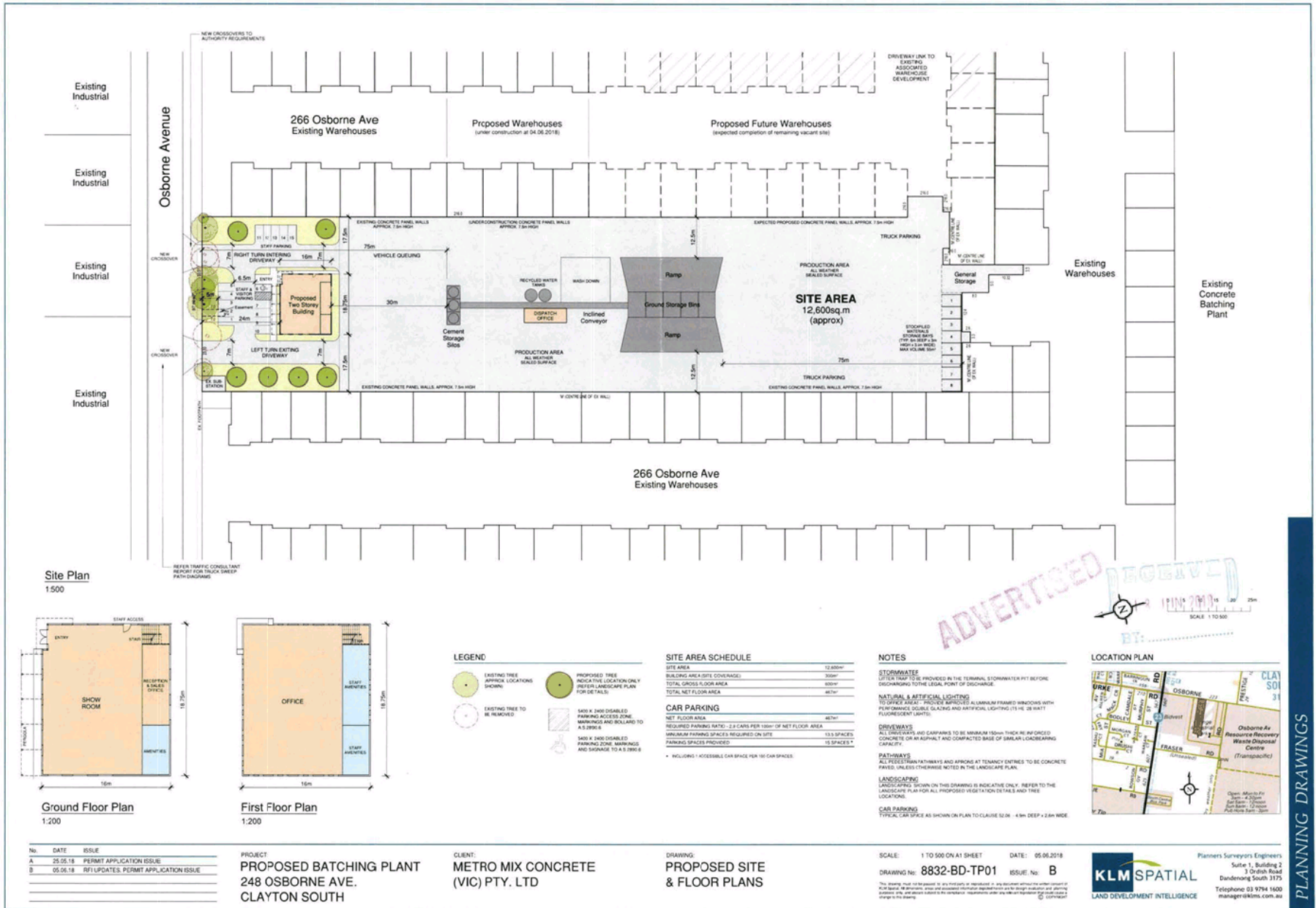
Appendix 1 - KP-2018/205 - 248-254 Osborne Avenue, Clayton South -  
Consideration Plans (Ref 18/555474) [↓](#)

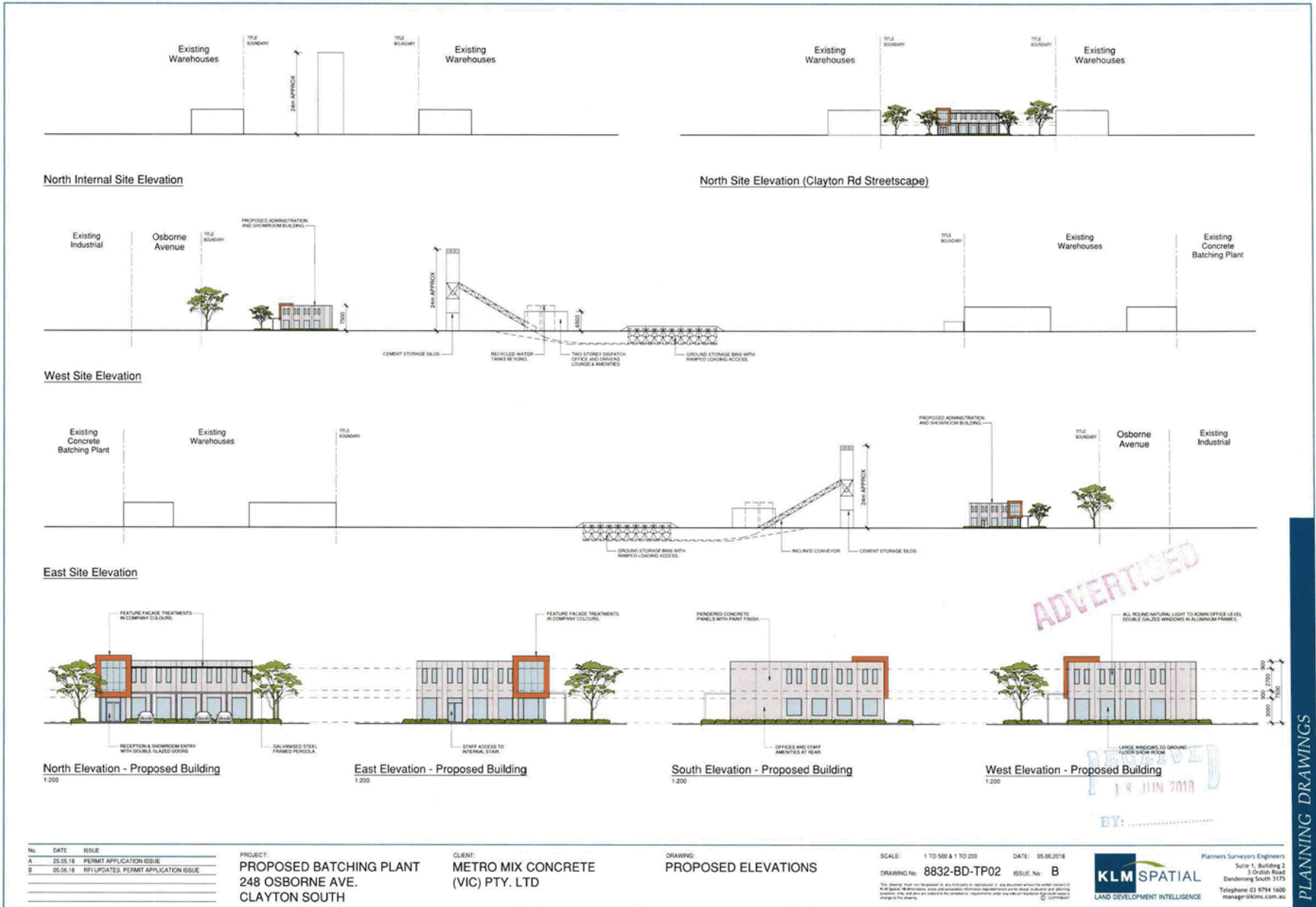
Author/s: Hugh Charlton, Statutory Planner  
Reviewed and Approved By: Jeremy Hopkins, Team Leader Statutory Planning  
Ian Nice, Manager City Development

# 4.2

## KP-2018/205 - 248 - 254 OSBORNE AVENUE CLAYTON SOUTH

1	KP-2018/205 - 248-254 Osborne Avenue, Clayton South - Consideration Plans.....	53
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No.	DATE	ISSUE
A	25.05.18	PERMIT APPLICATION ISSUE
B	05.06.18	RFI UPDATES, PERMIT APPLICATION ISSUE

PROJECT:  
**PROPOSED BATCHING PLANT**  
 248 OSBORNE AVE.  
 CLAYTON SOUTH

CLIENT:  
**METRO MIX CONCRETE**  
 (VIC) PTY. LTD

DRAWING:  
**PROPOSED ELEVATIONS**

SCALE: 1 TO 500 & 1 TO 200  
 DATE: 05.06.2018  
 DRAWING No: **8832-BD-TP02** ISSUE No: **B**



Planners Surveyors Engineers  
 Suite 1, Building 2  
 1 Ordish Road  
 Sanderson South 3173  
 Telephone 03 9794 1600  
 manager@klm.com.au

PLANNING DRAWINGS

RECEIVED  
04 JUL 2018

BY: \_\_\_\_\_

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## SITE & ENVIROMENTAL MANAGEMENT PLAN

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ADVERTISED

Concrete Batching Plant  
248-254 Osborne Avenue,  
Clayton South 3169



July 2018

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Prepared for: Metro Mix



Site & Environmental Management Plan  
248-254 Osborne Avenue, Clayton South 3169  
Ref No.: 8832



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Site & Environmental Management Plan  
248-254 Osborne Avenue, Clayton South 3169  
Ref No.: 8832



## 1.0 Background

KLM Spatial have been engaged by Metro Mix Concrete (Vic) Pty Ltd to prepare this Site Environmental Plan to support Planning Application KP-2018/205 for the use and development of a concrete batching plant, ancillary offices, associated works on the land at 248-254 Osborne Avenue, Clayton South.

The overall objectives of this document are to address site and environmental management issues during ongoing operation of the land use. The document includes details regarding:

- Proposed use
- Compliance with EPA Guidelines for the Concrete Batching Industry
- Identified potential impacts
- Site management measures
- Implementation and operation

## 2.0 Land Use Description

The intended use of the subject site is for the purpose of a concrete batching plant with ancillary offices, associated works. A site plan contained in **Appendix A** which shows the location of all site facilities.

### 2.1 Site Operation

The operational requirements of batching concrete at the site involve six (6) phases as follows:

1. Administrative Business & Sales Operations;
2. Delivery and unloading of raw materials and aggregates;
3. Mixing and movement of cement, raw materials and aggregate around the site;
4. Loading of concrete trucks with concrete mixture;
5. Inspection and quality assurance tests; and
6. Concrete waste removal and mixing truck rinsing.

All sales, business and administrative tasks, including sourcing of business and customer relations will be undertaken from within the ancillary office component of the main building fronting Osborne Avenue.

The delivery and unloading of raw materials and aggregates would be housed in the underground storage bays, overflow material bays, factory and silos/bunds as appropriate (see updated plan). Raw materials are anticipated to be delivered by semi-trailers, which would enter the site via Osborne Avenue. Once raw materials have been unloaded, delivery vehicles would be brushed down to reduce the spread of dust.

Following the receipt of a client order, raw materials and aggregates are then selected and moved around the site to the Plant building. Concrete mixture is then produced in the plant building through the mixing of cement, aggregate, sand and water. During day operations, concrete mixer trucks would enter and exit the site via Osborne Avenue. Upon arrival at the plant building, truck mixer drums are filled with concrete mixture via a hopper.

Prior to the concrete mix leaving the site technical staff from within the factory will inspect and carry out test on concrete mix samples, in order to confirm concrete mix is suitable for dispatch. Once trucks have been filled they are washed of any surface dust to suppress any dust, as concrete trucks exit the site via Osborne Avenue. Returning concrete trucks are cleaned at the allocated mixing truck parking bay.

Site & Environmental Management Plan  
248-254 Osborne Avenue, Clayton South 3169  
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## 2.2 Drainage & Services

The proposed use/development will be serviced by all necessary infrastructure to the satisfaction of Council and/or relevant authorities.

In terms of water management, the proposed use/development will be connected to all water related infrastructure to the satisfaction of the relevant authority.

## 2.3 Water Management (Concrete Batching Plant)

All contaminated stormwater and process wastewater is to be captured and recycled by the dedicated wastewater collection/recycling system which is designed to collect contaminated water from:

- Agitator washout;
- Truck washing;
- Yard wash-down;
- Contaminated storm water;
- Concrete batching area; and
- Any other wastewater from the batching plant operation.

All wastewater and contaminated stormwater collected from the site is diverted to recycled water tanks, such that the water can be reused in the concrete batching process. The recycled water tanks are capable of containing all contaminants found within the water they are designed to collect.

## 2.4 Number of Employees

The proposed use would comprise the following number of staff:

Staff	Numbers
Full Time	8
Part Time	0
Casual	0
Drivers	9

## 2.5 Hours of Operation

The proposed hours of operation would be:

- 6am to 6pm (Monday – Sunday).

Site & Environmental Management Plan  
248-254 Osborne Avenue, Clayton South 3169  
Ref No.: 8832



### 3.0 Environmental Management

The following environmental management policies set control levels and outlines commitments for company management and its employees to maintain.

#### 3.1 Company Commitments to Environmental Management

Key commitments include:

- Identifying all aspects of its operations requiring environmental management;
- Establishing practical and achievable measures of containment for unforeseen environmental impacts;
- Allocating appropriate authority and responsibility for the implementation of environmental management controls;
- Describing courses of action (and responsibilities) in the event an incident of non-compliance or if an emergency occurs; and
- Establishing procedures for monitoring and reporting.

#### 3.2 Overall Objective & Targets of Program

Objectives	Targets
Meet or exceed all legal and regulatory requirements for environmental management and protection.	No breaches of legal or regulatory requirements resulting in penalties
Apply standards that will ensure protection of environment where the regulatory controls are lacking or deficient.	EPA Guidelines for the Concrete Batching Industry (2008)
Implement and maintain management systems, programs and procedures to protect the environment	Procedures implemented resulting in no detrimental environmental impacts.

#### 3.3 Environmental Management Enforcement

Environmental management is enforced to address the following areas:

- Site condition monitoring; and
- Ongoing preservation of surrounding amenity.

These matters are achieved through adherence to tasks and actions contained in the SEMP and in accordance with statutory requirements.

Site & Environmental Management Plan  
248-254 Osborne Avenue, Clayton South 3169  
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## 4.0 Risk Matrix

A number of potential impacts have been identified that could affect the site and a risk matrix devised indicating how each of these impacts will be dealt with should the need arise. The matrix also indicates the legislation or guidelines that must be complied with when dealing with any of these impacts.

Potential Impacts include:

- Water Quality
- Air Quality
- Noise Emissions
- Solid & liquid Waste
- Traffic Management

The following is a list of terms used in the risk matrix:

- **Consequence**

Minor: No or minimal adverse environmental or social impacts  
Moderate: Moderate undesirable environmental or social impacts  
Major: Major adverse environmental or social impacts  
Catastrophic: Significant damage or impact on environment or community

- **Likelihood**

Rare: Unlikely to occur during a project even if controls are missing  
Unlikely: May occur once or twice during the project if preventative measures are not applied  
Likely: Will occur more than once or twice but less than weekly if preventative measures are not applied  
Certain: Will occur at a frequency greater than every week if preventative measures are not applied.

### 4.1 Risk Matrix

		Consequences			
		Minor	Moderate	Major	Catastrophic
Likelihood	Certain	Medium	Significant	Significant	Significant
	Likely	Medium	Significant	Significant	Significant
	Unlikely	Low	Medium	Significant	Significant
	Rare	Low	Low	Medium	Significant



## 5.0 Operational Matrix

<b>Potential Issue</b>	<b>Water Quality</b>		
<b>Legislation/ Guidelines</b>	<i>Environment Protection Act 1970</i> <i>State Environment Protection Policy (Groundwaters of Victoria)</i> <i>State Environment Protection Policy (The Waters of Victoria)</i> <i>Environmental Guidelines for the Concrete Batching Industry</i>		
<b>Objective(s)</b>	To ensure contaminated wastewater is not discharged from the concrete batching plant to surface waters, groundwater or land.		
<b>Strategies</b>	<ul style="list-style-type: none"> <li>▪ Minimising the area of the site that generates contaminated water.</li> <li>▪ Providing separate, dedicated drainage systems for contaminated and clean stormwater</li> <li>▪ Minimise the area of the site which generates contaminated stormwater runoff.</li> <li>▪ Drain all contaminated stormwater and process wastewater to a collection tanks for recycling.</li> <li>▪ Regularly clean out solids that accumulate in the recycled water tanks.</li> <li>▪ The wastewater recycling system must be able to store the contaminated runoff generated.</li> <li>▪ Use wastewater stored in the recycling system at the earliest possible opportunity.</li> <li>▪ There must be no dry weather wastewater discharges from the site.</li> <li>▪ Monitor wet weather discharges for pH and suspended solids. Retain the records.</li> </ul>		
<b>Risk rating</b>	<b>Medium</b>		
<b>Management Procedure</b>	<b>Responsibility</b>	<b>Inspection frequency</b>	<b>Monitoring</b>
<ul style="list-style-type: none"> <li>▪ All sources of wastewater to be banded (if required), including:                             <ul style="list-style-type: none"> <li>▪ The agitator washout area</li> <li>▪ The truck washing area</li> <li>▪ The concrete batching area</li> </ul> </li> <li>▪ Ensure efficiency of the pumps in the recycled water tanks.</li> <li>▪ Monitor operation of the warning devices and alarms in the recycled water tanks.</li> <li>▪ Monitor the recycled water tanks to ensure adequate capacity is available when rain falls.</li> <li>▪ Ensure off site discharges are monitored by the Site Manager/Senior Management.</li> </ul>	Site Manager/Senior Management	Weekly/ongoing	



	<ul style="list-style-type: none"> <li>▪ Ensure there is no dry weather flow to storm water.</li> <li>▪ Ensure pH and suspended solids are monitored and recorded during offsite discharges.</li> <li>▪ Ensure silo and weigh hopper overflow protection is operating correctly.</li> <li>▪ Ensure emergency shut-down system operates from console and silo delivery points.</li> <li>▪ Ensure oils, fuel or chemicals are stored in a bunded area or placed on spill trays when in use.</li> <li>▪ Ensure level controls are working properly in water collection recycling tank.</li> <li>▪ Ensure visual alarms on console to indicate when water is discharged off-site are installed and operating correctly.</li> <li>▪ Check content of spill clean-up kits.</li> </ul>		
<b>Auditing</b>	Randomly averaging one per month		
<b>Contingency Measures</b>	<ul style="list-style-type: none"> <li>▪ Cease activity/task that is resulting in non-compliance with strategies.</li> <li>▪ Inform Operation Manager.</li> <li>▪ Review existing management procedures.</li> <li>▪ Identify failure and implement measures to address the issue.</li> </ul>		

<b>Potential Issue</b>	<b>Air Quality</b>		
<b>Legislation</b>	<p><b><i>Environment Protection Act 1970</i></b></p> <p><b><i>State Environment Protection Policy (The Air Environment) (particularly Schedule F2).</i></b></p> <p><b><i>Environmental Guidelines for the Concrete Batching Industry</i></b></p>		
<b>Objectives</b>	To avoid or substantially reduce dust emissions so there is no loss of amenity.		
<b>Strategies</b>	<ul style="list-style-type: none"> <li>▪ Keep sand and aggregates damp.</li> <li>▪ Cover or enclose conveyor belts and hoppers.</li> <li>▪ Keep pavements and surfaces clean.</li> <li>▪ Fit cement silos with high level alarms, multibag pulse jet filters, airtight inspection hatches and automatic cut-off switches on the filler lines.</li> <li>▪ Keep duct work airtight.</li> <li>▪ Enclose the loading bay.</li> <li>▪ Develop and implement an inspection regime for all dust control components.</li> <li>▪ Clean up spills immediately.</li> </ul>		
<b>Risk rating</b>	<b>Medium</b>		
<b>Management Procedure</b>		<b>Responsibility</b>	<b>Inspection / Monitoring frequency</b>



<ul style="list-style-type: none"> <li>▪ Check all dust collection equipment is operating correctly.</li> <li>▪ Ensure aggregates are damp at all times and wind shields are in place and offer adequate protection from the wind.</li> <li>▪ Unsealed surfaces to be protected to exclude vehicles.</li> <li>▪ Pavements to be kept clean and dust free.</li> <li>▪ Sand and aggregates to be stored in a hopper or bunker protected from wind.</li> <li>▪ Sand and aggregate stockpiles to be monitored for water content.</li> <li>▪ Underground storage bins to be kept enclosed when not in use.</li> <li>▪ Cement to be stored in sealed, dust-tight, storage silos.</li> <li>▪ Delivery pipes clearly labelled.</li> <li>▪ Delivery pipes locked when not in use.</li> </ul>	Site Manager/Senior Management	Weekly/ongoing
<b>Auditing</b>	Random averaging once per month	
<b>Contingency Measures</b>	<ul style="list-style-type: none"> <li>▪ Cease activity/task that is resulting in non-compliance with strategies.</li> <li>▪ Inform Operation Manager.</li> <li>▪ Review existing management procedures.</li> <li>▪ Identify failure and implement measures to address the issue.</li> </ul>	

<b>Potential Issue</b>	<b>Noise Emissions</b>
<b>Legislation</b>	<i>Environment Protection Act 1970</i> <i>State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade).</i> <i>Environmental Guidelines for the Concrete Batching Industry</i>
<b>Objectives</b>	To ensure no noise nuisance results from the facility.
<b>Strategies</b>	<ul style="list-style-type: none"> <li>▪ Liaise with the local community to identify noise issues.</li> <li>▪ Select quieter equipment.</li> <li>▪ Alter or enclose equipment to reduce noise at the source.</li> <li>▪ Use sound absorbing materials to prevent the spread of noise by isolating the source.</li> <li>▪ Ensure hooters are used for emergencies only.</li> <li>▪ Avoid public address systems for paging staff.</li> </ul>
<b>Risk rating</b>	<b>Low</b>



Management Procedure	Responsibility	Inspection / Monitoring frequency
<ul style="list-style-type: none"> <li>Monitor noise impact on the neighbourhood.</li> <li>Maintain equipment.</li> </ul>	Site Manager/Senior Manager	Ongoing
<b>Auditing</b>	Randomly averaging one per month	
<b>Contingency Measures</b>	<ul style="list-style-type: none"> <li>Cease activity/task that is resulting in non-compliance with strategies.</li> <li>Inform Operation Manager.</li> <li>Review existing management procedures.</li> <li>Identify failure and implement measures to address the issue.</li> </ul>	

<b>Potential Issue</b>	<b>Solid &amp; liquid Waste</b>	
<b>Legislation</b>	<i>Environment Protection Act 1970</i> <i>Industrial Waste Management Policy (Waste Minimisation) 1990</i> <i>Environmental Guidelines for the Concrete Batching Industry</i>	
<b>Objectives</b>	To minimise solid waste generation and to reuse/recycle wherever possible	
<b>Strategies</b>	<ul style="list-style-type: none"> <li>Focus on waste avoidance and reduction through the use of innovative processes and practices.</li> <li>Identify all waste streams.</li> <li>Prepare a Waste Management Plan</li> <li>Investigate ways to minimise the generation of waste concrete.</li> <li>Investigate ways to recycle excess material from agitators.</li> <li>Include solid waste streams in the Waste Management Plan.</li> <li>Establish recycling programs for aluminium cans, glass bottles, packaging materials, cardboard and office paper.</li> </ul>	
<b>Risk rating</b>	<b>Low</b>	
Management Procedure	Responsibility	Inspection / Monitoring frequency





<ul style="list-style-type: none"> <li>▪ Ensure concrete wastes are returned to the plant unless diverted for approved beneficial use.</li> <li>▪ Ensure waste concrete is reclaimed or recycled.</li> <li>▪ Ensure recycling bins are clearly identified.</li> <li>▪ Make sure waste collection points are clean and all bins have secure lids fitted.</li> <li>▪ Make sure waste transporters are provided with information on the nature of hazardous wastes.</li> <li>▪ Make sure waste goes to an appropriate and legal waste processing facility and that waste collection and tracking information is kept in the office.</li> </ul>	Site Manager/Senior Manager	Ongoing
<b>Auditing</b>	Randomly averaging one per month	
<b>Contingency Measures</b>	<ul style="list-style-type: none"> <li>▪ Cease activity/task that is resulting in non-compliance with strategies.</li> <li>▪ Inform Operation Manager.</li> <li>▪ Review existing management procedures.</li> <li>▪ Identify failure and implement measures to address the issue.</li> </ul>	

<b>Potential Issue</b>	<b>Traffic Management</b>		
<b>Legislation</b>	<b>Council Local Laws</b>		
<b>Objectives</b>	To ensure the safe and environmentally responsible operation of vehicles in and around the Site.		
<b>Strategies</b>	<ul style="list-style-type: none"> <li>▪ Ensure that all vehicle drivers are appropriately informed about the impacts of heavy vehicle use and related impacts of dust and noise onsite and on the surrounding community.</li> </ul>		
<b>Risk rating</b>	Low		
<b>Management Procedure</b>	<b>Responsibility</b>	<b>Inspection / Monitoring frequency</b>	
<ul style="list-style-type: none"> <li>▪ All employees, including drivers, will undergo site specific awareness training during inductions. The traffic component of the training will include:                             <ul style="list-style-type: none"> <li>○ Awareness of the day operation truck routes.</li> <li>○ Awareness of speed limits onsite and offsite.</li> <li>○ Awareness training in the operation of trucks and other vehicles to minimise noise emissions.</li> <li>○ Awareness of driving techniques, such as not using engine brakes, to minimise noise and improve safety.</li> <li>○ Awareness of public and employee safety.</li> <li>○ All employees undertake environmental and safety training, as well as refresher training, and will be informed of the new night operations requirements. Flammable good store</li> </ul> </li> <li>▪ Ensure signage is maintained onsite to assist in safe operation of vehicles.</li> </ul>	Site Manager/Senior Manager	Ongoing	

Site & Environmental Management Plan  
248-254 Osborne Avenue, Clayton South 3169  
Ref No.: 8832



<b>Auditing</b>	Randomly averaging once per month
<b>Contingency Measures</b>	<ul style="list-style-type: none"><li>▪ Cease activity/task that is resulting in non-compliance with strategies.</li><li>▪ Inform Operation Manager.</li><li>▪ Review existing management procedures.</li><li>▪ Identify failure and implement measures to address the issue.</li></ul>

Site & Environmental Management Plan  
248-254 Osborne Avenue, Clayton South 3169  
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## 6.0 Implementation & Operation

### 6.1 Roles & responsibilities

Ultimate responsibility for implementation of the SEMP rests with the Site Operator/Site Manager.

The Site Manager is responsible for ensuring the requirements of this SEMP are complied with and maintained. Accountability for ongoing performance of the SEMP relative to the daily operation of the facility also rests with the Site Manager.

### 6.2 Site Training & Induction

All personnel working on the site will be familiar with the SEMP and be provided with a paper copy or have access to an electronic copy. The Site Manager must ensure their employees and contractors undergo a site induction to:

- Understand the purpose of the SEMP and its objectives.
- Be familiar with the location, layout and function of the facility.
- Know and understand the location of drainage lines and other site features that need to be avoided.

As part of the induction program, employees will be appropriately educated in relation to the handling of chemicals in accordance with company procedures. This will ensure that appropriate staff and personnel on-site will be prepared to undertake the contingency plan should the event arise where dangerous goods are delivered on-site.

A copy of this SEMP must be permanently on display at the site office.

### 6.3 Documentation

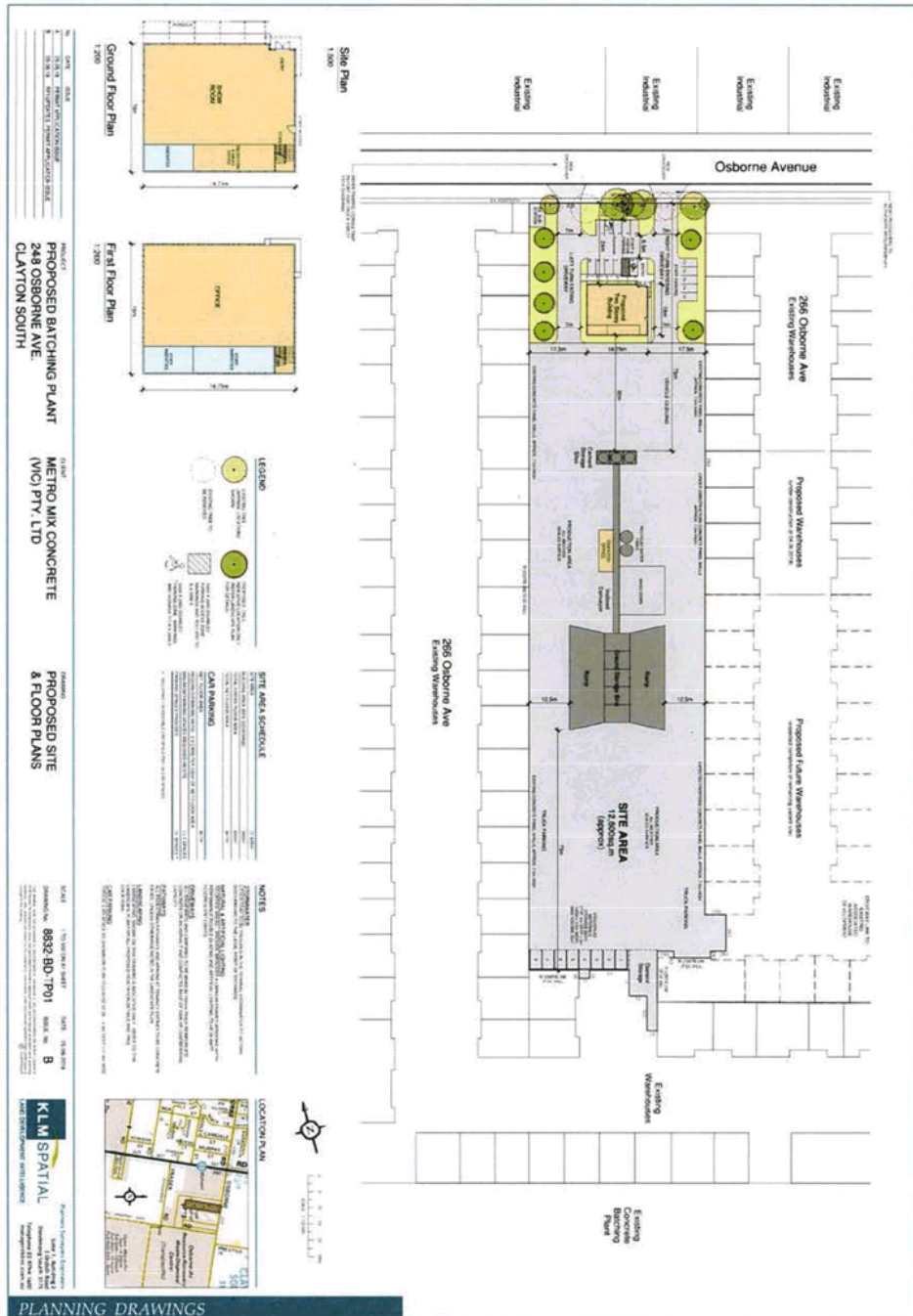
The site manager will be responsible for a site diary to record any abnormal occurrences that may occur throughout the course of operation. This must include: accidents of any nature, visitors to the site, weather conditions of the day, rejected loads, site shutdowns, and complaints recorded on the Complaint Form. The recording of complaints must include any breaches of SEMP conditions, the person responsible for the breaches, the person responsible for rectifying the breaches, and actions taken to rectify the breach.

The site diary including the Complaint Forms must be available for review by Council on request at any times.

Site & Environmental Management Plan  
248-254 Osborne Avenue, Clayton South 3169  
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### Appendix A – Site Plan



PLANNING DRAWINGS

Site & Environmental Management Plan  
248-254 Osborne Avenue, Clayton South 3169  
Ref No.: 8832



## Appendix B – Complaint Form

**CONCRETE BATCHING PLANT**  
**248 – 266 OSBORNE AVENUE, CLAYTON SOUTH 3169**

**SITE ENVIRONMENTAL MANAGEMENT PLAN**  
**COMPLAINT REPORT**

Site: .....

**Complaint Details:**


**Reported By:** ..... **Signature:** .....  
(Block Letters)

**Reported To:** ..... **Date:** .....

**Action Taken:**


**Signature:** ..... **Date:** .....

**Note:** The person receiving this report must promptly inform the Site Manager who will ensure appropriate procedures outlined in the SEMP are actioned without delay.

Complaint forms must be compiled with the site diary and be made available for review by Council at the time of request.



## Planning Committee Meeting

17 October 2018

**Agenda Item No: 4.3**

### **KP18/18 - 48 STATION ROAD CHELTENHAM**

**Contact Officer: Hugh Charlton, Statutory Planner**

#### **Purpose of Report**

This report is for the Planning Committee to consider Planning Permit Application No. KP-2018/18 - 48 Station Road Cheltenham.

#### **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 the Planning Committee determine to support the proposal and issue a Notice of Decision to Grant a Permit to Develop the land for the construction of a five (5) storey building in a Special Building Overlay comprising 18 dwellings and use of the land for retail at 48 Station Road Cheltenham, subject to the conditions contained within this report.

**City of Kingston  
Planning Committee Meeting**

**Agenda**

**17 October 2018**

<b>PLANNING OFFICER REPORT</b>	
<b>APPLICANT</b>	<b>SJB Planning</b>
<b>ADDRESS OF LAND</b>	<b>48 Station Road Cheltenham</b>
<b>PLAN OF SUBDIVISION REFERENCE</b>	<b>Lot 15 on LP 007726</b>
<b>PROPOSAL</b>	<b>Develop the land for the construction of a five (5) storey building in a Special Building Overlay comprising 18 dwellings and use of the land for retail</b>
<b>PLANNING OFFICER</b>	<b>Hugh Charlton</b>
<b>REFERENCE NO.</b>	<b>KP-2018/18</b>
<b>ZONE</b>	<b>Clause 37.08: Activity Centre Zone – Schedule 1</b>
<b>OVERLAYS</b>	<b>Clause 44.05: Special Building Overlay</b>
<b>OBJECTIONS</b>	<b>21</b>
<b>CONSIDERED PLAN REFERENCES/DATE RECEIVED</b>	<b>Prepared by Caisson Architecture, Drawing No.s TP001 to TP701 inclusive, dated 5/07/2018 Rev TP04, received by Council on 6 July 2018</b>
<b>ABORIGINAL CULTURAL HERITAGE SENSITIVITY</b>	<b>No</b>

**1.0 RELEVANT LAND HISTORY**

1.1 There are no relevant planning permit history for the subject site.

**2.0 SITE PARTICULARS**

2.1 The site is rectangular in lot shape with a maximum depth of 42.67 metres and width of 15.24 metres, with a total area of approximately 650 square metres. The site is generally flat and does not feature any landscaping or vegetation.

2.2 The site is currently occupied by a two (2) storey brick building generally built boundary to boundary. The former use on the land was for a dance studio. The property has a large front setback and features two vehicle crossovers that provide access to car parking at the front of the property to Station Road. There is no fencing provided to the front boundary.

2.3 There are no restrictions or easements listed on the Certificate of Title.

**3.0 SURROUNDING ENVIRONS**

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



- 3.2 The site is located within the Cheltenham Activity Centre. This area is diverse in nature, with a range of civic, commercial and residential uses complemented by substantial transport routes. The Activity Centre is generally defined as 400 metres from the railway station. The land is within the Principal Public Transport Network Area (PPTN).
- 3.3 Given the site's location within this activity centre, it affords excellent access to a range of services and facilities.
- 3.4 The area is one that is currently in transition. Traditional single-detached dwellings are being replaced by higher density development within the Activity Centre. This change is exemplified by recent development in the Cheltenham central area, including:
- 37 - 39 Station Road – 7 storey existing building (Quest apartments)
  - 1230 Nepean Highway – 7 storey existing building (Council)
  - 1228 Nepean Highway – 8-9 storey existing building (The Village)
  - 2-6 Railway – 10 storey existing building (Illixur)
  - 44-46 Station Road - KP16/496 - 7 storey building refused by Council and upheld by VCAT.
  - 7-21 Station Road – KP16/254 - 9 storey building, approved by Council on 28 June 2017
  - 1234 – 1236 Nepean Highway - KP16/995 - 11 storey building approved by Council on 29 December 2017

The site is near several community facilities including:

- Cheltenham Primary School (330 metres)
- Cheltenham Library (134 metres)
- Cheltenham Park (380 metres)
- Cheltenham Recreation Reserve (722 metres)
- Our Lady of the Assumption Parish Primary School (154 metres)



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

**North:** Station Road. Land opposite the site at No.43 Station is used and developed with a two-storey office building and No.1242 Nepean Highway used and developed as a commercial car wash.

**East:** No1242A Nepean Highway is occupied by a 2 storey building used for government welfare by Centrelink and Medicare. The building generally occupies the whole site with exception of car parking located to the rear of the building accessed from the Station Road frontage adjacent to the shared boundary.

**South:** To the immediate south is a drainage easement in favour of the City of Kingston which is currently occupied by a shed. This land that is approximately 3 metres in width is in the ownership of the No.46 Station Road (property to the west).

Further south, No. 5 Holmby Road is occupied by a single-storey brick dwelling with a tiled pitched roof. The rear of the dwelling opposite the subject land comprises secluded private open space, single car garage and an outbuilding.

**West:** To the west is No. 46 Station Road which was previously occupied by a single-storey car workshop with hard paved area in the front setback and now appears vacant. Further west No. 44 Station Road is occupied by a single-storey office building on the corner of Elman and Station Road with secure car parking located to the rear of the building accessed from Elman Road

3.6 The subject site is located within Area 6A – Cheltenham (North) of the *Kingston Open Space Strategy* and Clause 22.19 of the Kingston Planning Scheme. In this area a land contribution for open space in lieu of cash is preferred as part of any future subdivision.

#### **4.0 PROPOSAL**

4.1 The application seeks to Develop the land for the construction of a five (5) storey building in a Special Building Overlay comprising 18 dwellings and use of the land for retail.

4.2 The proposed development comprises the following:

- 18 dwellings in an apartment form with 9x one bedroom (minimum area of 50.5m<sup>2</sup>), 9x two bedrooms (minimum 72.5m<sup>2</sup>) and 1x three bedroom (101.8m<sup>2</sup>)
- basement car parking of 27 spaces predominantly within stackers;
- 1 retail tenancy at ground level with a 83m<sup>2</sup> GFA;
- 1 office tenancy at first floor with 172m<sup>2</sup> GFA;

4.3 The design is a contemporary response that includes flat roofs to an overall height of 9.3m. Built form is partially constructed to the front and side boundaries, and setback from the rear boundary by a minimum of 5.7m.

4.4 The development provides a three storey podium to Station Road with the upper levels set back from this frontage. The building is proposed to have a building height (to the parapet) of 17.5 metres and an overall height of 19.52 metres which includes services on the roof.

4.5 Proposed materials include: Etched concrete and white painted concrete; Matt black Colorbond; Metallic finish powdercoated window frames; Metallic finish powdercoated fins.

- 4.6 Secluded private open space ranges between 8.5m<sup>2</sup> to 45m<sup>2</sup> within courtyards, terraces and balconies.
- 4.7 The existing crossover is to be modified to a single crossover for access from Station Street.

**5.0 PLANNING PERMIT PROVISIONS**

**Zone**

- 5.1 Activity Centre Zone: Pursuant to Clause 37.08-5 of the Planning Scheme, a planning permit is required to construct a building or construct and carry out works.
- 5.2 Activity Centre Zone: Pursuant to Clause 37.08-3 of the Planning Scheme, any requirement in the schedule to zone must be met. Section 3.0 of Schedule 1 (Precinct 2) of the Activity Centre Zone states:
- A planning permit is required to use the land as retail.
  - A planning permit is not required to use the land for office.
  - A planning permit is not required to use the land for accommodation. It is noted that accommodation is not proposed at ground floor.
- 5.3 Activity Centre Zone: Pursuant to Section 4.3 of Schedule 1 of the Activity Centre Zone, a planning permit is required to construct buildings and works, including two or more dwellings on a lot.

**Overlay**

- 5.4 Special Building Overlay. Pursuant to Clause 44.05 a planning permit is required to construct or carry out buildings or works. Melbourne Water is the relevant drainage authority and has no objection to the proposal subject to minor changes and conditions.

**Particular Provisions**

- 5.5 A recent amendment VC148 by State Government on 31 July 2018, occurred during the advertising of this application. This amendment, *inter alia*, revised certain public parking rates for sites within 400 metres of the Principle Public Transport Network. In this instance, Cheltenham Station and the bus routes along Charman Road and Park Road/Centre Dandenong Road. Of relevance to this application, the parking rates for residential visitors and a shop were reduced.
- 5.6 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;
  - Retail does not carry a specific requirement and is to Council's satisfaction.

This equates to a parking requirement of 25 spaces comprising:

- 19 resident spaces
- 6 office spaces
- No residential visitor spaces
- No specific rate for retail.

Parking for the development comprises a total of 27 spaces as follows:

- 19 spaces for resident parking in stackers;
- 2 retail spaces, one in stackers and one provided at grade;
- 6 office spaces provided in stackers

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.

As mentioned, use for retail does not carry a specific parking requirement and is to Council's satisfaction. The parking requirement for a shop as specified under Clause 52.06 has been used indicatively by the Applicant's traffic consultant, and is a rate considered acceptable by Council's Traffic Engineer.

A shop requires 3.5 spaces to each 100 sq m of leasable floor area. In this instance, the proposed 82.7m<sup>2</sup> retail tenancy, using the listed parking demand for a shop, would require 2 car spaces. The application provides 2 car spaces for retail, thus is considered to satisfy the anticipated parking demand.

Clause 52.06 – 8 Design standards, including vehicle movements, access, parking dimensions, stacker specifications, and ramp grades have been reviewed and are considered compliant by Council's Traffic Engineer. It is noted that in lieu of visual splays either side of the driveway, convex mirrors are proposed which is considered adequate for pedestrian safety. Council's Traffic Engineer does not consider traffic generation by this proposal to be an issue.

For further access improvements, a condition on any permit issued is recommended:

- a) one-way traffic management control(s) be nominated to reduce the potential for vehicle conflict within the access ramps and access aisles (e.g. Stop/Go traffic signals, boom gate, convex traffic mirrors);

5.7 Bicycle Facilities: Pursuant to Clause 52.34 of the Kingston Planning Scheme, a planning permit is required if the following rates are not met for bicycle facilities:

- Retail (shop) Employees: 1 to each 600 sq.m of leasable floor area if floor area exceeds 1000 sq.m
- Visitors: 1 to each 500 sq.m of leasable floor area if floor area exceeds 1000 sq.m
- Dwelling Residents: 1 to each 5 dwellings (in developments of four or more storeys)
- Visitors: 1 to each 10 dwellings (in developments of four or more storeys)
- Office Employee 1 to each 300 sq.m of net floor area if net floor area exceeds 1000 sq.m
- Visitor 1 to each 1,000 sq.m of net floor area if net floor area exceeds 1000 sq.m

Based on the above and noting that the retail and office floor areas are less than 1,000 sq.m, the proposed development generates a requirement for four (4) resident spaces and two (2) visitor spaces.

- 5.8 The proposed provides six (6) bicycle spaces comprising 4 resident and 2 visitor within the basement, accessed by the ramped accessway, or alternatively via the lift to / from ground floor for less confident cyclists. This provision complies with the statutory requirement.
- 5.9 In terms of design, the bicycle spaces are to be provided in the form of Ned Kelly vertically hanging bicycle racks and a horizontal 'towel hitching' rail, which satisfy the relevant standards.
- 5.10 The location of the bicycle storage is not in the preferred convenient location under this particular provision. Given the reasonably low number of vehicle movements (1 movement every 4.5 minutes on average) expected during peak periods, Council Officers concur with the applicant that the reliance of the ramped accessway for cyclist access represents a reasonably safe and convenient access arrangement.
- 5.11 Clause 58 – Apartment Developments. Refer the Planning Officer's full assessment within the report.

### **General Provisions**

- 5.12 The Decision Guidelines of Clause 65 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 ADVERTISING**

- 6.1 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.
- 6.2 21 objection(s) to the proposal were received. The grounds of objection raised are summarised as follows:

- Neighbourhood character
- Overdevelopment
- Visual bulk, setbacks
- Height
- Overlooking
- Overshadowing
- Vegetation loss/impact
- Equitable development
- Traffic and parking
- Energy efficiency to existing properties

Deemed to be outside the scope of planning considerations:

- Noise from future occupants

## **7.0 PLANNING CONSULTATION MEETING**

- 7.1 A planning consultation meeting was held on 4 September 2018 with the relevant Planning Officer, one (1) Ward Councillor, the Permit Applicant and two (2) objectors in attendance. The above-mentioned issues were discussed at length.

7.2 The above concerns were unable to be resolved at the meeting, and the objections still stand.

## **8.0 SECTION 50 / 50A / 57A – AMENDMENT TO PLANS**

8.1 Prior to advertising the Permit Applicant lodged amended plans on 17 July 2018, pursuant to Section 50A of the *Planning and Environment Act 1987* the amended plans incorporated the following changes:

- Revised floor area of retail tenancy;
- Provision of office tenancy at first floor level; and
- Increase in the number of retail car parking spaces waived.

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

## **9.0 REFERRALS**

9.1 The application was referred to the following external determining referral authorities:

- Melbourne Water who had no objection subject to conditions requiring minor modifications to the proposal at the rear boundary fence and basement slab heights.

9.2 The application was referred to the following internal referrals:

- Council's Traffic Engineer - had no objection, subject to minor conditions for one-way traffic management control and pedestrian safety.
- Council's Urban Designer - verbally supported the proposal, subject to changes which have been incorporated into the latest plans.
- Council's ESD Officer - had no objection subject to submission of a Sustainable Management Plan.
- Council's Waste Department – supports the proposed Waste Management Plan.
- Council's Development Engineer – had no objection to the application, subject to conditions included on any permit issued relating to flood mitigation from overland flows and water sensitive urban design measures. It is noted that Melbourne Water is the relevant drainage authority in this instance, thus it is not appropriate to include the recommended conditions relating to flood mitigation or raised apexes.
- Council's Vegetation Management Officer – had no objection to the proposal subject to conditions to improve the landscaping within each terrace, and to protect the two existing mature trees on the adjoining property at the rear.

**10.0 PLANNING CONSIDERATIONS:**

**Planning Policy Framework**

- 10.1 The 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: Metropolitan Planning Strategy' (Department of Transport, Planning and Local Infrastructure, 2014).
- 10.1 The settlement policies at **Clause 11** seek to ensure a sufficient supply of land is available for all forms of land use in Victoria. Of particular relevance to housing, **Clause 11** promotes housing diversity and urban consolidation objectives in the established urban realm. **Clause 11.02-1S** 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.*
- 10.1 **Clause 11.03-1S (Activity centres)** encourages the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.
- 10.2 **Clause 13 (Environmental Risks and Amenity)** aims to ensure that planning adopts a best practice environmental management and risk management approach which aims to avoid or minimise environmental degradation and hazards. Further, planning should identify and manage the potential for the environment, and environmental changes, to impact upon the economic, environmental or social well-being of society.
- 10.3 **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.
- 10.4 **Clause 15.03-2S (Aboriginal Cultural Heritage)** seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.
- 10.5 The Subject Land **is not** identified in an area of Aboriginal Cultural Heritage Sensitivity.
- 10.6 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.

- 10.7 Policies pertaining to urban design, built form and heritage outcomes are found at **Clause 15** of the State Planning Policy Framework. Of particular significance, **Clause 15.01S** 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** promote energy and resource efficiency through improved building design, urban consolidation and promotion of sustainable transport.
- 10.8 The policies contained within **Clause 16.01** 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.

#### **Local Planning Policy Framework**

- 10.9 The City of Kingston's MSS at **Clause 21.05** (Residential Land Use) 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.
- 10.10 Relevant objectives and strategies in **Clause 21.05-3: Residential Land Use** 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 capacity of local areas in Kingston to accommodate different types and rates of housing change. This is to be achieved through encouraging residential development within activity centres via mixed-use development, and on transitional sites at the periphery of activity centres.*
  - *To ensure new residential development respects neighbourhood character and is site responsive, and that medium density dwellings are of the highest design quality. This is to be achieved through promoting new residential development, which is of a high standard, responds to the local context and positively contributes to the character and identity of the local neighbourhood.*
  - *To promote more environmentally sustainable forms of residential development. To be achieved through promoting medium density housing development in close proximity to public transport facilities, particularly train stations.*
  - *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 response to special housing needs within the community.*
- 10.11 Council's Local Planning Policy at **Clause 21.05** essentially reinforces State Planning Policy relevant to housing, stressing the need to encourage urban consolidation in appropriate locations and to accommodate projected population increases.

- 10.2 **Clause 21.06-3 (Retail and Commercial land use)** relates to protecting and strengthening the hierarchy of activity centres and facilitating opportunities for diversification to enhance the viability of neighbourhood centres and reinforce the character and identity of local centres.
- 10.1 **Clause 21.09 (Environment, wetlands and waterways).** The need to provide adequate flood storage and improve stormwater management practices is a key objective in Kingston's land use planning as there are significant urban and non urban areas in Kingston which are affected by flood risk. The limitations of the existing drainage system make it imperative that flood risk is considered in land use planning to avoid intensifying the impacts of flooding through inappropriately located uses and/or development.
- 10.12 **Clause 22.11 Residential Development Policy** extends upon the provision contained at **Clause 21.05** (Residential Land Use), 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.
- 10.13 Relevant objectives in **Clause 22.11-2 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.*
- 10.2 **Clause 22.20 Stormwater management** seeks to improve water quality of stormwater runoff, incorporate the use of WSUD in development including stormwater reuse, and ensure best practice performance. The proposal is considered to be 'large scale' under Table 1 of this policy, requiring higher level of water management plans and modelling. Conditions on any permit issued have been recommended by Council's Drainage Engineer to meet the specified requirements.



- 10.3 It is considered that the proposed development generally complies and satisfies the Planning Policy Framework which aim to encourage well-designed medium density housing in appropriate locations. This is discussed in the Clause 58 assessment, later within this report.

**Zoning Provisions**

- 10.4 The subject site is located within the Activity Centre Zone. The purpose of the Activity Centre Zone is:
- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
  - *To encourage a mixture of uses and the intensive development of the activity centre:*
    - *As a focus for business, shopping, working, housing, leisure, transport and community facilities.*
    - *To support sustainable urban outcomes that maximise the use of infrastructure and public transport.*
  - *To deliver a diversity of housing at higher densities to make optimum use of the facilities and services.*
  - *To create through good urban design an attractive, pleasant, walkable, safe and stimulating environment.*
  - *To facilitate use and development of land in accordance with the Development Framework for the activity centre.*
- 10.5 The subject site is located within the Activity Centre Zone. Clause 37.08 seeks to deliver intensive development of the Cheltenham Major Activity Centre, in a manner that makes the optimum use of the existing facilities and services and supports the on-going sustainability of the centre.
- 10.6 Schedule 1 of the ACZ, Precinct 2C applies to the sites. The proposed mixed use building is to be located within the Precinct 2C – Nepean Hwy West Business Edge which has the following objectives:
- *To develop the precinct as a consolidated focus for commercial and employment services and residential opportunities and associated activities.*
  - *Ensure all development along the highway provides a strong commercial podium of two levels to reinforce the commercial nature of the precinct*
  - *To create a gateway to Cheltenham.*
  - *Encourage high quality landscapes along street frontages to maintain an open street setting.*

- 10.7 The proposed retail use requires a permit in this precinct. As per the stated objective, this precinct is designated for business/commercial uses and associated activities. The application provides adequate provision of commercial with a first floor tenancy of 172m<sup>2</sup>. As such it is considered that this meets the intention of the commercial precinct with adequate employment opportunities to achieve the preferred economic outcome.
- 10.8 The provision of retail likewise provides additional employment opportunities and a tenancy of adequate size to support the function and vitality of the centre, in line with the overarching state policies and objectives for successful activity centre design outlined in Clause 11.03-1S. Given the location of the retail use within a major activity centre, it is not considered necessary to condition the trading hours or maximum staff numbers, and noting that car parking is fully compliant.
- 10.9 The Schedule to the zone outlines specific requirements and guidelines. The following is an assessment against those requirements and guidelines:

<b>Precinct 2C objectives</b>	<b>Comments</b>
<p><i>Building Height (excluding basement): 14 metres (4 storeys)</i></p> <p><i>Where existing residential areas directly adjoin the precinct, transition down building heights to 3 storeys (11 metres)</i></p>	<p>Does not comply. The proposal is for a five storey mixed use building of 17.5 metres and exceeds the preferred precinct building height requirement by 1 storey and 3.5 metres.</p> <p>A two storey podium of retail and commercial is proposed, in line with objectives for two storey podium for this precinct. A roof and frame is proposed to be constructed above the 2<sup>nd</sup> level the podium at the street frontage, but by design the podium will appear 2 storeys and thus is considered appropriate.</p> <p>It noted that Clause 37.08-6 of the Kingston Planning Scheme, <i>specifies that a permit may be granted to construct a building or construct or carry out works which is not in accordance with any design and development requirement in the schedule to this zone unless the schedule to this zone specifies otherwise.</i></p> <p>On its merits, the height is considered to meet the overarching objectives to develop this precinct as a consolidated focus for commercial and employment services and residential opportunities and associated activities. The proposed scale, mass and overall height is supported in the context of the adjoining buildings and broader activity centre.</p> <p>The height is balanced with the 2 part 3 level podium, in a manner that does not dominate the street by virtue of its modest width and reasonable street setback to the 4<sup>th</sup> and 5<sup>th</sup></p>

	<p>levels, successfully achieving a defined and rebated top section and squat built form.</p> <p>In the Cheltenham ACZ it has been established through the permits issued predominantly by Council that there can be merit in exceeding the preferred standard. Four buildings in the core of the ACZ exceed the preferred heights by 2 to 4 levels. In the adjacent retail precinct, Council has approved 5 levels above the preferred height for 7-21 Station Road (9 storeys). There are also 4 and 5 storey developments in the residential precinct which exceed the recommended height by 1 to 2 levels.</p> <p>It is noted that VCAT upheld Council's refusal, partly on the grounds of excessive height at 44-46 Station Road for the 7 storey building proposed in the same precinct. A planning application is under consideration for 6 storeys at this site. It is noted that the Tribunal Order did not suggest an appropriate height, rather that 7 storeys was inappropriate in this precinct.</p> <p>To reduce the impression of height further so the building is not confused with a taller form; a condition is recommended, should a permit issue, that:</p> <p>a) rooftop services and stairwell be reduced/consolidated in size and height as much as practical;</p> <p>A review of the site's immediate context indicates the site does not directly abut any land not within the same precinct. To the south, east and west, all land is in Precinct 2C. The land to the south is part of No.44 Station Road, forming a 3 metre deep strip which buffers the site from the adjacent residential precinct. This adjacent residential precinct 6 is designated in the ACZ for 'increased residential' for a preferred height up to 3 storeys.</p> <p>Subject to the condition recommended below, the proposed height is considered appropriate in relation to the residential precinct. A review of proposed building heights and setbacks indicates the proposal will have well managed off-site amenity impacts, as discussed below.</p> <p>The proposal is also designed to have adequate side setbacks to allow for the</p>
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	adequate future development opportunities to the adjoining buildings east and west as explored further later in this report.
<p><i>Building Setbacks</i>  <i>Development above 9 metres (3 storeys) should be setback 9 metres at the rear where sites abut or are adjacent to an established residential area.</i></p>	<p>Technically speaking, one section of the proposal fails to meet the 9m setback at 9m of height. At 9m high, the 10.8m high parapet of level 3 does not achieve the requirement (setback 5.7m to the living room of apartment 2.02, or setback 8.6m to a parapet and ). This non-compliance can be readily addressed by a permit condition, should one issue, recommended as:</p> <p>a) any development exceeding 9 metre in height be setback a minimum of 9 metres from the southern (rear) boundary, and maintain the minimum functional rooms dimensions at Standard D24 of Clause 58 of the Kingston Planning Scheme;</p> <p>It is also noted that the adjacent residential precinct is further separated from the subject site by an additional depth of 3m, which is land from the adjoining property to the west (but unlikely to be developed given its spatial constraints).</p> <p>The proposed rear setback and narrow width of the development ensures it will not dominate the residential context. The side setback allows views through, relieving any sense of a solid street wall or imposing built form.</p> <p>From the residential precinct Level 3 would be setback between 8.7m to 11.6m, and Levels 4 and 5 would be setback 15.4m.</p> <p>The proposed setbacks of the 5<sup>th</sup> level are informed by achieving the Side and rear setback Standard B17 of Clause 55, not strictly applicable but provides a helpful and long accepted indication of what might be a suitable setback given a certain height.</p> <p>As such the proposed setbacks are considered sensitive to the established residential area and unlikely to impose an adverse amenity impact or prejudice their future development rights.</p>
<p><b><i>Precinct Guidelines, where relevant:</i></b></p>	
<p><i>Any new development should be sympathetic to the scale of the surrounding residential</i></p>	<p>The development is sympathetic to the existing scale of the residential development to the rear through the provisions of generous setbacks</p>

<i>neighbourhood.</i>	and transitioning down of the building at this interface. This is discussed further in detail in the Clause 58 assessment.
<i>Prevent vehicle access from main roads except for sites north of Park Road where access is encouraged from the Nepean Hwy service lane.</i>	Vehicle access is from the sole frontage to Station Road. Council's Traffic Engineer supports this access arrangement.
<i>New boulevard treatments should be designed to highlight and reflect the precinct's functions.</i>	A condition on any permit issued has been included for the specific design of the footpath treatment to match Council's preferred design.

**Overlay Provisions**

10.10 The subject site is located within a Special Building Overlay.

The purpose of this overlay control is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).*

10.11 As required under the SBO controls, the application has been referred to the relevant drainage management authority (Melbourne Water).

10.12 Melbourne Water (and relevant drainage management authority) – raised no objection to the application, subject to conditions for finished floor levels for the habitable areas in land subject to the SBO. It is noted that the development generally complies with these conditions in its current form.

10.13 The PPF and MSS objectives set down in the Kingston Planning Scheme are satisfied by virtue of the land's identification as being affected by a SBO and by obtaining referral comments from the drainage management authority.

10.14 In light of the controls that apply to the land and the 'no objection' referral comments received, it is considered that this aspect of the proposal is reasonable and warrants support (subject to the inclusion of appropriate permit conditions).

**11.0 CLAUSE 58 (APARTMENT DEVELOPMENTS ASSESSMENT)**

11.1 The proposal has been assessed against the objectives and standards of Clause 58 of the Kingston Planning Scheme as follows. Overall, the application satisfy key standards and objectives. The design response is deemed suitable and results in reasonable outcomes on and off-site.

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<b>PROVISION / OBJECTIVE</b>	<b>STANDARD</b>	<b>COMPLIANCE</b>	<b>ASSESSMENT</b>
<p>Standard D1 of Clause 58.02-1 <b>'Urban Context'</b></p> <p><i>To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.</i></p> <p><i>To ensure that development responds to the features of the site and the surrounding area.</i></p>	<p><i>The design response must be appropriate to the neighbourhood and the site.</i></p> <p><i>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</i></p>	<p>✓</p>	<p>See previous discussion in the activity centre assessment which demonstrates that the height and scale are appropriate and will respect the preferred character, without detriment to surrounding properties.</p> <p>Council's Urban Designer is supportive of the proposed building envelope and design.</p> <p>The proposed podium will present a human scale to the street of two levels with a framed third level. It is considered that the podium with two recessed levels above represents a balanced building when viewed from the street.</p> <p>The development is sympathetic to the existing scale of the residential development to the rear through the provisions of generous setbacks and transitioning down of the building at this interface. While not required by the planning scheme it is noted that the rear setbacks have been designed to comply with the setback requirements of Standard B17 of Clause 55.</p> <p>Subject to the previously recommended condition for increased an rear setback, visual impacts to the rear are mitigated along with the otherwise generous rear setbacks and receding</p>

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			<p>upper levels that will achieve or exceed the recommended rear setbacks.</p> <p>The proposal is well articulated with a high level of architectural integrity that limits the visual impact when viewed from surrounding residential properties.</p>
<p>Standard D2 of Clause 58.02-2 <b>‘Residential Policy’</b></p> <p><i>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i></p> <p><i>To support higher density residential development where development can take advantage of public and community infrastructure and services.</i></p>	<p><i>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i></p>	✓	<p>The development satisfies the objectives of the activity centre policy, see previous discussion.</p>
<p>Standard D3 of Clause 58.02-3 <b>‘Dwelling diversity’</b></p> <p><i>To encourage a range of dwelling sizes and types in</i></p>	<p><i>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.</i></p>	✓	<p>The proposal includes 1, 2 and 3 bedroom dwellings with a variety of different layouts, meeting this standard.</p>

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<b>PROVISION / OBJECTIVE</b>	<b>STANDARD</b>	<b>COMPLIANCE</b>	<b>ASSESSMENT</b>
<i>developments of ten or more dwellings.</i>			
<p>Standard D4 of Clause 58.02-4 <b>'Infrastructure'</b> 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>	<p><i>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</i></p> <p><i>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</i></p>	✓	<p>The subject site is in an established area and is well serviced by existing infrastructure.</p>
<p>Standard D5 of Clause 58.02-5 <b>'Integration with the street'</b> To integrate the layout of development with the street.</p>	<p><i>Dwellings should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</i></p> <p><i>Dwellings should be oriented to front existing and proposed streets.</i></p> <p><i>High fencing in front of dwellings should be avoided if practicable.</i></p> <p><i>Development next to existing public open space should be laid out to complement the open space.</i></p>	✓	<p>The proposal presents an active frontage and overcomes the limitations of the Special Building Overlay which requires raised floor levels from the street. Services are kept to a low height, allowing views from the retail tenancy to the street.</p> <p>This is combined with upper level street facing balconies which provide excellent passive surveillance of the public realm.</p> <p>The communal entry is open and inviting, presenting an engaging frontage that positively contributes to the street integration.</p>
<p>Standard D6 of Clause 58.03-1 <b>'Energy efficiency'</b> To achieve and protect energy efficient dwellings and buildings.</p>	<p><i>Buildings should be:</i></p> <ul style="list-style-type: none"> <li>— <i>Oriented to make appropriate use of solar energy.</i></li> <li>— <i>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</i></li> </ul>	✓	<p>Council's ESD Officer has no major concerns with the proposal subject to conditions requiring submission of a Sustainable Management Plan.</p>



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<b>PROVISION / OBJECTIVE</b>	<b>STANDARD</b>	<b>COMPLIANCE</b>	<b>ASSESSMENT</b>
<p><i>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</i></p>	<p><i>Living areas and private open space should be located on the north side of the dwelling, if practicable. Developments should be designed so that solar access to north-facing windows is optimized. Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.</i></p>		<p>Overall the proposal maintains good energy efficiency and access to daylight whilst maximising north facing windows.</p> <p>Double glazing to all windows is proposed within the submitted Sustainable Design Assessment but not shown on plans. A condition is recommended on any permit issued to require that:</p> <p>a) plan notation requiring double glazing to all windows throughout the development;</p> <p>Given the proposed siting of the building, generous rear setbacks and receding upper levels from the southern boundary, the proposal will not unreasonably impact on the energy efficiency of the adjoining lots, and noting the large separation distance between the existing dwellings to the closest shared boundary.</p>
<p>Standard D7 of Clause 58.03-2 <b>‘Communal open space’</b> <i>To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.</i></p>	<p><i>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:</i></p> <ul style="list-style-type: none"> <li>- <i>Be located to:</i> <ul style="list-style-type: none"> <li>• <i>Provide passive surveillance opportunities, where appropriate.</i></li> <li>• <i>Provide outlook for as many dwellings as practicable.</i></li> <li>• <i>Avoid overlooking into habitable rooms and private open space of new</i></li> </ul> </li> </ul>	<b>N/A</b>	<p>The proposal includes less than 40 dwellings.</p>

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PROVISION / OBJECTIVE	STANDARD	COMPLIANCE	ASSESSMENT
	<p style="text-align: center;"><i> dwellings.</i></p> <ul style="list-style-type: none"> <li>• <i> Minimise noise impacts to new and existing dwellings.</i></li> <li>- <i> Be designed to protect any natural features on the site</i></li> <li>- <i> Maximise landscaping opportunities.</i></li> </ul> <p><i> Be accessible, useable and capable of efficient management.</i></p>		
<p>Standard D8 of Clause 58.03-3 <b>‘Solar access to communal outdoor open space’</b> <i>To allow solar access into communal outdoor open space</i></p>	<p><i>The communal outdoor open space should be located on the north side of a building, if appropriate. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.</i></p>	<b>N/A</b>	<p>The proposal includes less than 40 dwellings.</p>
<p>Standard D9 of Clause 58.03-4 <b>‘Safety’</b> <i>To ensure the layout of development provides for the safety and security of residents and property.</i></p>	<p><i>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal access ways. Planting which creates unsafe spaces along streets and access ways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal access ways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.</i></p>	✓	<p>The residential lobby to Station Road is clearly visible from the street and presents a wide lobby with no concerning features that could compromise the safety and security of residents and property.</p>
<p>Standard D10 of Clause 58.03-5 <b>‘Landscaping’</b> <i>To encourage development that respects the landscape character of the area. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate</i></p>	<p><i>The landscape layout and design should:</i></p> <ul style="list-style-type: none"> <li>- <i> Be responsive to the site context.</i></li> <li>- <i> Protect any predominant landscape features of the area.</i></li> <li>- <i> Take into account the soil type and drainage patterns of the site and integrate planting and water management.</i></li> <li>- <i> Allow for intended vegetation growth and structural protection of buildings.</i></li> <li>- <i> In locations of habitat importance, maintain existing habitat and provide</i></li> </ul>	✓	<p>There are no established or significant trees on site required to be removed. Council’s Vegetation Management Officer has recommended conditions to protect the two existing mature trees to the rear a <i>Syzygium smithii</i> (Lilly Pilly) adjacent to the shared boundary fence, the other a <i>Acer negundo</i> (Box-elder Maple) set further back into the adjoining property.</p> <p>Given the size of the site, there are no deep soil requirements. Nevertheless the application provides</p>

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<b>PROVISION / OBJECTIVE</b>	<b>STANDARD</b>	<b>COMP-LIANCE</b>	<b>ASSESSMENT</b>
<p><i>landscaping. To encourage the retention of mature vegetation on the site. To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.</i></p>	<p><i>for new habitat for plants and animals.</i></p> <ul style="list-style-type: none"> <li>- <i>Provide a safe, attractive and functional environment for residents.</i></li> <li>- <i>Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration.</i></li> <li>- <i>Maximise deep soil areas for planting of canopy trees.</i></li> </ul> <p><i>Developments should provide for the retention or planting of trees, where these are part of the urban context.</i></p> <p><i>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</i></p> <p><i>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</i></p> <p><i>Development should provide the deep soil areas and canopy trees specified in Table D2.</i></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <li>- <i>Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.</i></li> <li>- <i>Vegetated planters, green roofs or green facades.</i></li> </ul> <p><i>Where an existing canopy tree over 8 metres can be retained on a lot greater than 1000 square metres without damage during the construction period, the minimum deep soil requirement is 7% of the site area.</i></p>		<p>30m<sup>2</sup> of deep soil areas along the rear boundary, adequate to meet the requirements for a larger site.</p> <p>The proposed landscaped opportunities also extend to the courtyards along the side boundaries.</p> <p>Subject to condition for additional planter boxes within each balcony/terrace which will also improve the greening of the street, the provision of landscaping is supported by Council's Vegetation Officers and deemed satisfactory in this urban context.</p>
<p>Standard D11 of Clause 58.03-6 <b>'Access'</b> <i>To ensure the</i></p>	<p><i>The width of accessways or car spaces should not exceed:</i></p> <ul style="list-style-type: none"> <li>- <i>33 per cent of the street frontage, or</i></li> </ul>	✓	<p>The single width access to the street is less than the 33 per cent maximum stipulated, and provides for</p>

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<b>PROVISION / OBJECTIVE</b>	<b>STANDARD</b>	<b>COMPLIANCE</b>	<b>ASSESSMENT</b>
<p><i>number and design of vehicle crossovers respects the urban context.</i></p>	<ul style="list-style-type: none"> <li>- <i>if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</i></li> </ul> <p><i>No more than one-single-width crossover should be provided for each dwelling fronting a street.</i></p> <p><i>The location of crossovers should maximise the retention of on-street car parking spaces.</i></p> <p><i>The number of access points to a road in a Road Zone should be minimised.</i></p> <p><i>Development must provide for access for services, emergency and delivery vehicles.</i></p>		<p>an appropriate number and design of vehicle crossovers that respects the urban context.</p>
<p>Standard D12 of Clause 58.03-7 <b>'Parking location'</b> <i>To provide convenient parking for resident and visitor vehicles.</i> <i>To protect residents from vehicular noise within developments.</i></p>	<p><i>Car parking facilities should:</i></p> <ul style="list-style-type: none"> <li>- <i>Be reasonably close and convenient to dwellings.</i></li> <li>- <i>Be secure.</i></li> <li>- <i>Be well ventilated if enclosed.</i></li> </ul> <p><i>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 access way.</i></p>	✓	<p>Parking is located within the ground floor and basement. Parking areas are secure and convenient to the dwellings and retail component.</p>
<p>Standard D13 of Clause 58.03-8 <b>'Integrated water and stormwater management'</b> <i>To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</i> <i>To facilitate stormwater collection, utilisation and infiltration within the development.</i> <i>To encourage development that reduces the impact of stormwater run-off on the drainage</i></p>	<p><i>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.</i></p> <p><i>The stormwater management system should be:</i></p> <ul style="list-style-type: none"> <li>- <i>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) as amended.</i></li> <li>- <i>Designed to maximise infiltration of stormwater,</i></li> </ul>	✓	<p>The proposal includes WSUD with the provision of a 13,500L water tank which subject to condition can be connected to harvest rainwater for re-use for toilet flushing for improved stormwater management.</p>

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<p><i>system and filters sediment and waste from stormwater prior to discharge from the site.</i></p>	<p><i>water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.</i></p>		
<p>Standard D14 of Clause 58.04-1 <b>‘Building setback’</b> <i>To ensure that 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 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.</i></p>	<p><i>The built form of the development must respect the existing or preferred urban context and respond to the features of the site. Buildings should be set back from side and rear boundaries, and other buildings within the site to:</i></p> <ul style="list-style-type: none"> <li>- <i>Ensure adequate daylight into new habitable room windows.</i></li> <li>- <i>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.</i></li> <li>- <i>Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.</i></li> <li>- <i>Ensure the dwellings are designed to meet the objectives of Clause 58.</i></li> </ul>	<p><b>X</b></p>	<p>Compliance can be achieved subject to minor changes.</p> <p>The proposal is considered to provide an equitable development outcome. The area of light courts are considered sufficient in area to not prejudice daylight opportunities or development opportunities on the adjoining lots. Balconies are proposed to face away from side boundaries and are screened appropriately, albeit further detailing is required.</p> <p>Side setbacks to the light courts are slightly less than the typically accepted 4.5m depth, thus to protect equitable development rights conditions are recommended on any permit to require:</p> <ul style="list-style-type: none"> <li>a) privacy screening SCRNO2 or similar applied to the north-facing bedrooms within the central light-court, (thus adjoining properties are not forced to screen views on their land when the land is redeveloped);</li> <li>b) privacy screening SCRNO2 within the detailed drawing to be designed to achieve the</li> </ul>

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			<p style="text-align: center;">nominated 25 per cent transparency;</p> <p>The siting of the proposal will not significantly overshadow existing secluded private open space to the rear, owing to the proposed siting of the building with generous rear setbacks and receding from the upper levels from the southern boundary.</p> <p>The building envelope provides for appropriate internal amenity, and situates windows in a position that can have a reasonable external visual connection.</p> <p>In terms of overlooking, habitable room windows and balconies are insufficiently set back from the nearest residential property to the south by 8.5m which is considered insufficient to limit overlooking and unrestricted views would be possible from 6 dwellings. As such, conditions on any permit issued are recommended that:</p> <p>a) south facing balconies on levels 1 and 2 be screened by louvered blades or similar to an overall height of 1.7 metres from finished floor level with a transparency of 25 per cent, designed to limit overlooking whilst allowing long range views;</p>

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			b) south facing habitable room windows on levels 1 and 2 be screened or obscured glazed to a minimum of 1.7 metres and from finished floor level with a transparency of 25 per cent;
<p>Standard D15 of Clause 58.04-2 <b>'Internal views'</b> <i>To limit views into the private open space and habitable room windows of dwellings within a development.</i></p>	<p><i>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.</i></p>	<b>X</b>	<p>Compliance can be achieved subject to minor changes.</p> <p>Internal overlooking is possible from Levels 1 and 2 facing the rear. This matter can be adequately addressed with the above mentioned conditions.</p>
<p>Standard D16 of Clause 58.04-3 <b>'Noise impacts'</b></p> <p><i>To contain noise sources in developments that may affect existing dwellings. To protect residents from external and internal noise.</i></p>	<p><i>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</i></p> <p><i>The layout of new dwellings and buildings should minimise noise transmission within the site.</i></p> <p><i>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</i></p> <p><i>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</i></p> <p><i>Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:</i></p> <ul style="list-style-type: none"> <li>- <i>Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.</i></li> <li>- <i>Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm</i></li> </ul> <p><i>Buildings, or part of a building screened from a noise source by an existing solid structure, or the</i></p>	<b>✓</b>	<p>The design appropriately locates any noise sources away from habitable rooms with a design that minimises noise transmission within the site.</p> <p>The proposal is within a noise influence area, i.e. within 300m to an highly trafficked arterial road, Nepean Highway.</p> <p>Double glazing to all windows is proposed which will ensure adequate noise attenuation.</p>

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	<p><i>natural topography of the land, do not need to meet the specified noise level requirements.</i></p> <p><i>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</i></p>		
<p>Standard D17 of Clause 58.05-1 <b>‘Accessibility.’</b></p> <p><i>To ensure the design of dwellings meets the needs of people with limited mobility.</i></p>	<p><i>At least 50 per cent of dwellings should have:</i></p> <ul style="list-style-type: none"> <li>- <i>A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.</i></li> <li>- <i>A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.</i></li> <li>- <i>A main bedroom with access to an adaptable bathroom.</i></li> <li>- <i>At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4.</i></li> </ul>	✓	<p>Complies. At least 50 per cent of dwellings meet the Standard.</p>
<p>Standard D18 of Clause 58.05-2 <b>‘Building entry and circulation’</b></p> <p><i>To provide each dwelling and building with its own sense of identity.</i></p> <p><i>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</i></p> <p><i>To ensure internal communal areas provide adequate access to daylight and natural ventilation.</i></p>	<p><i>Entries to dwellings and buildings should:</i></p> <ul style="list-style-type: none"> <li>- <i>Be visible and easily identifiable.</i></li> <li>- <i>Provide shelter, a sense of personal address and a transitional space around the entry</i></li> </ul> <p><i>The layout and design of buildings should:</i></p> <ul style="list-style-type: none"> <li>- <i>Clearly distinguish entrances to residential and non-residential areas.</i></li> <li>- <i>Provide windows to building entrances and lift areas.</i></li> <li>- <i>Provide visible, safe and attractive stairs from the entry level to encourage use by residents.</i></li> <li>- <i>Provide common areas and corridors that:</i> <ul style="list-style-type: none"> <li>• <i>Include at least one source of natural light and natural ventilation.</i></li> </ul> </li> </ul>	✓	<p>The residential lobby to Station Road is clearly visible from the street and presents a wide lobby that provides a good sense of identity.</p> <p>Access to daylight and ventilation to each short communal hallway is via a single light source adjacent to the lift lobby. The internal amenity of common areas and corridors is considered to be adequate. The stairs are appropriately located to encourage their use.</p> <p>Although the lift and stairs are shared by commercial and residential which is not preferred, the commercial tenancy is small and unlikely to affect the</p>



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	<ul style="list-style-type: none"> <li>• <i>Avoid obstruction from building services.</i></li> <li>• <i>Maintain clear sight lines.</i></li> </ul>		amenity of the residential occupants.												
<p>Standard D19 of Clause 58.05-3 <b>'Private open space'</b></p> <p><i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i></p>	<p><i>A dwelling should have private open space consisting of:</i></p> <ul style="list-style-type: none"> <li>- <i>An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or</i></li> <li>- <i>An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or</i></li> <li>- <i>A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or</i></li> <li>- <i>A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.</i></li> </ul> <p><i>If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.</i></p> <p><b>Table D5 Balcony size</b></p> <table border="1" data-bbox="443 1462 917 1697"> <thead> <tr> <th>Dwelling type</th> <th>Min area</th> <th>Minimum dimension</th> </tr> </thead> <tbody> <tr> <td>Studio or 1 bedroom</td> <td>8 sq m</td> <td>1.8m</td> </tr> <tr> <td>2 bedroom</td> <td>8 sq m</td> <td>2m</td> </tr> <tr> <td>3 + bedroom</td> <td>12 sq m</td> <td>2.4m</td> </tr> </tbody> </table>	Dwelling type	Min area	Minimum dimension	Studio or 1 bedroom	8 sq m	1.8m	2 bedroom	8 sq m	2m	3 + bedroom	12 sq m	2.4m	✓	<p>Balcony and courtyard dimensions comply with the minimum Standards.</p> <p>Consideration has been given to heating and cooling placements and providing additional balcony space as required.</p>
Dwelling type	Min area	Minimum dimension													
Studio or 1 bedroom	8 sq m	1.8m													
2 bedroom	8 sq m	2m													
3 + bedroom	12 sq m	2.4m													
<p>Standard D20 of Clause 58.05-4 <b>'Storage'</b></p> <p><i>To provide adequate storage facilities for each dwelling.</i></p>	<p><i>Each dwelling should have convenient access to usable and secure storage space.</i></p> <p><i>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.</i></p> <p><b>Table D6 Storage</b></p> <table border="1" data-bbox="443 1966 917 2087"> <thead> <tr> <th>Dwelling type</th> <th>Total minimum storage volume</th> <th>Minimum storage volume within the</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Dwelling type	Total minimum storage volume	Minimum storage volume within the				X	<p>Can comply subject to condition.</p> <p>Although all dwellings are generous in floor area, storage is inadequate to all dwellings both within the dwelling and externally.</p> <p>3 bedroom dwellings</p>						
Dwelling type	Total minimum storage volume	Minimum storage volume within the													

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PROVISION / OBJECTIVE	STANDARD	COMPLIANCE	ASSESSMENT															
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 30%;"></th> <th style="width: 30%;"><i>dwelling</i></th> </tr> </thead> <tbody> <tr> <td><i>Studio</i></td> <td><i>8 cubic metres</i></td> <td><i>5 cubic metres</i></td> </tr> <tr> <td><i>1 bedroom dwelling</i></td> <td><i>10 cubic metres</i></td> <td><i>6 cubic metres</i></td> </tr> <tr> <td><i>2 bedroom dwelling</i></td> <td><i>14 cubic metres</i></td> <td><i>9 cubic metres</i></td> </tr> <tr> <td><i>3 or more bedroom dwelling</i></td> <td><i>18 cubic metres</i></td> <td><i>12 cubic metres</i></td> </tr> </tbody> </table>			<i>dwelling</i>	<i>Studio</i>	<i>8 cubic metres</i>	<i>5 cubic metres</i>	<i>1 bedroom dwelling</i>	<i>10 cubic metres</i>	<i>6 cubic metres</i>	<i>2 bedroom dwelling</i>	<i>14 cubic metres</i>	<i>9 cubic metres</i>	<i>3 or more bedroom dwelling</i>	<i>18 cubic metres</i>	<i>12 cubic metres</i>		<p>provide approximately 11 of the required 18 cubic metres.</p> <p>2 bedroom dwellings provide approximately 11 of the required 14 cubic metres.</p> <p>1 bedroom dwellings provide approximately 6 of the required 10 cubic metres.</p> <p>There is no external storage in the basement to supplement the minimum storage requirements.</p> <p>A condition on any permit issue is required to:</p> <p>a) provide additional storage within and external to each dwelling demonstrated to comply with the requirements of Standard D20 of Clause 58;</p>
		<i>dwelling</i>																
<i>Studio</i>	<i>8 cubic metres</i>	<i>5 cubic metres</i>																
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<p>Standard D21 of Clause 58.06-1 <b>‘Common Property’</b></p> <p><i>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.</i></p>	<p><i>Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.</i></p>	✓	<p>The proposal clearly delineates communal and private areas and provides functional, attractive and manageable communal areas.</p>															
<p>Standard D23 of Clause 58.06-2 <b>‘Site services’</b></p>	<p><i>The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services</i></p>	✓	<p>The design layout provides sufficient space for services within the basement lobby. A condition is</p>															

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<b>PROVISION / OBJECTIVE</b>	<b>STANDARD</b>	<b>COMPLIANCE</b>	<b>ASSESSMENT</b>
<p><i>To ensure that site services can be installed and easily maintained.</i> <i>To ensure that site facilities are accessible, adequate and attractive.</i></p>	<p><i>to be installed and maintained efficiently and economically.</i> <i>Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</i> <i>Mailboxes should be provided and located for convenient access as required by Australia Post.</i></p>		<p>recommended to a) show mailboxes and in a convenient location;</p>
<p>Standard D23 of Clause 58.06-3 <b>‘Waste and recycling’</b></p> <p><i>To ensure dwellings are designed to encourage waste recycling</i> <i>To ensure that waste and recycling facilities are accessible, adequate and attractive</i> <i>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</i></p>	<p><i>Developments should include dedicated areas for:</i></p> <ul style="list-style-type: none"> <li>- <i>Waste and recycling enclosures which are:</i> <ul style="list-style-type: none"> <li>• <i>Adequate in size, durable, waterproof and blend in with the development.</i></li> <li>• <i>Adequately ventilated.</i></li> <li>• <i>Located and designed for convenient access by residents and made easily accessible to people with limited mobility.</i></li> </ul> </li> <li>- <i>Adequate facilities for bin washing. These areas should be adequately ventilated.</i></li> <li>- <i>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.</i></li> <li>- <i>Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.</i></li> <li>- <i>Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.</i></li> <li>- <i>Adequate internal storage space within each dwelling to enable the separation of</i></li> </ul>	<p>✓</p>	<p>Council’s Waste Management Officer is satisfied with the Waste Management Plan provided and private collection proposed.</p>

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	<p style="text-align: center;"><i>waste, recyclables and food waste where appropriate.</i></p> <p><i>Waste and recycling management facilities should be design and managed in accordance with a Waste Management Plan approved by the responsible authority and:</i></p> <ul style="list-style-type: none"> <li>- <i>Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria.</i></li> <li>- <i>Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.</i></li> </ul>																				
<p>Standard D24 of Clause 58.07-1 <b>‘Functional layout’</b></p> <p><i>To ensure dwellings provide functional areas that meet the needs of residents.</i></p>	<p><i>Bedrooms should:</i></p> <ul style="list-style-type: none"> <li>- <i>Meet the minimum internal room dimensions specified in Table D7.</i></li> <li>- <i>Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.</i></li> </ul> <p><b>Table D7 Bedroom dimensions</b></p> <table border="1" data-bbox="448 1357 916 1574"> <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> <p><i>Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8.</i></p> <p><b>Table D8 Living area dimensions</b></p> <table border="1" data-bbox="448 1805 916 2074"> <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	✓	<p>Bedrooms and living areas meet the minimum dimensions with adequate space for full kitchens and a dining area.</p>
Bedroom type	Minimum width	Minimum depth																			
Main bedroom	3 metres	3.4 metres																			
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<b>PROVISION / OBJECTIVE</b>	<b>STANDARD</b>	<b>COMPLIANCE</b>	<b>ASSESSMENT</b>
<p>Standard D25 of Clause 58.07-2 <b>'Room depth'</b></p> <p><i>To allow adequate daylight into single aspect habitable rooms.</i></p>	<p><i>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</i></p> <p><i>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</i></p> <ul style="list-style-type: none"> <li>- <i>The room combines the living area, dining area and kitchen.</i></li> <li>- <i>The kitchen is located furthest from the window.</i></li> <li>- <i>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.</i></li> </ul> <p><i>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</i></p>	<p>✓</p>	<p>Living room depths to single aspect dwellings are less than the maximum 9m with a generous floor to ceiling height of 2.7m, thus will have adequate daylight access.</p>
<p>Standard D26 of Clause 58.07-3 <b>'Windows'</b></p> <p><i>To allow adequate daylight into new habitable room windows.</i></p>	<p><i>Habitable rooms should have a window in an external wall of the building.</i></p> <p><i>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</i></p> <p><i>The secondary area should be:</i></p> <ul style="list-style-type: none"> <li>- <i>A minimum width of 1.2 metres.</i></li> <li>- <i>A maximum depth of 1.5 times the width, measured from the external surface of the window.</i></li> </ul>	<p>✓</p>	<p>All bedrooms have adequate access to daylight, exceeding the minimum standards for a light court area.</p>
<p>Standard D27 of Clause 58.07-4 <b>'Natural ventilation'</b></p> <p><i>To encourage natural ventilation of dwellings.</i></p> <p><i>To allow occupants to effectively manage natural ventilation of dwellings.</i></p>	<p><i>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</i></p> <p><i>At least 40 per cent of dwellings should provide effective cross ventilation that has:</i></p> <ul style="list-style-type: none"> <li>- <i>A maximum breeze path through the dwelling of 18 metres.</i></li> <li>- <i>A minimum breeze path through the dwelling of 5 metres.</i></li> <li>- <i>Ventilation openings with approximately the same area.</i></li> </ul>	<p>✓</p>	<p>The dual aspect nature of the apartment design provides adequate opportunities for a breeze path for natural cross ventilation.</p>

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PROVISION / OBJECTIVE	STANDARD	COMP- LIANCE	ASSESSMENT
	<i>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</i>		

**12.0 RESPONSE TO GROUNDS OF OBJECTIONS**

12.1 The objector concerns have been addressed in the body of this report.

**13.0 CONCLUSION:**

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

13.2 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.

13.3 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; and
- A suitable level of compliance with all relevant policies, including Clause 58 of the Kingston Planning Scheme

**15.0 RECOMMENDATION**

That the Planning Committee determine to support the proposal and issue a Notice of Decision to Grant a Permit to Develop the land for the construction of a five (5) storey building in a Special Building Overlay comprising 18 dwellings and use of the land for retail at 48 Station Road Cheltenham, subject to the following conditions:

1. Before the use/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 Prepared by Caisson Architecture, Drawing No.s TP001 to TP701 inclusive, dated 5/07/2018 Rev TP04, received by Council on 6 July 2018, but modified to show:
  - a. any development exceeding 9 metre in height be setback a minimum of 9 metres from the southern (rear) boundary, and maintain the minimum functional rooms dimensions at Standard D24 of Clause 58 of the Kingston Planning Scheme;
  - b. rooftop services and stairwell be reduced/consolidated in size and height as much as practical;
  - c. roof plans further clarified and with all areas shown as open or enclosed to be clearly shown;

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- d. privacy screening SCRNO2 within the detailed drawing to be designed to achieve the nominated 25 per cent transparency;
- e. privacy screening SCRNO2 or similar applied to the north-facing bedrooms within the central light-court, (thus adjoining properties are not forced to screen views on their land when the land is redeveloped);
- f. south facing balconies on levels 1 and 2 be screened by louvered blades or similar to an overall height of 1.7 metres from finished floor level with a transparency of 25 per cent, designed to limit overlooking whilst allowing long range views;
- g. south facing habitable room windows on levels 1 and 2 be screened or obscured glazed to a minimum of 1.7 metres and from finished floor level with a transparency of 25 per cent;
- h. provide additional storage within and external to each dwelling demonstrated to comply with the requirements of Standard D20 of Clause 58;
- i. vehicle crossover to be reconstructed in accordance with Council's higher strength specifications;
- j. one-way traffic management control(s) be nominated to reduce the potential for vehicle conflict within the access ramps and access aisles (e.g. Stop/Go traffic signals, boom gate, convex traffic mirrors);
- k. plan notation requiring double glazing to all windows throughout the development;
- l. plan notation specifying the footpath construction requirement of Condition 25 of this permit;
- m. show mailboxes and in a convenient location;
- n. the provision of a full colour palette, finishes and building materials schedule for all external elevations and driveways of the development;
- o. summary of all key commitments identified within the submission of a Sustainable Management Plan required under Condition 17 of this permit clearly shown on plans;
- p. endorsement of the submitted Waste Management Plan prepared by Leigh Design dated 8/12/2017;
- q. any outstanding requirements of Melbourne Water, in accordance with Conditions 7 to 15 of this permit;
- r. the provision of a landscape plan in accordance with the submitted landscape plan by John Patrick Landscape Architecture, dated 21/12/2017, but amended to include:
  - i) Planter boxes incorporated into each balcony/terrace on the first, second, third and fourth floors and with a minimum substrate soil depth of 600mm and a width of 300mm;
  - ii) Planter boxes on the ground floor specified to have a minimum substrate soil depth of 1 metre;
  - iii) Specifications for the substrate to be used in the planter boxes;
  - iv) An external tap within each balcony/terrace;
  - v) 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;
  - vi) Tree protection measures accurately drawn to scale and labelled as per the endorsed Tree Management Plan;

- s. The location of tree protection measures illustrated to scale and labeled on the Basement and Ground Floor Plans as per the endorsed Tree Management Plan.

**Endorsed Plans**

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

**Tree protection**

- 3. 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. Any 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 any buildings or structures 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.
- 4. 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.



5. 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**

6. 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".
  - 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 above.
7. 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 of 5.8L/s.
  - c. All stormwater (drainage) works must be maintained to the satisfaction of the Responsible authority.
8. 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 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.
9. The basement structure must be designed to respond to the findings of the GAR and GMP required under the above condition and constructed to the satisfaction of the responsible authority.

**Conditions by Melbourne Water:**

10. Prior to the endorsement of plans, amended site, ground floor, elevation and landscape plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with surface and floor levels to Australian Height Datum (AHD) and must be modified to show:

- a) All sections of the top of the slab of the basement below natural surface level. (i.e TP204, TP205 etc.)
- b) Fences and gates within the 2m southern boundary setback, illustrated as having 50% openings.
- 11. The ground floor dwellings must be constructed with finished floor levels set no lower than 30.07 metres to Australian Height Datum, which is 300mm above the applicable flood level of 29.77m to AHD.
- 12. The ground floor retail tenancy, air lock, lift lobbies and corridor must be constructed with finished floor levels set no lower than 30.07 metres to Australian Height Datum, which is 300mm above the applicable flood level of 29.77m to AHD.
- 13. The driveway to the basement car park must incorporate an apex set no lower than 30.07m to AHD which is 300mm above the applicable 1% AEP flood level.
- 14. All doors, windows, vents and openings to the basement car park must be a minimum of 300mm above the applicable flood level.
- 15. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.
- 16. A minimum setback of two (2) metres from the southern boundary must be maintained at natural surface level, as open space with no obstructions ie: water tanks, sheds, retaining walls and raised planter boxes, with the exception of open style fencing.
- 17. The top of the slab of the basement must sit at or below natural surface level within the two (2) metre setback to allow for the unobstructed passage of overland flows.
- 18. Any new fences and/or gates within the two (2) metre southern boundary setback must be of an open style of construction (minimum 50% open) unless with the written consent of Melbourne Water, to allow for the passage of overland flows.

#### Construction Management

- 19. Prior to the commencement of any buildings and works on the land (including demolition), 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, July 2015 and Construction Management Guidelines, 1 November 2015 (and any superseding versions and / or documents). 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-use

When 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.

Sustainable Management Plan

20. Before the development commences, 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

21. 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 the Responsible Authority that all of the required measures specified in the SMP have been implemented.

Infrastructure and Road Works

22. 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.
23. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.
24. Any reinstatements and vehicle crossings are to be constructed to the satisfaction of the Responsible Authority.
25. Vehicle crossings must be constructed to Council's higher strength specifications.
26. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.
27. Any redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.
28. The footpath must be reconstructed to Council's commercial standards 8.3% Black with 600 x 600 mm saw cuts from the back of kerb to property boundary to the satisfaction of the Responsible Authority.

General amenity conditions

29. 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.
30. 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.
31. 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

32. 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.
33. 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 (except where that landscaping is on public land) to the satisfaction of the Responsible Authority.

Time Limits

34. 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.
  - The use is discontinued for a period of two (2) years.

In accordance with section 69 of the Act, the responsible authority may extend the periods referred to if a request is made in writing:

- before the permit expires; or
- within six (6) months after the permit expiry date, where the use or development allowed by the permit has not yet started; or
- within twelve (12) months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

**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.

**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.

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**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 that the Council wishes to refuse the application, it can do so on the following grounds:

1. The proposed height of the building is excessive and contrary to the preferred character at section 5.2 of Clause 37.08 (Activity Centre Zone) of the Kingston Planning Scheme.
2. The proposed rear setbacks are inadequate and would result in unreasonable amenity impacts on the adjacent residential precinct, contrary to the preferred character at section 5.2 of Clause 37.08 (Activity Centre Zone) of the Kingston Planning Scheme.
3. The proposal fails to provide adequate building setbacks and would result in the inequitable development of adjoining properties, contrary to Clause 58.04-1 'Building setback' of the Kingston Planning Scheme.
4. The proposal fails to appropriately integrate the layout of development with the street and fails to maximise the retail and commercial potential, contrary to Clause 58.02-5 'Integration with the street' of the Kingston Planning Scheme.
5. The provision of storage is inadequate and contrary to Clause 58.05-4 'Storage' of the Kingston Planning Scheme.

## **Appendices**

Appendix 1 - KP-2018/18 - 48 Station Road, Cheltenham - Considered Plans (Ref 18/555484) [↓](#)

Author/s: Hugh Charlton, Statutory Planner  
Reviewed and Approved By: Jeremy Hopkins, Team Leader Statutory Planning  
Ian Nice, Manager City Development

# 4.3

## KP18/18 - 48 STATION ROAD CHELTENHAM

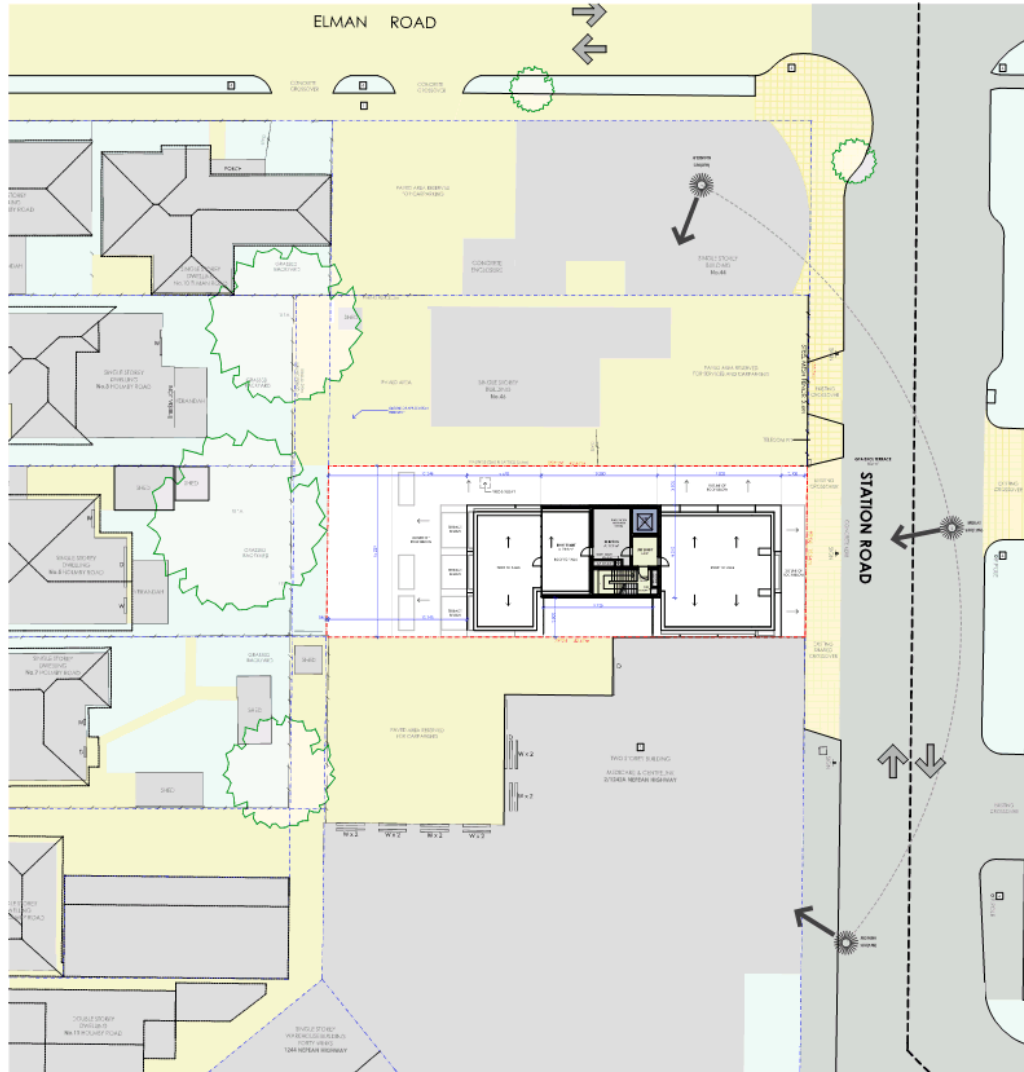
1	KP-2018/18 - 48 Station Road, Cheltenham - Considered Plans.....	113
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FLOOR	ZONE NAME	MEASURED AREA
LEVEL 0	SPA POOL TERRACE	4.26
LEVEL 1	SPA POOL TERRACE	4.26
LEVEL 2	SPA POOL TERRACE	4.26
LEVEL 3	SPA POOL TERRACE	4.26
LEVEL 4	SPA POOL TERRACE	4.26
LEVEL 5	SPA POOL TERRACE	4.26
LEVEL 6	SPA POOL TERRACE	4.26

FLOOR	ZONE NAME	MEASURED AREA
LEVEL 0	1 BED APPT	1.30
LEVEL 1	2 BED APPT	2.49
LEVEL 2	3 BED APPT	3.58
LEVEL 3	1 BED APPT	1.30
LEVEL 4	2 BED APPT	4.39
LEVEL 5	1 BED APPT	4.26
LEVEL 6	2 BED APPT	4.26

FLOOR	ZONE NAME	MEASURED AREA
LEVEL 0	COMMERCIAL	6.30
LEVEL 1	RETAIL TERRACE	1.78
LEVEL 2	COMMERCIAL	1.87

FLOOR	ZONE NAME	MEASURED AREA
LEVEL 0	COURTYARD	20
LEVEL 1	TERRACE	25
LEVEL 2	TERRACE	25
LEVEL 3	TERRACE	25
LEVEL 4	TERRACE	25
LEVEL 5	TERRACE	25
LEVEL 6	TERRACE	25

LEVEL	TYPE	CATEGORY	NO.
LEVEL B1	COMMERCIAL	CARSPACE CAR STACKER	6
	RESIDENT	CARSPACE CAR STACKER	1
	RETAIL	CARSPACE CAR STACKER	1

FLOOR	TYPE	NO.
LEVEL B1	BIKE/BIKE	6
	VEHICLE	2
	VEHICLE	6

NO.	AREA	TYPE	NO.
1	DRIVE/DRIVE	125SQM	
2	PERMEABLE ASPH/GR/D/GR/GR	0.00	
3	PERMEABLE ASPHALT SURFACES	0.00	
4	SOFT PAVING AND GRASS/GRASS	49.00	
5	SOFT PAVING ON IN-SITU SLAB	85.00	

**DESIGN RESPONSE NOTES**

**PLANNING ZONE & OVERLAYS**  
Activity Centre Zone - Schedule 1 (ACZ1)  
Special Building Overlay (SBO)

**BUILDING USE**  
A1. The development of the subject site for apartment form part of the urban reactivation taking place on Station Road, Cheltenham Road, Park Road and the Napier Highway in the east few years. The current apartments between 37-39 Station Road, 1238 Hanson Highway and also the proposed development at 9-11 Station Road and 1232A Hanson Highway are recent examples of the continuous evolution towards housing of a higher density within the development scale with 50m of the subject site. Also the fact that the subject site is contiguous under an activity centre zone supports the nature of the design response by encouraging more intensive development and high density urban form.

**1. STATION ROAD FRONTAGE**  
B1. The podium of the proposed building is in line with the emerging character of the street creating a strong street frontage.  
B2. Due to the retail and commercial nature of Station Road site, no fencing has been proposed. This aligns with the current existing conditions in presenting an activated streetscape and throughfare into the building.  
B3. The proposed facade is articulated with a strong classical ordering device expressed by an arched frame providing a distinctive feature to the building. Two stone elements above deep north facing balconies and a clear differentiation between the residential entrance and commercial terraces at ground level. The facade is further articulated by the use of a carefully chosen palette of materials including oolite coloured precast concrete, steel screens and glass balustrades and windows. Such materials will help the building reflect the proposed residential and commercial buildings along Station Road and the Napier Highway. These materials will be contrasted with the use of stone to soften the balcony spaces and add privacy. See also to the elevation drawings.

**C. BUILDING MASSING AND FORM**  
C1. Because the uppermost level is set back, the building form presents to the back of the site as essentially a free along building. This provides a transition in scale between the higher scale buildings to the north and the single storey houses immediately to the south of the site. The building seeks to maintain the consistency that developed in the streets of the subject's beginning to welcome remaining single dwellings or vacant sites to enhance area and/or larger volume apartment buildings.  
C2. The building arrangement encourages more greenery than currently observed for its surrounding context. Existing landscaping at ground level is retained and such east and west end light wells. The existing trees on the adjacent property to the south of the site have been considered.  
C3. The existing trees and their root systems on the adjacent property to the south of the site have been considered with the location of the basement.  
C4. The uppermost level is set back on these sites to reduce the visual impact of the proposed building on the adjacent properties to the south and east of the subject site and the streetscape. The proposed building on the well-trees on the current application for the adjoining building is also built on boundary and much higher.

**2. VEHICLE ACCESS**  
D1. One existing vehicular access location and crossover at the western end of the site boundary is maintained in the proposal and the secondary crossover location to the eastern end will be removed. The site will provide access to the proposed basement car park and allow for other potential activation along the streetfront.

**3. PEDESTRIAN ACCESS AND RETENTION WITH EXISTING INFRASTRUCTURE**  
E1. Pedestrian entry for both residents and commercial tenants from Station Road is proposed at the corner of the street boundary. The entry is clearly visible on Station Road and well lit and secure.  
E2. Services are accessible from Station Road and are obscured with metal screens.  
E3. The introduction of a screen below of the street frontage offers a clear and secure entrance to the residential and commercial spaces, see also note 5.

**4. METHOD OF SCREENING TO PROTECT AMENITY OF ADJOINING PROPERTIES**  
F1. Overlooking to private open space within 9 metres is avoided through the use of large light wells on both the East and West boundaries which provide outlook and privacy for the proposed apartments. They also allow privacy to the adjoining property. Additionally, these light wells there is no East or West aspect to the apartments.  
F2. Softening the top two floors reduces the impact of building scale. These floors are set back on the North, South and West boundaries, allowing a better relationship with surrounding properties.  
F3. The facade is articulated with a strong classical ordering device expressed by an arched frame providing a distinctive feature to the building and reflect the planning use in response to the South and East.

**5. BUILDING DETAILS**  
G1. The facade of the proposed building is further articulated through the use of varied building materials, colours and textures to break up the building surfaces.  
G2. The podium levels have been finished with oolite to soften the building and reflect the planning use in response to the South and East.  
G3. The facade of the proposed building is further articulated through the use of varied building materials, colours and textures to break up the building surfaces.  
G4. The podium levels will be largely clad with white and coloured precast elements using a variety of materials, small coloured aggregates and pigment loads. The podium levels will be similar, focusing on textures and details.  
G5. Double glazed units to the light wells will be flush and coplanar with metal clad fins exceeding the masonry finished panels. These fin wells will match the glazing with colour bonded glass.  
G6. A unique of high quality facade materials are proposed, from clear stone glass, precast concrete in a variety of aggregates, colours and textures masonry, and the metal cladding to screens and balustrades.  
G7. Window frames will be a classical aluminium.  
G8. The podium levels will be largely clad with white and coloured precast elements using a variety of materials, small coloured aggregates and pigment loads. The podium levels will be similar, focusing on textures and details.  
G9. Double glazed units to the light wells will be flush and coplanar with metal clad fins exceeding the masonry finished panels. These fin wells will match the glazing with colour bonded glass.  
G10. A unique of high quality facade materials are proposed, from clear stone glass, precast concrete in a variety of aggregates, colours and textures masonry, and the metal cladding to screens and balustrades.  
G11. Window frames will be a classical aluminium.  
G12. The podium levels will be largely clad with white and coloured precast elements using a variety of materials, small coloured aggregates and pigment loads. The podium levels will be similar, focusing on textures and details.  
G13. Double glazed units to the light wells will be flush and coplanar with metal clad fins exceeding the masonry finished panels. These fin wells will match the glazing with colour bonded glass.  
G14. A unique of high quality facade materials are proposed, from clear stone glass, precast concrete in a variety of aggregates, colours and textures masonry, and the metal cladding to screens and balustrades.  
G15. Window frames will be a classical aluminium.  
G16. The podium levels will be largely clad with white and coloured precast elements using a variety of materials, small coloured aggregates and pigment loads. The podium levels will be similar, focusing on textures and details.  
G17. Double glazed units to the light wells will be flush and coplanar with metal clad fins exceeding the masonry finished panels. These fin wells will match the glazing with colour bonded glass.  
G18. Quality stone paving is proposed to enhance path and steps.

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DP01	ISSUE FOR PLANNING APPROVAL	21/12/17			
DP02	ISSUE IN RESPONSE TO REQUEST FOR FURTHER INFORMATION	29/03/17			
DP03	ISSUE FOR PLANNING APPROVAL	01/06/18			

ISSUE FOR PLANNING APPROVAL

ARCHITECTURE CAISSON

125-127 STATION ROAD, CHELTHEM

TEL: 08 4512 1111

WWW.CAISSON.COM.AU

PROJECT NO: 17017

PROJECT ADDRESS: 48 STATION ROAD, CHELTHEM VIC 3192

DESIGN RESPONSE

REVISION: TPO4

DRAWN: MJD/JAW

DATE: 01/06/2018

SCALE: 1:100 (A1)

PROJECT NO: 17017

PROJECT ADDRESS: 48 STATION ROAD, CHELTHEM VIC 3192

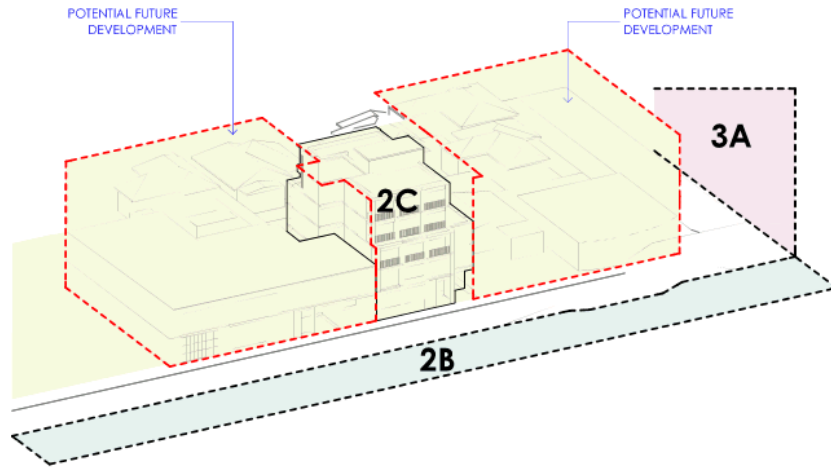
DESIGN RESPONSE

REVISION: TPO4

DRAWN: MJD/JAW

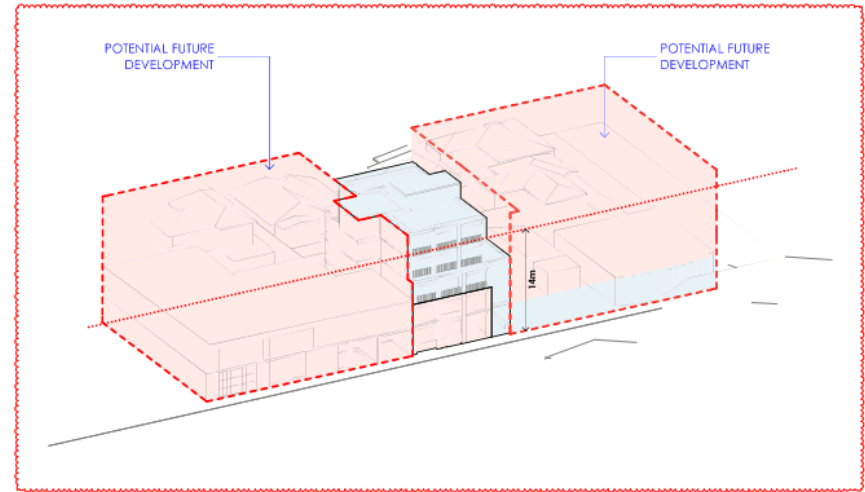
DATE: 01/06/2018

SCALE: 1:100 (A1)



### 1. ZONING

The site is located within an *Activity Centre Zone* (schedule 1) that specifies the importance of a diverse area with a mixture of uses and intensive development. The zone identifies precincts and sub-precincts, where various heights and setbacks apply to diversify the use and atmosphere of the street. To promote an increase in population within the shopping strip, many multi-storey apartment buildings are being constructed. The subject land and immediately adjoining properties are located within Precinct 2C which encourages a respectful design approach towards adjoining residential areas and also promotes large-scaled strong, striking, contemporary architecture. The proposed design seeks balance between these two prerequisites.



### 2. BUILDING HEIGHTS & SETBACKS

RETAIL/COMMERCIAL      MULTI-RESIDENTIAL

The proposed development has been designed so as to allow for equitable development of land to the east and west. Within precinct 2C, a hard street edge is encouraged to Station Road with a maximum height of 14 metres (4 storeys). The podium level and half of level 1 of the building also addresses the commercial nature of the strip and has provisions for a retail tenancy and commercial space to occupy the streetscape. This will encourage a closer connection between the urent neighbourhood and new residents in creating internal public links that flow from inside built form to outside.

ISSUE	REASON FOR ISSUE	DATE
0921	ISSUE FOR PLANNING APPROVAL	21/12/17
0922	ISSUE WHEREIN TO REQUEST FOR FURTHER INFORMATION	23/02/17
0923	ISSUE FOR PLANNING APPROVAL	9/06/18

ISSUE	REASON FOR ISSUE	DATE

ISSUE	REASON FOR ISSUE	DATE

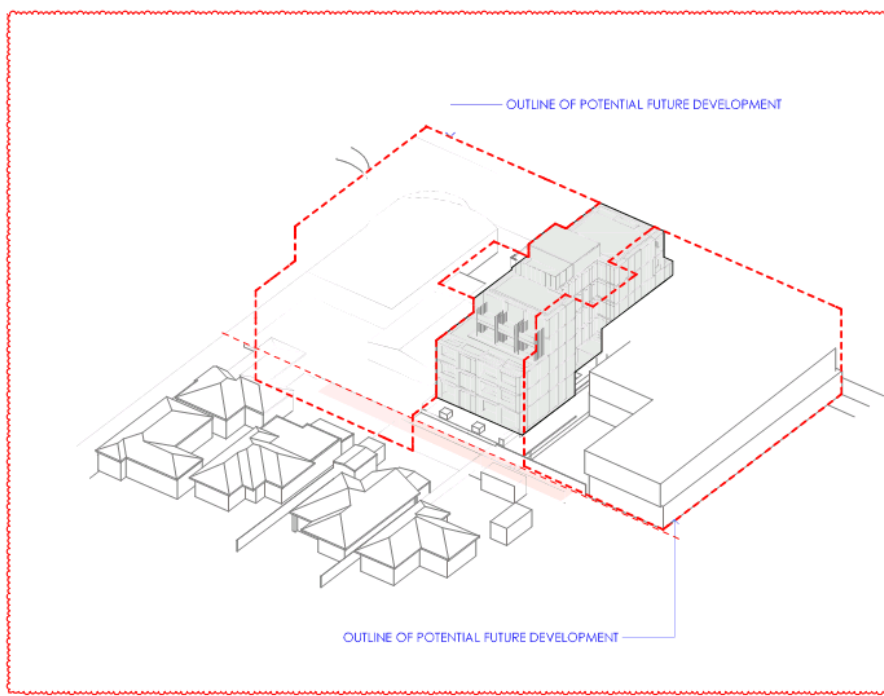
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 PROJECT NO: 170117  
 ARCHITECTURE CASISSON  
 1/111 CALACE AVE, TOORAK VIC 3102  
 TEL: 08 9420 7000  
 FAX: 08 9420 7110  
 WWW.CASISSON.COM.AU

PROJECT: NEW MIXED USE BUILDING  
 ADDRESS: 48 STATION ROAD CHELTENHAM VIC 3192  
 DWG NO: 1  
 DESIGN RESPONSE DIAGRAMS 1  
 REVISION: TPO3  
 DRAWN: MD/JAW  
 DATE: 01/06/2018  
 SCALE: 1/20

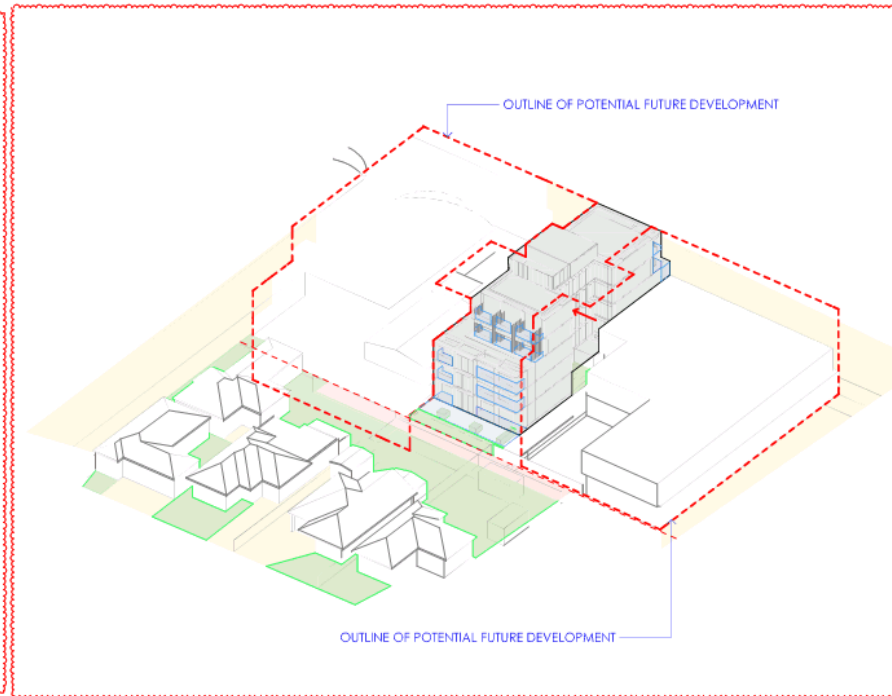
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### 3. RESIDENTIAL INTERFACE

EASEMENT

The subject site backs onto residential properties and therefore the proposal has been appropriately setback - as per precinct 2C. This states that there must be a transition of height from 11 metres development height to the residential development height to the south. The building must also be setback 9 metres from the rear boundary where development is above 3 storeys. The highlighted area indicates an easement that creates a buffer zone between the adjoining lots and the subject site. As this area is excluded from designated private open space, it provides additional setback opportunity for the proposed design. To ensure a sympathetic approach has been taken, the building is also recessed in stages as it gains height. This minimises overshadowing in combination with visual bulk when viewed from the adjoining properties. The design form is influenced by the adjoining commercial buildings.



### 4. BALCONY & GREEN SPACE

EASEMENT

GREEN SPACE

PAVED AREA

BALCONY/TERRACE

As the site is predominately surrounded by paved areas, the proposal has an addition of planter spaces that wrap the form. In combination with these, the generous terrace and balcony spaces diversify the outdoor areas available for the inhabitants. The light wells that puncture the East and West facades enhance the quality of the apartments by increasing northern sunlight penetration into the living spaces.

ISSUE	REASON FOR ISSUE	DATE
D01	ISSUE FOR PLANNING APPROVAL	21/12/17
D02	ISSUE IN RESPONSE TO REQUEST FOR FURTHER INFORMATION	29/03/17
D03	ISSUE FOR PLANNING APPROVAL	01/06/18

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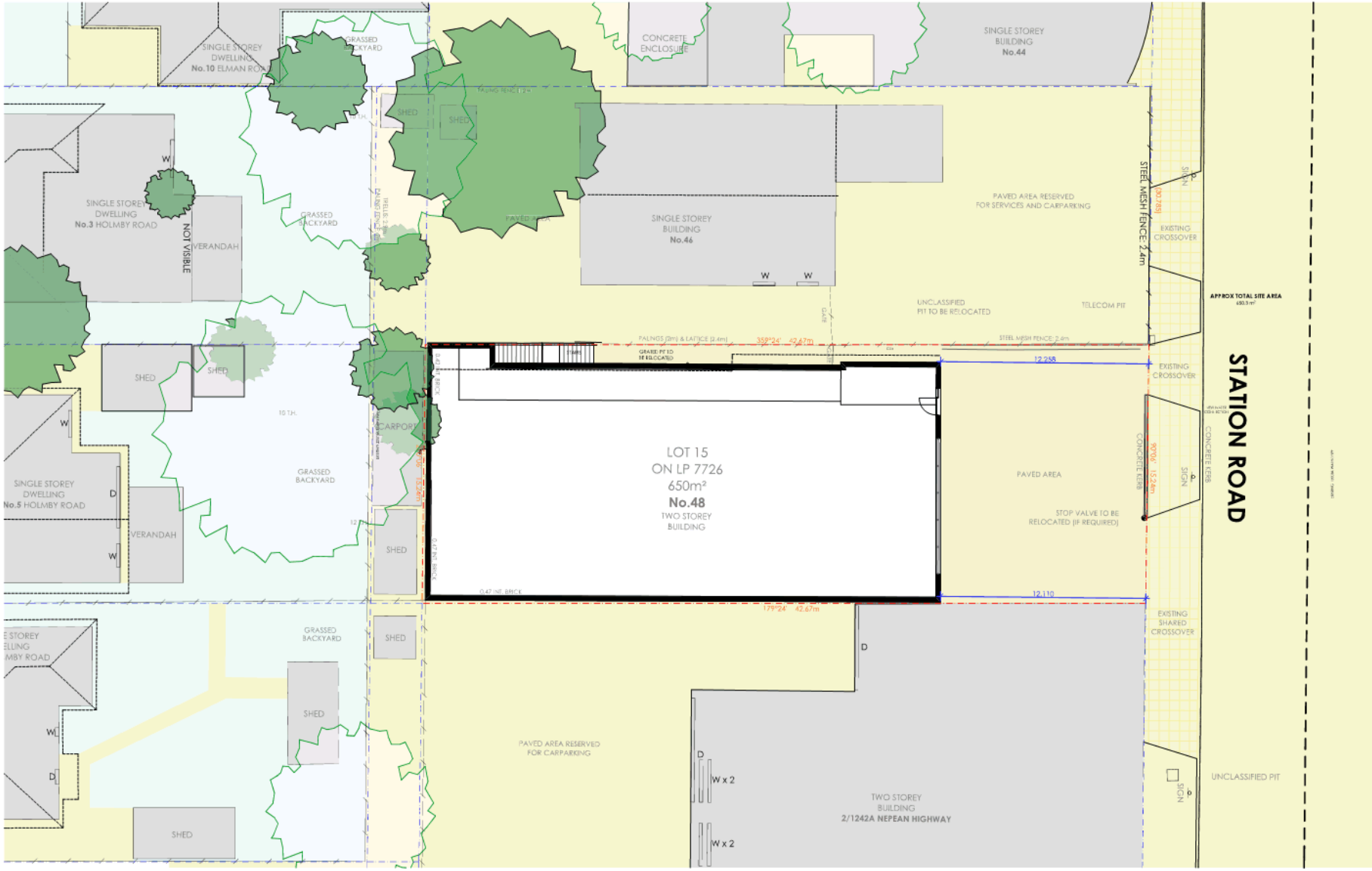


CAISSON DESIGN GROUP PTY LTD  
PROJECT NO: 17017  
ARCHITECTURE CAISSON  
SITE 1  
149-152 CLIVE AVE, TORONTO  
VIC 3048, AUSTRALIA  
A/B: SUICID/18/02  
A/E: SUICID/18/02  
A/S: SUICID/18/02  
P/L: SUICID/18/02  
WWW.CAISSON.COM.AU

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ADDRESS: 48 STATION ROAD CHELTENHAM VIC 3192  
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REVISION: TPO03  
DATE: 01/06/2018  
SCALE:

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PROJECT NO:  
17017



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0921	ISSUE FOR PLANNING APPROVAL	21/12/17						
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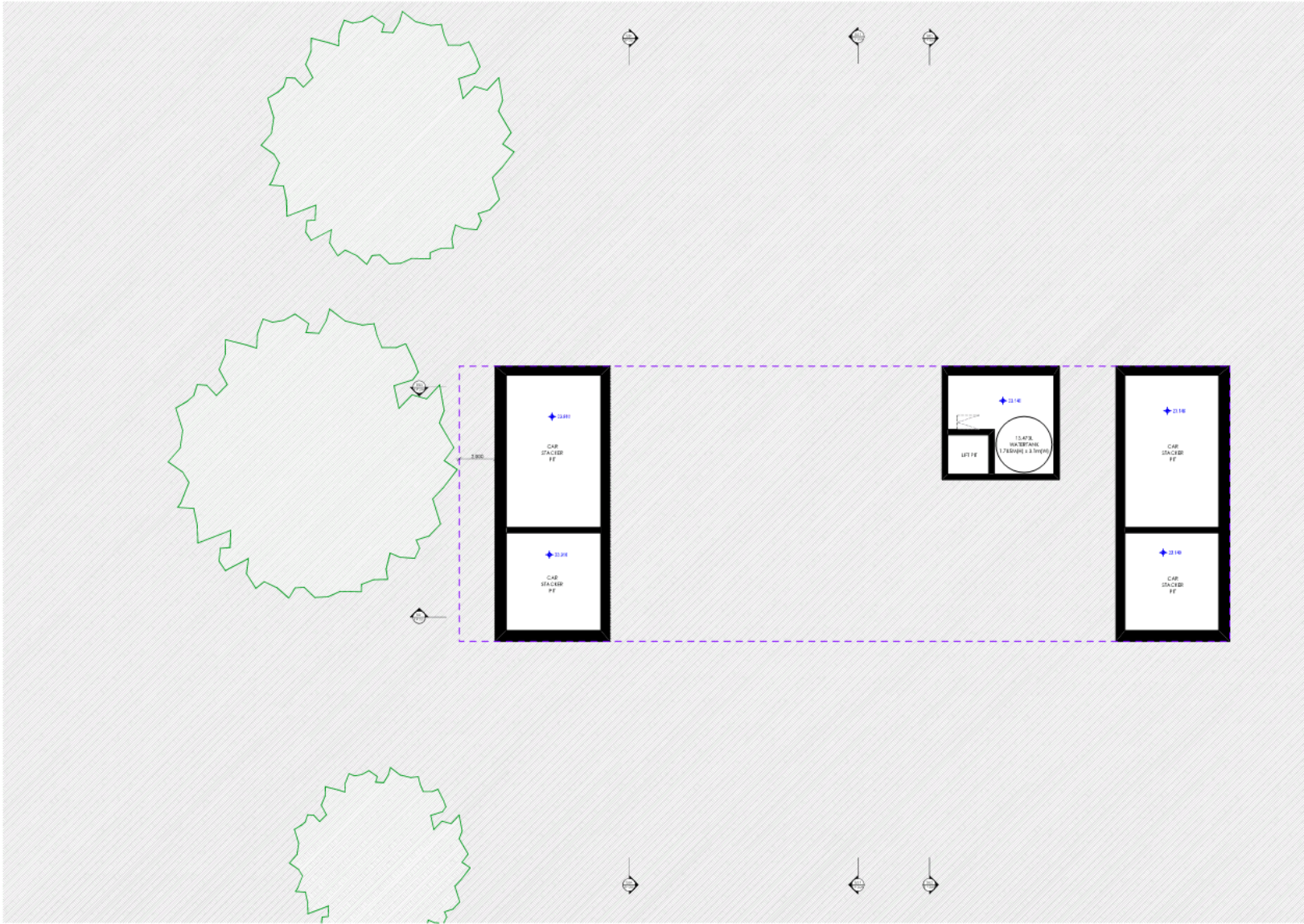


CAISSON DESIGN GROUP PTY LTD  
 PROJECT NO: 48  
**ARCHITECTURE CAISSON**  
 11/11/11 PLACE AVE, TROCKA VIC 3743  
 TEL: 0391 3142 3000 FAX: 0391 3142 3000  
 A/S: MURDOCH RD A/D: 487 CA - VIC P/L  
 PO: 487 STONB. VIC  
**WWW.CAISSON.COM.AU**

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 ADDRESS: 48 STATION ROAD CHELTENHAM VIC 3192  
 DWG TITLE: EXISTING CONDITIONS PLAN  
 DWG NO: TPO3  
 REVISION: TPO3  
 DRAWN: MD/JAW  
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P001	ISSUE FOR PLANNING APPROVAL	21/12/17
P002	ISSUE IN RESPONSE TO REQUEST FOR FURTHER INFORMATION	29/02/17
P003	ISSUE FOR PLANNING APPROVAL	01/06/18

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**ARCHITECTURE CAISSON**  
 1/11-12 CLAYTON AVE, TOORAK VIC 3102  
 TEL: 08 8370 7000  
 FAX: 08 8370 7001  
 WWW.CAISSON.COM.AU

PROJECT: NEW MIXED USE BUILDING  
 ADDRESS: 48 STATION ROAD CHELTENHAM VIC 3192  
 DWG TITLE: LEVEL B2  
 DWG NO: TPI03

REVISION: TPO3  
 DRAWN: MD/JAW  
 DATE: 01/06/2018  
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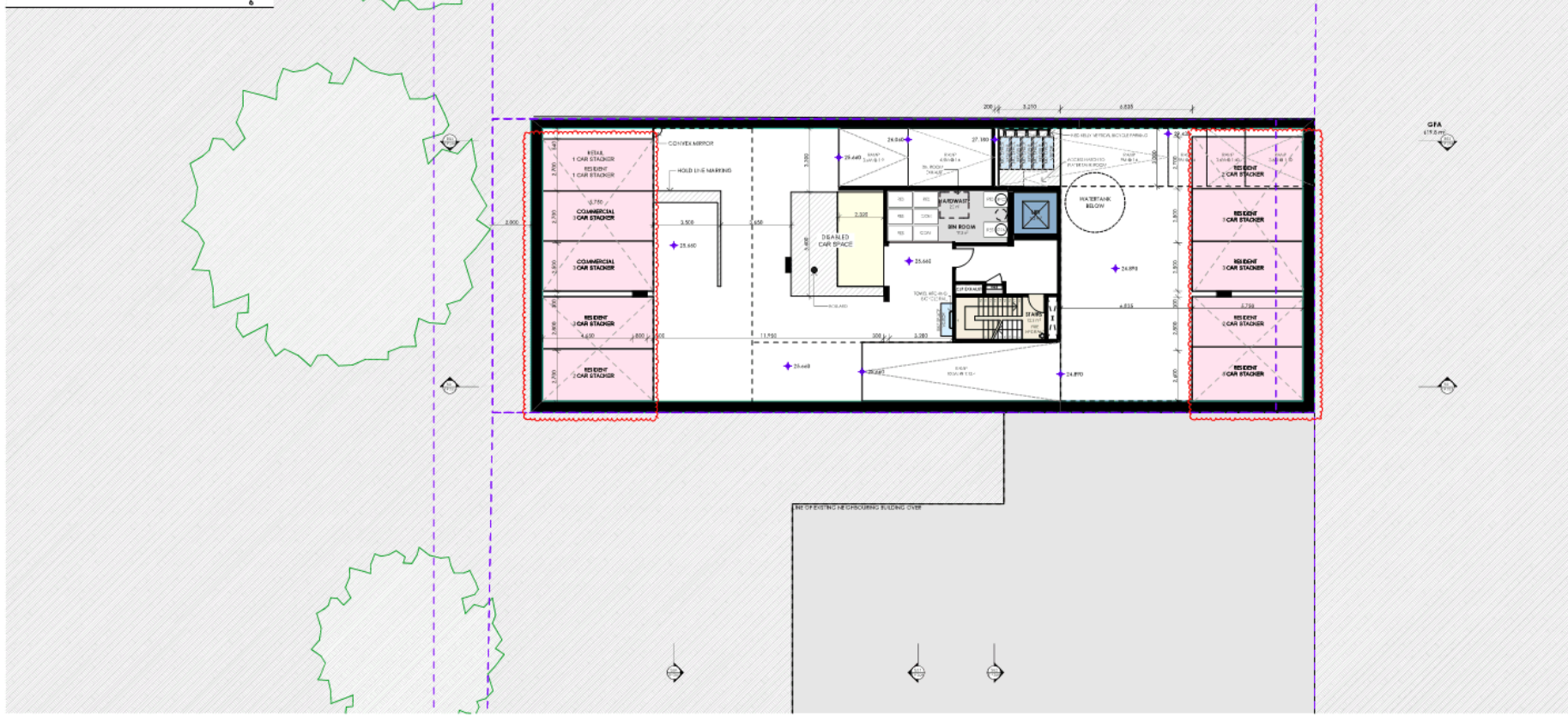
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17017



BASEMENT LEVEL AREAS		
FLOOR	ZONE NAME	MEASURED AREA
LEVEL B1	BIKE SPACE	8
	BIN ROOM	17
	HARDWASTE	2
	LIFT	5
	RETAIL	16
	STAIRS	12
		<b>58 m<sup>2</sup></b>

CARPARKING SCHEDULE		
FLOOR	TYPE	NO.
LEVEL B1	COMMERCIAL CARSPACE CAR STACKER	8
	DISABLED CARSPACE DISABLED	1
	RESIDENT CARSPACE CAR STACKER	19
	RETAIL CARSPACE CAR STACKER	1
		<b>27</b>

BICYCLE STORAGE SCHEDULE		
FLOOR	TYPE	NO.
LEVEL B1	RESIDENT	4
	VISITOR	2
		<b>6</b>



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001	ISSUE FOR PLANNING APPROVAL	21/12/17
002	ISSUE IN RESPONSE TO REQUEST FOR FURTHER INFORMATION	23/02/17
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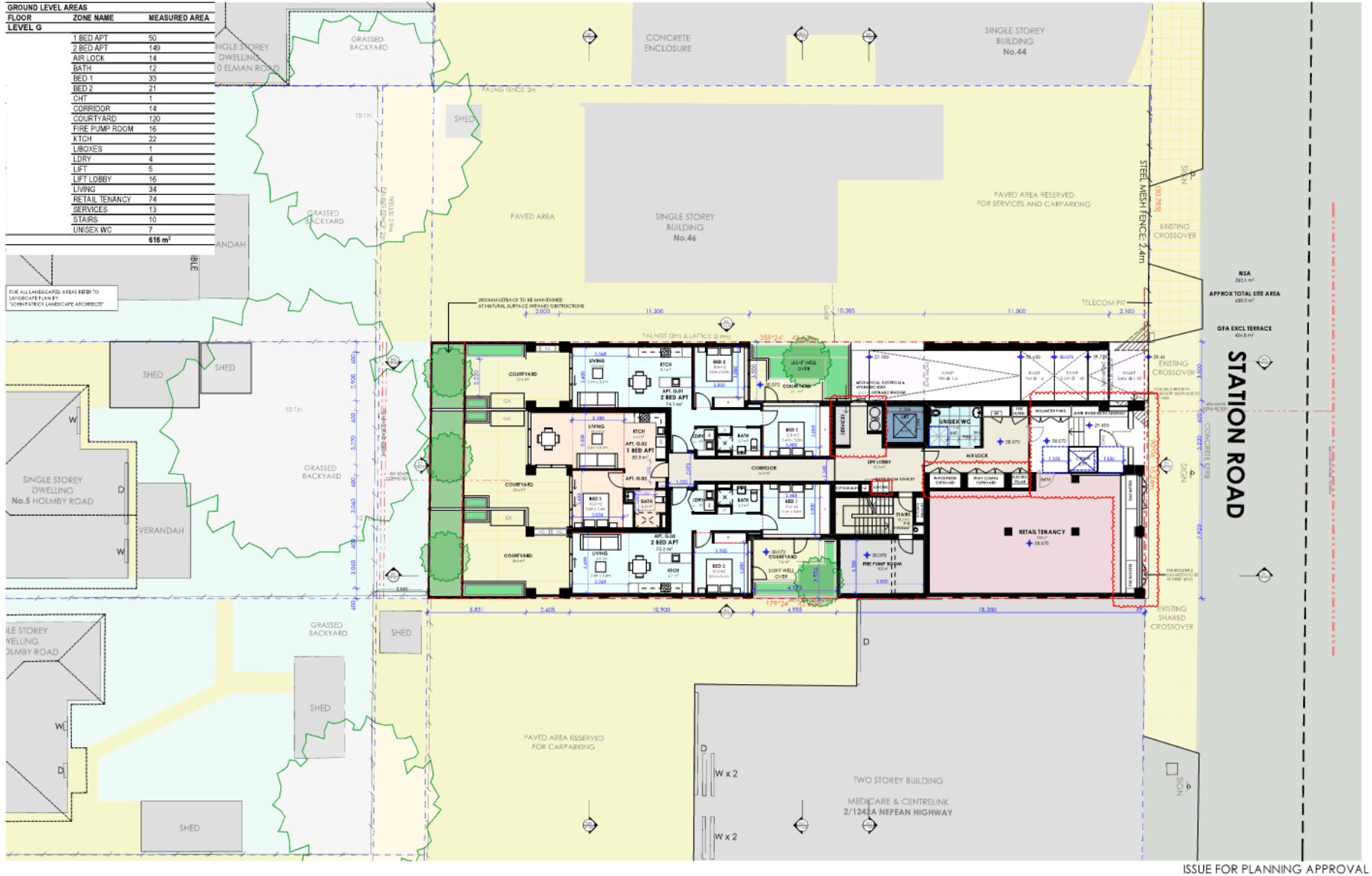


CAISSON DESIGN GROUP PTY LTD  
 TRADE NAME  
**ARCHITECTURE CAISSON**  
 111/1  
 1487 PLUMMER STREET  
 MELBOURNE VIC 3000  
 TEL: 03 9439 1111  
 WWW.CAISSON.COM.AU

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 48 STATION ROAD CHELTENHAM VIC 3192

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PROJECT NO.  
 17017



FLOOR	ZONE NAME	MEASURED AREA
LEVEL G		
	1 BED APT	90
	2 BED APT	149
	AIR LOCK	14
	BATH	12
	BED 1	33
	BED 2	21
	CHT	1
	CORRIDOR	14
	COURTYARD	120
	FIRE PUMP ROOM	16
	KTCH	22
	LBOXES	1
	LDRY	4
	LIFT	5
	LIFT LOBBY	16
	LIVING	34
	RETAIL TENANCY	74
	SERVICES	13
	STAIRS	10
	UNISEX WC	7
	<b>TOTAL</b>	<b>616 m<sup>2</sup></b>

FOR ALL LANDSCAPED AREAS REFER TO LANDSCAPE PLAN BY JOHN PATRICK LANDSCAPE ARCHITECT

ISSUE	REASON FOR ISSUE	DATE
P001	ISSUE FOR PLANNING APPROVAL	21/12/17
P002	ISSUE INFORMED TO REQUEST FOR FURTHER INFORMATION	26/02/17
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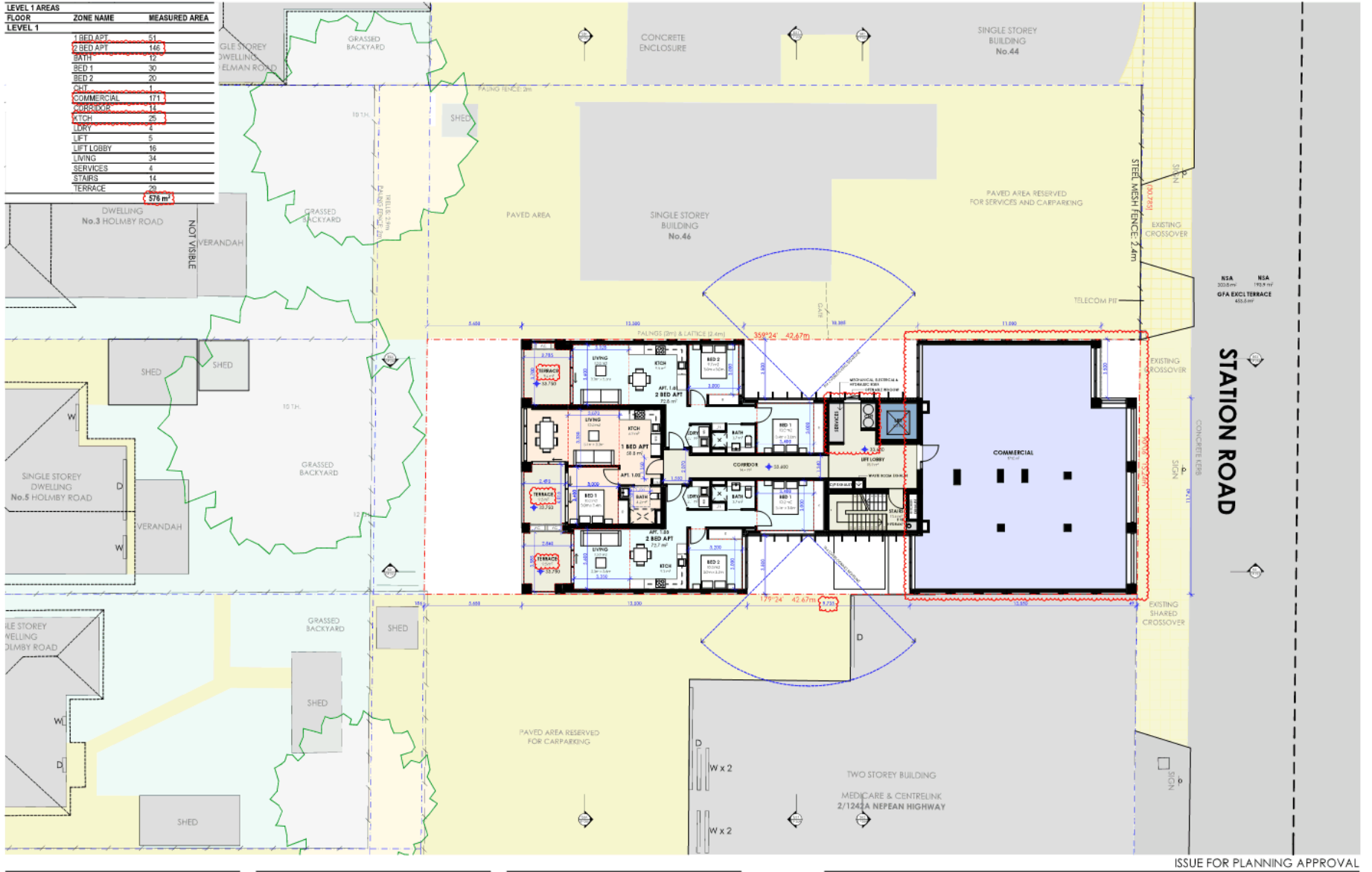


CAISSON DESIGN GROUP PTY LTD  
 ARCHITECTURE CAISSON  
 145 CLANCE AVE, TORONRA VIC 3174  
 TEL: 03 9520 1100  
 FAX: 03 9520 1110  
 WWW.CAISSON.COM.AU

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 ADDRESS: 48 STATION ROAD CHELTENHAM VIC 3192  
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 CHECKED BY: TPI/D5  
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ISSUE FOR PLANNING APPROVAL





ISSUE FOR PLANNING APPROVAL

ISSUE	REASON FOR ISSUE	DATE
0901	ISSUE FOR PLANNING APPROVAL	21/12/17
0902	ISSUE WHEREIN TO REQUEST FOR FURTHER INFORMATION	19/02/17
0903	ISSUE FOR PLANNING APPROVAL	9/06/18

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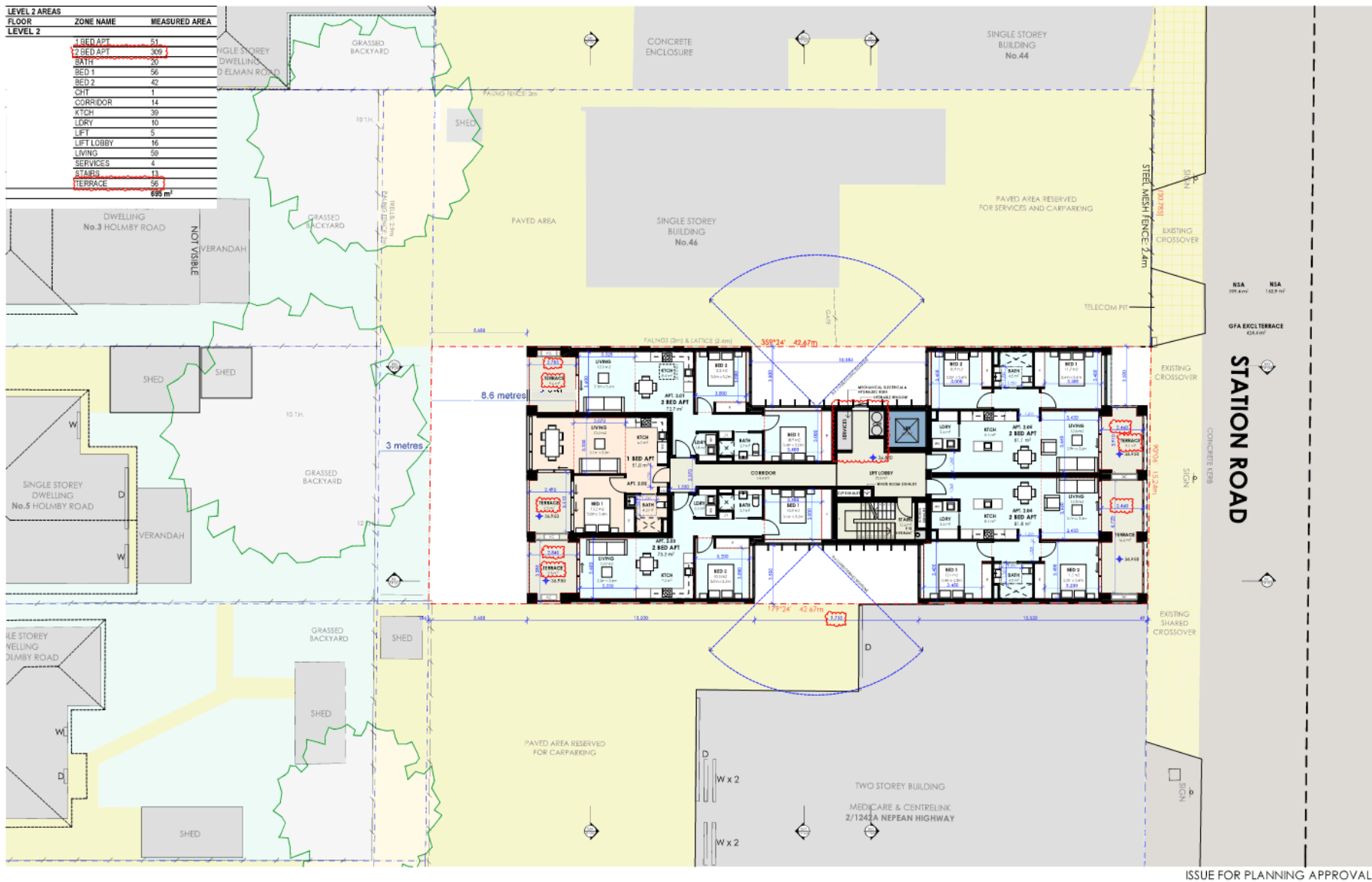
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DATE: 01/06/2018  
SCALE: 1:100 (A1)

REVISION: TP03  
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DATE: 01/06/2018  
SCALE: 1:100 (A1)





FLOOR	ZONE NAME	MEASURED AREA
LEVEL 2	1 BED APT	51
	2 BED APT	309
	BATH	20
	BED 1	56
	BED 2	42
	CHT	1
	CORRIDOR	14
	KITCH	39
	LDRY	10
	LIFT	5
	LIFT LOBBY	16
	LIVING	59
	SERVICES	4
	STAIRS	13
	TERRACE	56
	<b>TOTAL</b>	<b>695 m<sup>2</sup></b>

ISSUE FOR PLANNING APPROVAL

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DP01	ISSUE FOR PLANNING APPROVAL	21/12/17			
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DP03	ISSUE FOR PLANNING APPROVAL	01/05/18			



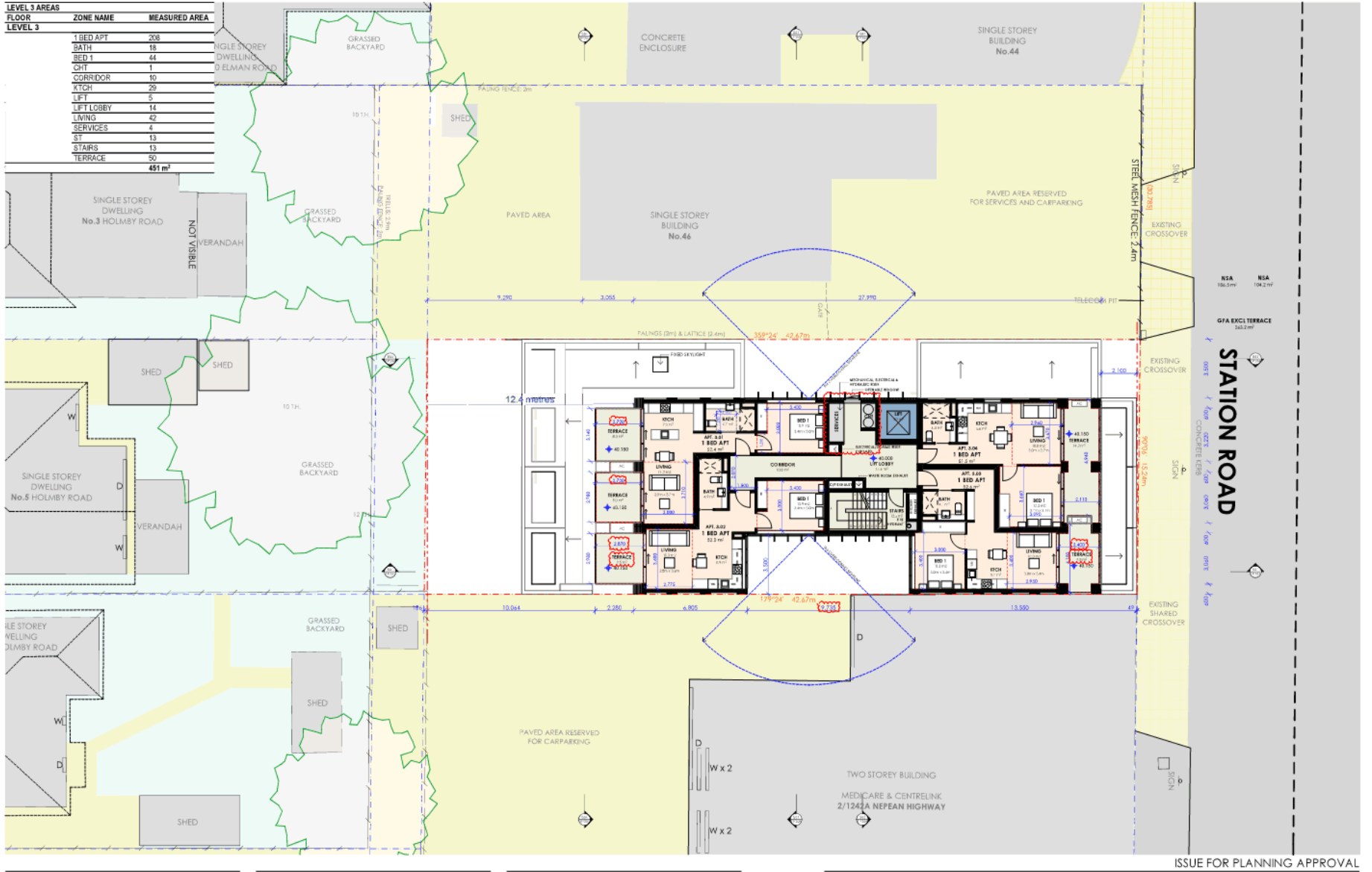
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CAISSON DESIGN GROUP PTY LTD  
 PROJECT NO: 17017  
 ARCHITECTURE CAISSON  
 145-146 LAKE AVE, TORONRA VIC 3048  
 TEL: 03-9371 1000  
 WWW.CAISSON.COM.AU

PROJECT: NEW MIXED USE BUILDING  
 ADDRESS: 48 STATION ROAD CHELTENHAM VIC 3192  
 DRAWN BY: LEVEL 2  
 DWG NO: TPI07  
 REVISION: TPO3  
 DRAWN: MD/JAW  
 DATE: 01/06/2018  
 SCALE: 1:100 (A1)

PROJECT NO: 17017



FLOOR	ZONE NAME	MEASURED AREA
LEVEL 3	1 BED APT	208
	BATH	18
	BED 1	44
	KITCH	29
	LIFT	5
	LIFT LOBBY	14
	LIVING	42
	SERVICES	4
	ST	13
	STAIRS	13
	TERRACE	50
	<b>TOTAL</b>	<b>451 m<sup>2</sup></b>

ISSUE	REASON FOR ISSUE	DATE
001	ISSUE FOR PLANNING APPROVAL	21/12/17
002	ISSUE WHEREBY TO REQUEST FOR FURTHER INFORMATION	23/02/17
003	ISSUE FOR PLANNING APPROVAL	01/06/18

ISSUE	REASON FOR ISSUE	DATE

ISSUE	REASON FOR ISSUE	DATE



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BEFORE COMMENTING ANY WORK CONTRACTORS MUST REFER ALL DIMENSIONS AND LEVELS ON THE SITE AND VERIFY ALL SHOP DRAWINGS AND CHECK VARIATIONS TO THE ARCHITECT FOR THE R REGISTER APPROVAL.



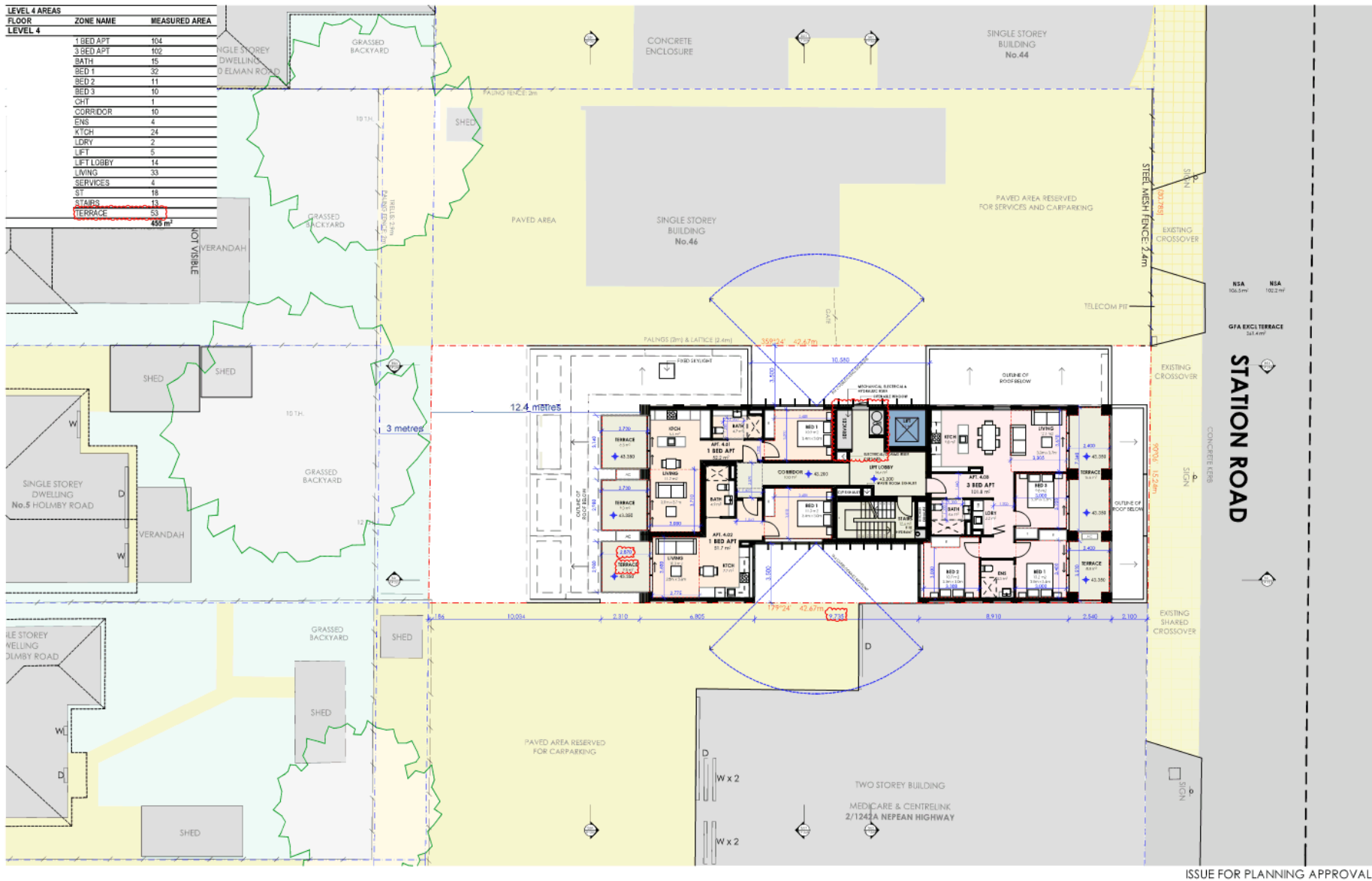
CASSON DESIGN GROUP PTY LTD  
PROJECT NO: 48  
ARCHITECTURE CAISSON  
SITE 1  
100 PLANCE AVE, TOORAK  
VIC 3102, TRAE BOPPING  
A/B: 14/07/2018  
A/E: APT 04 - 05  
P/L: 48 - 13/06/2018

PROJECT: NEW MIXED USE BUILDING  
ADDRESS: 48 STATION ROAD CHELTENHAM VIC 3192  
DRAWN: DWG 003  
LEVEL: 3  
DWG NO: TPI 08

REVISION: TPO3  
DRAWN: MD/JAW  
DATE: 01/06/2018  
SCALE: 1:100 (B/A1)

PROJECT NO: 17017

ISSUE FOR PLANNING APPROVAL



LEVEL 4 AREAS		
FLOOR	ZONE NAME	MEASURED AREA
LEVEL 4	1 BED APT	104
	3 BED APT	102
	BATH	15
	BED 1	32
	BED 2	11
	BED 3	10
	CHT	7
	CORRIDOR	10
	ENS	4
	KITCH	24
	LDRY	2
	LIFT	5
	LIFT LOBBY	14
	LIVING	33
	SERVICES	4
ST	18	
STAIRS	13	
TERRACE	53	
	<b>455 m<sup>2</sup></b>	

ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE
DP01	ISSUE FOR PLANNING APPROVAL	21/12/17						
DP02	ISSUE IN RESPONSE TO REQUEST FOR FURTHER INFORMATION	29/03/17						
DP03	ISSUE FOR PLANNING APPROVAL	01/05/18						



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BEFORE COMMENCING ANY WORK CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS ON THE SITE AND REPORT ALL SHOP DRAWINGS AND FIELD MARKING TO THE ARCHITECT FOR THEIR WRITTEN APPROVAL.

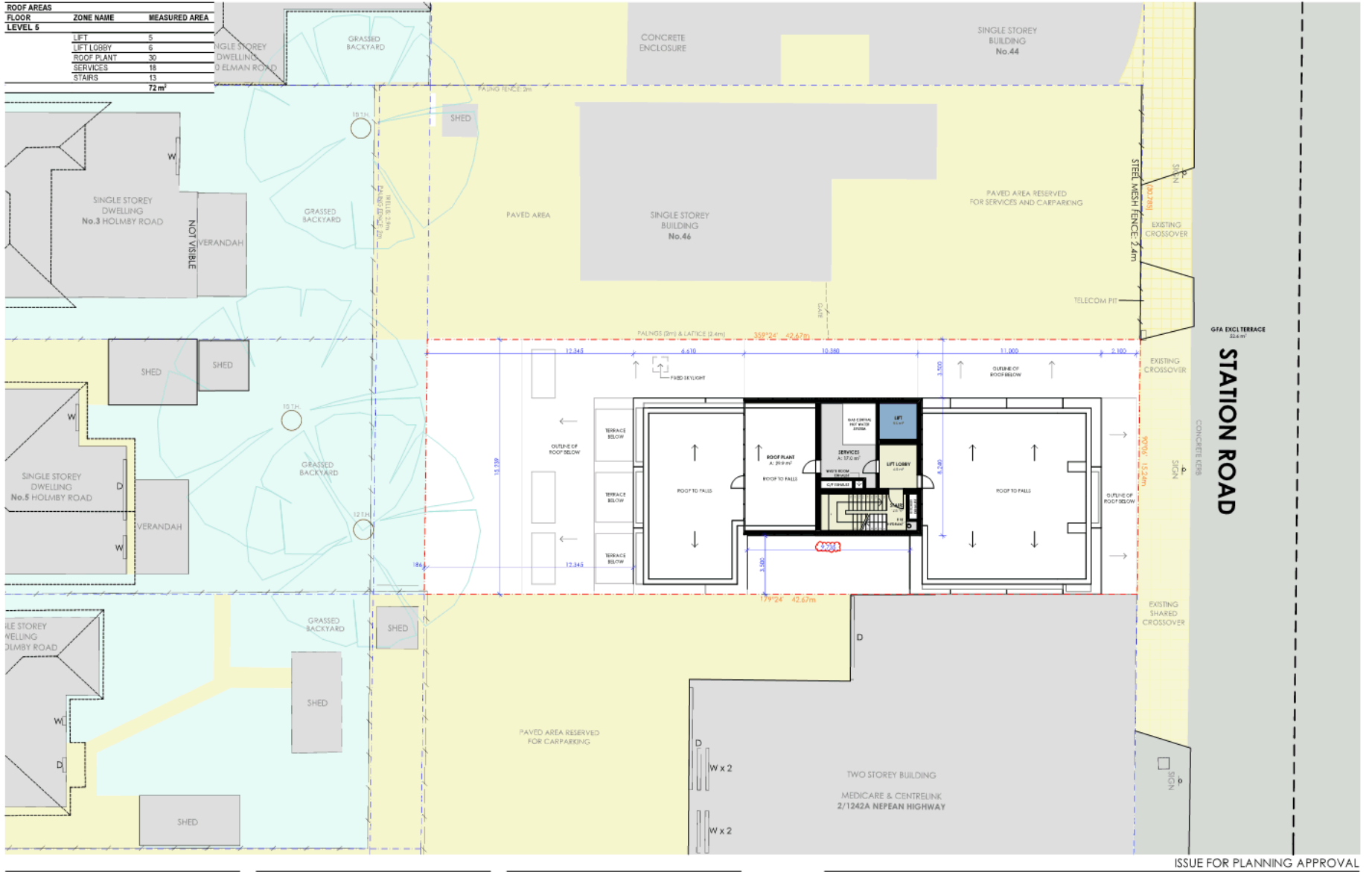


CAISSON DESIGN GROUP PTY LTD  
 ARCHITECTURE CAISSON  
 145-146 CLAYTON AVENUE, TOORAK VIC 3142  
 TEL: 03 9594 1234  
 FAX: 03 9594 1235  
 WWW.CAISSON.COM.AU

PROJECT: NEW MIXED USE BUILDING  
 ADDRESS: 48 STATION ROAD CHELTENHAM VIC 3192  
 DRAWING: LEVEL 4  
 DWG NO: TPI09  
 REVISION: TPO3  
 DRAWN: MD/JAW  
 DATE: 01/06/2018  
 SCALE: 1:100 (A1)

PROJECT NO: 17017

ISSUE FOR PLANNING APPROVAL



FLOOR	ZONE NAME	MEASURED AREA
LEVEL 5		
	LEFT	5
	LEFT LOBBY	6
	ROOF PLANT	30
	SERVICES	18
	STAIRS	13
		<b>72 m<sup>2</sup></b>

ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE
0901	ISSUE FOR PLANNING APPROVAL	21/12/17						
0902	ISSUE WHEREIN TO REQUEST FOR FURTHER INFORMATION	23/02/17						
0903	ISSUE FOR PLANNING APPROVAL	9/06/18						



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BEFORE COMMENTING ANY WORK CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS ON THE SITE AND VERIFY ALL SHOP DRAWINGS AND CHECK VARIATIONS TO THE ARCHITECT FOR THE MASTER APPROVAL.

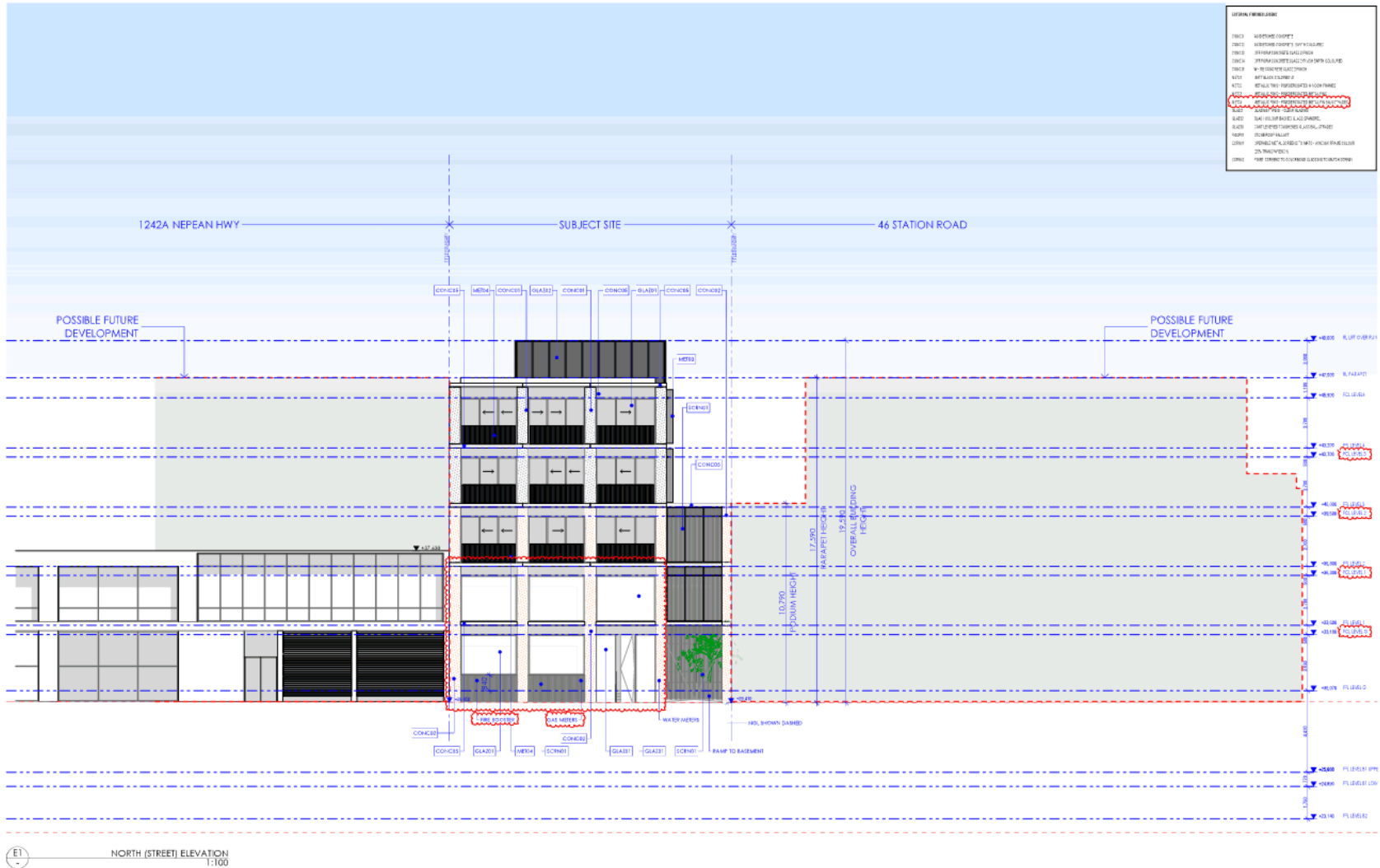


CAISSON DESIGN GROUP PTY LTD  
 PROJECT NO: ARCHITECTURE CAISSON  
 1111 WILLOW PLACE AVE, TOORAK VIC 3102  
 TEL: 081 3142 3000 FAX: 081 3142 3000  
 WWW.CAISSON.COM.AU

PROJECT: NEW MIXED USE BUILDING  
 ADDRESS: 48 STATION ROAD CHELTENHAM VIC 3192  
 DWG NO: ROOF  
 DWG NO: DWG03  
 TPI ID: TPI10

REVISION: TPO3  
 DRAWN: MD/JAW  
 DATE: 01/06/2018  
 SCALE: 1:100 (B.A.1)


ISSUE FOR PLANNING APPROVAL

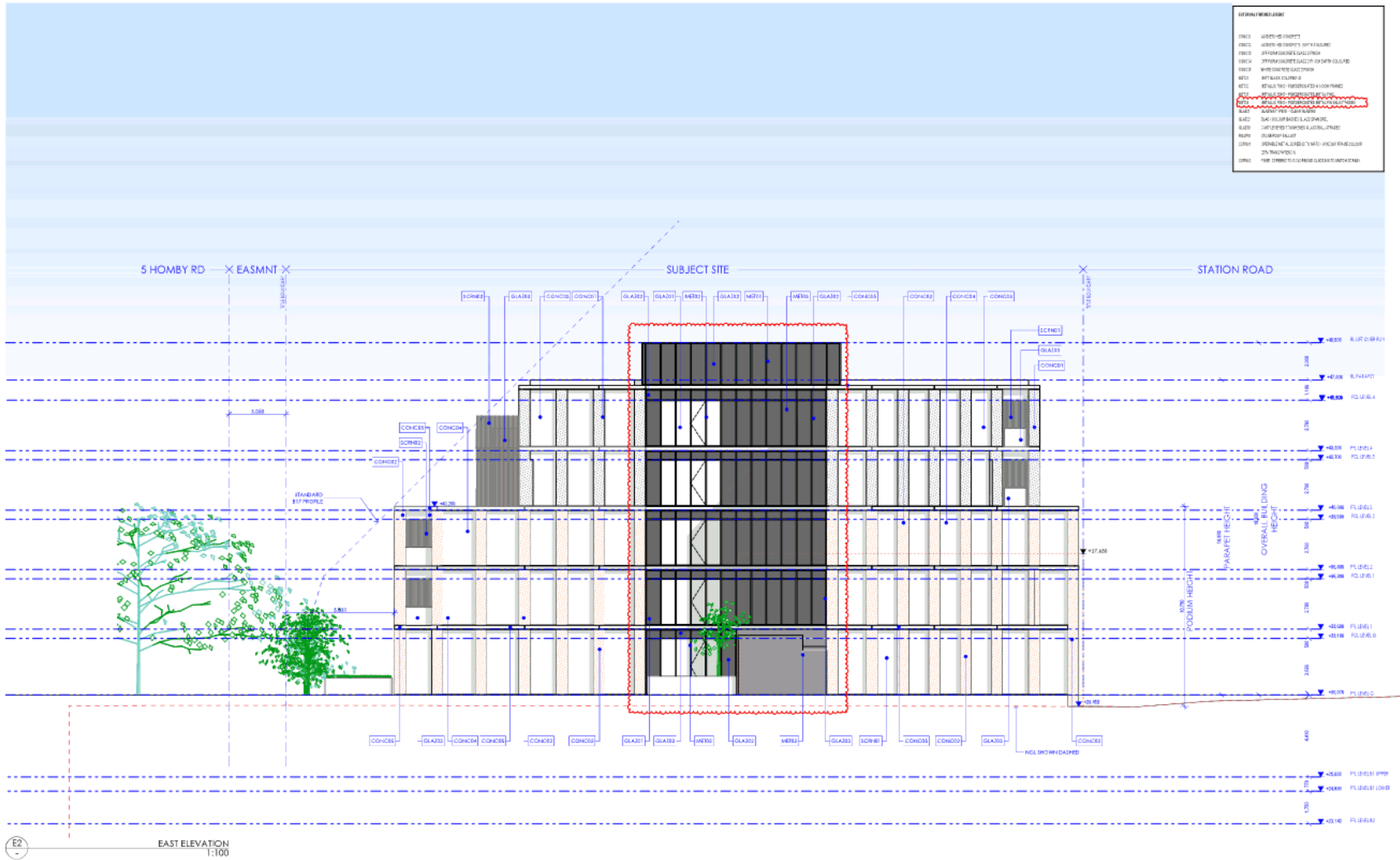


(E1) NORTH (STREET) ELEVATION  
1:100

ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE
001	ISSUE FOR PLANNING APPROVAL	21/12/17						
002	ISSUE IN RESPONSE TO REQUEST FOR FURTHER INFORMATION	29/03/17						
003	ISSUE FOR PLANNING APPROVAL	01/06/18						

**ISSUE FOR PLANNING APPROVAL**

<p>CONTRACTOR OF THE DRAWING AND THE DESIGN DOCUMENTS HEREIN IS ISSUED IN CAISSON DESIGN GROUP FILES</p> <p>BEFORE COMMENCING ANY WORK CONTRACTORS MUST REFER ALL DIMENSIONS AND LEVELS ON THE SITE AND VERIFY ALL SHOP DRAWINGS AND CHECK VARIATIONS TO THE ARCHITECT FOR THE WORK APPROVAL</p>	 <p><b>ARCHITECTURE CAISSON</b></p>	<p>CAISSON DESIGN GROUP PT LTD PROJECT NO: 17017 <b>ARCHITECTURE CAISSON</b></p> <p>1001 145-146 CLIVE AVE, TORONTO 145-146 CLIVE AVE, TORONTO</p> <p>TEL: 416-497-9200 FAX: 416-497-9201 WWW.CAISSON.COM.AU</p>	<p>PROJECT: <b>NEW MIXED USE BUILDING</b> ADDRESS: <b>48 STATION ROAD CHELTENHAM VIC 3192</b> DRAWN BY: <b>ELEVATIONS - SHEET 01</b> DRAWING NO: TP201</p> <p>REVISION: TP03</p> <p>DRAWN: MD/JAW</p> <p>DATE: 01/06/2018</p> <p>SCALE: 1:100 (3A:1)</p>	<p>PROJECT NO: 17017</p>
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ISSUE	READY FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE
001	ISSUE FOR PLANNING APPROVAL	21/12/17						
002	ISSUE WE RETURNED TO REQUEST FOR FURTHER INFORMATION	24/02/17						
003	ISSUE FOR PLANNING APPROVAL	01/06/18						

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 BEFORE COMMENTING ANY WORK CONTRACTORS MUST REFER ALL DIMENSIONS AND LEVELS ON THE SET AND VERIFY ALL SHOP DRAWINGS AND COST VARIATIONS TO THE ARCHITECT FOR THEIR WRITTEN APPROVAL.



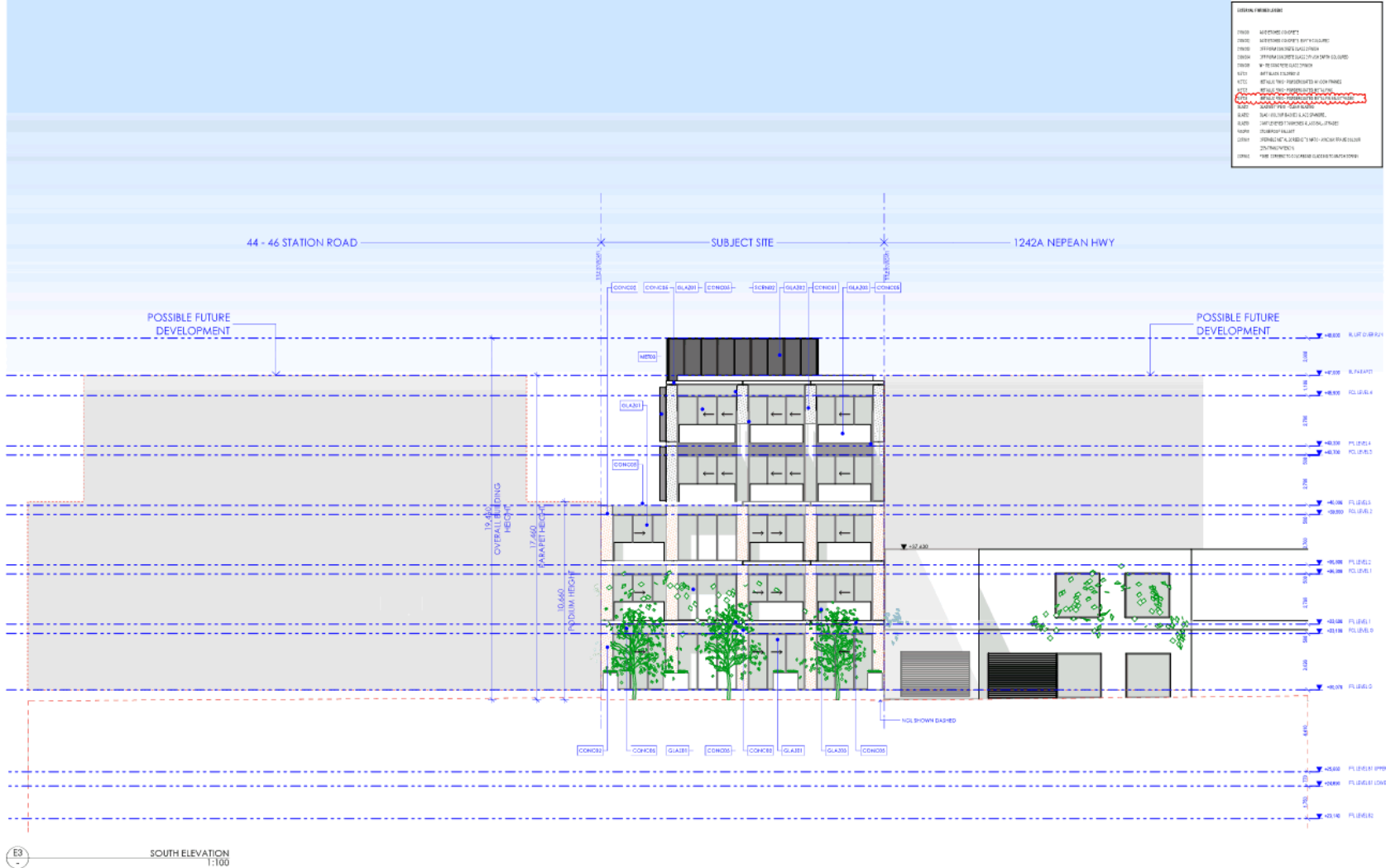
CAISSON DESIGN GROUP LTD  
 ARCHITECTURE CAISSON  
 UNIT 1  
 NEW PLACE AVE, TROOKA  
 VIC 3703, 3742 AUSTRALIA  
 A/B: M/07/007/003  
 A/C: A/B/CA/001  
 P/L: H/1/1/006/010  
 WWW.CAISSON.COM.AU

PROJECT: NEW MIXED USE BUILDING  
 ADDRESS: 48 STATION ROAD CHELTENHAM VIC 3192  
 DRAWING: ELEVATIONS - SHEET 02  
 DWG NO: TP202  
 REVISION: TP03  
 DRAWN: MD/JAW  
 DATE: 01/06/2018  
 SCALE: 1:100 (A1)

ISSUE FOR PLANNING APPROVAL

PROJECT NO: 17D17





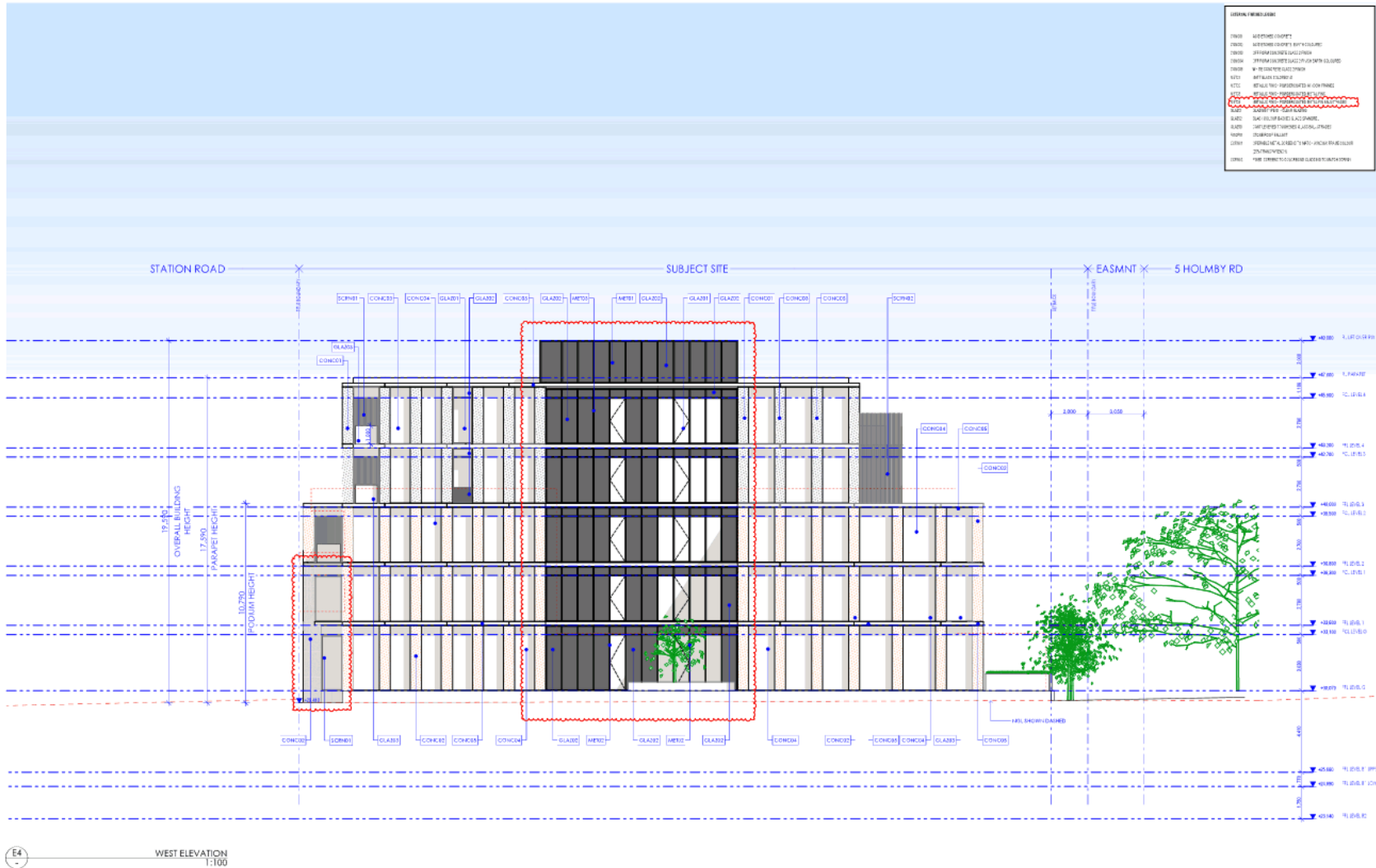
**LEGEND FINISHES/LABORS**

- 0100 UNFINISHED CONCRETE
- 0200 UNFINISHED CONCRETE WITH POLISHED
- 0300 UNFINISHED CONCRETE WITH POLISHED
- 0400 UNFINISHED CONCRETE WITH POLISHED
- 0500 UNFINISHED CONCRETE WITH POLISHED
- 0600 UNFINISHED CONCRETE WITH POLISHED
- 0700 UNFINISHED CONCRETE WITH POLISHED
- 0800 UNFINISHED CONCRETE WITH POLISHED
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ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE
0101	ISSUE FOR PLANNING APPROVAL	21/12/17						
0102	ISSUE IN RESPONSE TO REQUEST FOR FURTHER INFORMATION	29/03/17						
0103	ISSUE FOR PLANNING APPROVAL	01/06/18						

**ISSUE FOR PLANNING APPROVAL**

<p>ARCHITECTURE CAISSON</p> <p>145 - LAKE AVE, TORONTO, ONT. M5H 1B5</p> <p>TEL: 416-593-7200</p> <p>WWW.ARCHITECTURECAISSON.COM</p>	<p>CAISSON DESIGN GROUP LTD</p> <p>PROJECT # 17017</p> <p>PROJECT NAME: 48 STATION ROAD CHELTENHAM VIC 3192</p> <p>SHEET # 03</p> <p>DATE: 01/06/2018</p> <p>SCALE: 1:100 (A1)</p>	<p>PROJECT # 17017</p> <p>PROJECT NAME: 48 STATION ROAD CHELTENHAM VIC 3192</p> <p>SHEET # 03</p> <p>DATE: 01/06/2018</p> <p>SCALE: 1:100 (A1)</p>
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**LEGEND FINISHES/LABELS**

- FIN01 ALUMINIUM CLADDING
- FIN02 ALUMINIUM CLADDING WITH GLASS
- FIN03 ALUMINIUM CLADDING WITH GLASS
- FIN04 ALUMINIUM CLADDING WITH GLASS
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- FIN100 ALUMINIUM CLADDING WITH GLASS

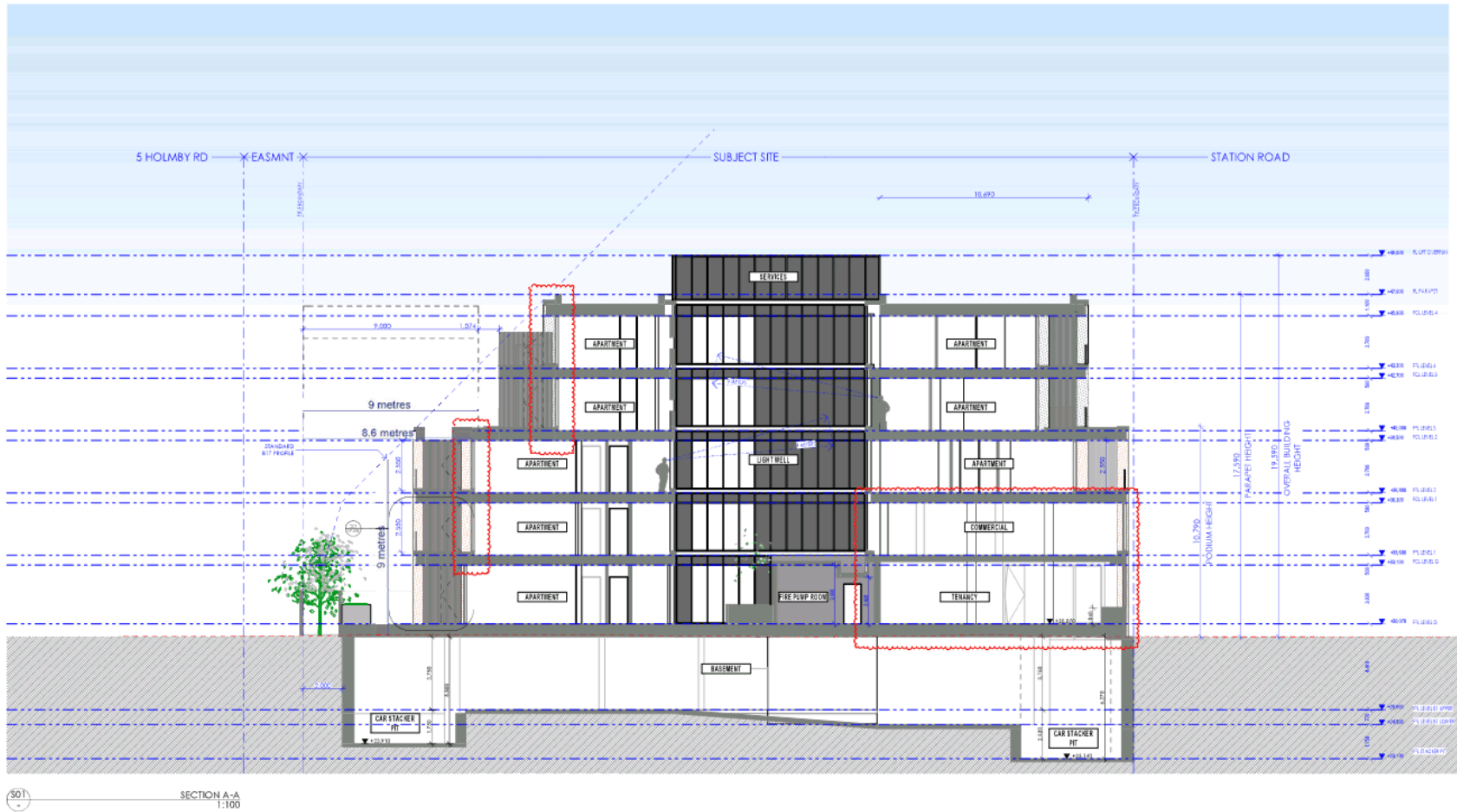
**E4** WEST ELEVATION  
1:100

ISSUE	READY FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE
001	ISSUE FOR PLANNING APPROVAL	21/12/17						
002	ISSUE WHERE TO REQUEST FOR FURTHER INFORMATION	23/02/17						
003	ISSUE FOR PLANNING APPROVAL	01/06/18						

**ISSUE FOR PLANNING APPROVAL**

<p>CONSENT OF THE DRAWING AND THE DESIGN OFFICER'S SIGNATURE IS VERIFIED IN EASONS DESIGN GROUP FILES</p> <p>BEFORE COMMENTING ANY WORK CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS ON THE SITE AND SIGNATURE ALL SHOP DRAWINGS AND CHECK VARIATIONS TO THE ARCHITECT FOR THEIR WRITTEN APPROVAL</p>	 <p><b>ARCHITECTURE OAISSON</b></p>	<p>CAISSON DESIGN GROUP LTD PROJECT NO: 48 <b>ARCHITECTURE OAISSON</b> SITE 1 48 STATION ROAD, CHELTENHAM VIC 3192 AUSTRALIA TEL: +61 3 9586 1110 WWW.OAISSON.COM.AU</p>	<p>PROJECT NEW MIXED USE BUILDING ADDRESS 48 STATION ROAD, CHELTENHAM VIC 3192 DRAWN BY DWD/MS ELEVATIONS - SHEET 04 DWG NO: TP204 REVISION TP03 DRAWN MD/JAW DATE 01/06/2018 SCALE 1:100 (A1)</p>	<p>PROJECT NO: 17017</p>
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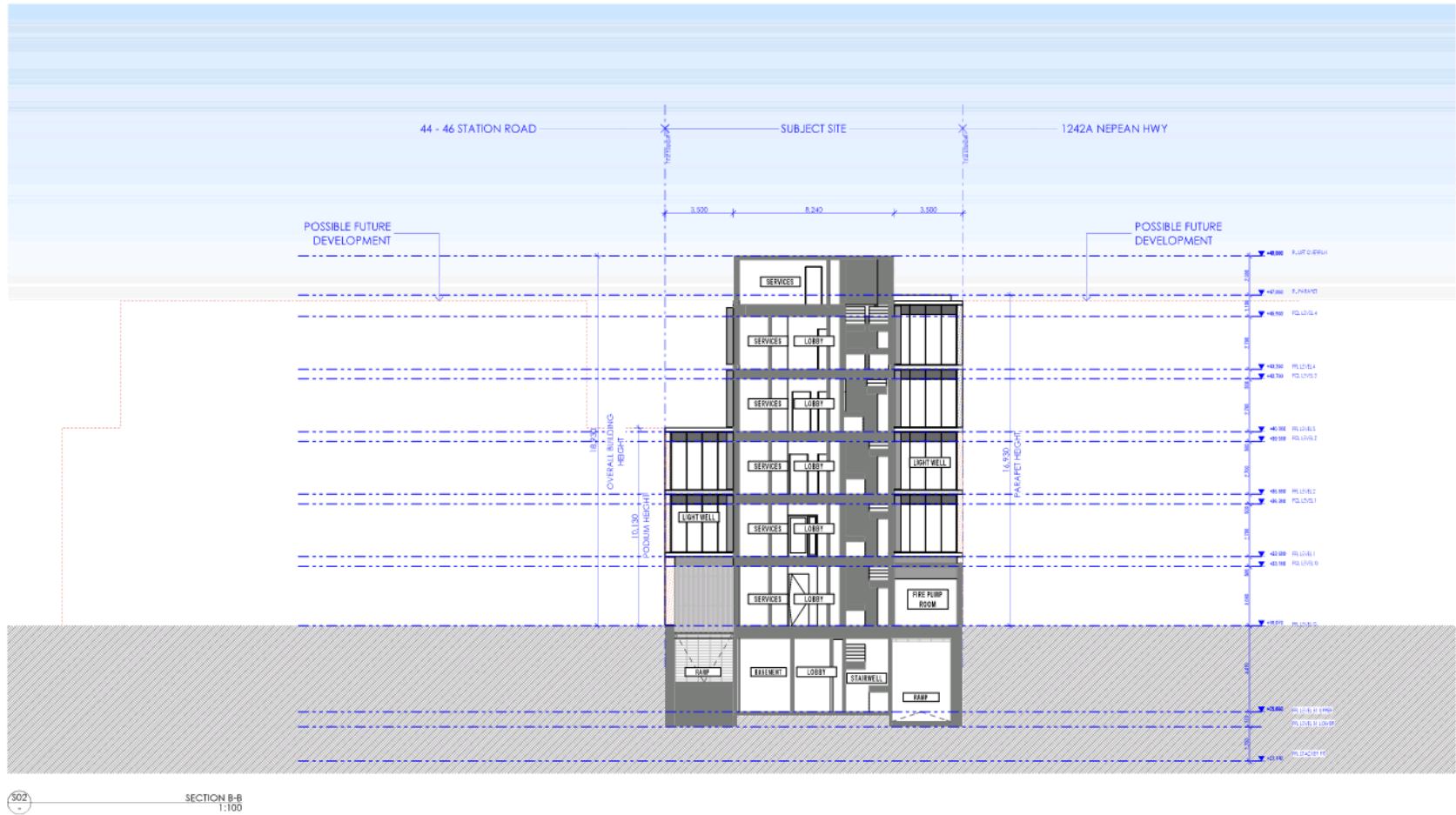


SECTION A-A  
1:100

ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE
D01	ISSUE FOR PLANNING APPROVAL	21/12/17						
D02	ISSUE IN RESPONSE TO REQUEST FOR FURTHER INFORMATION	29/03/17						
D03	ISSUE FOR PLANNING APPROVAL	01/06/18						

**ISSUE FOR PLANNING APPROVAL**

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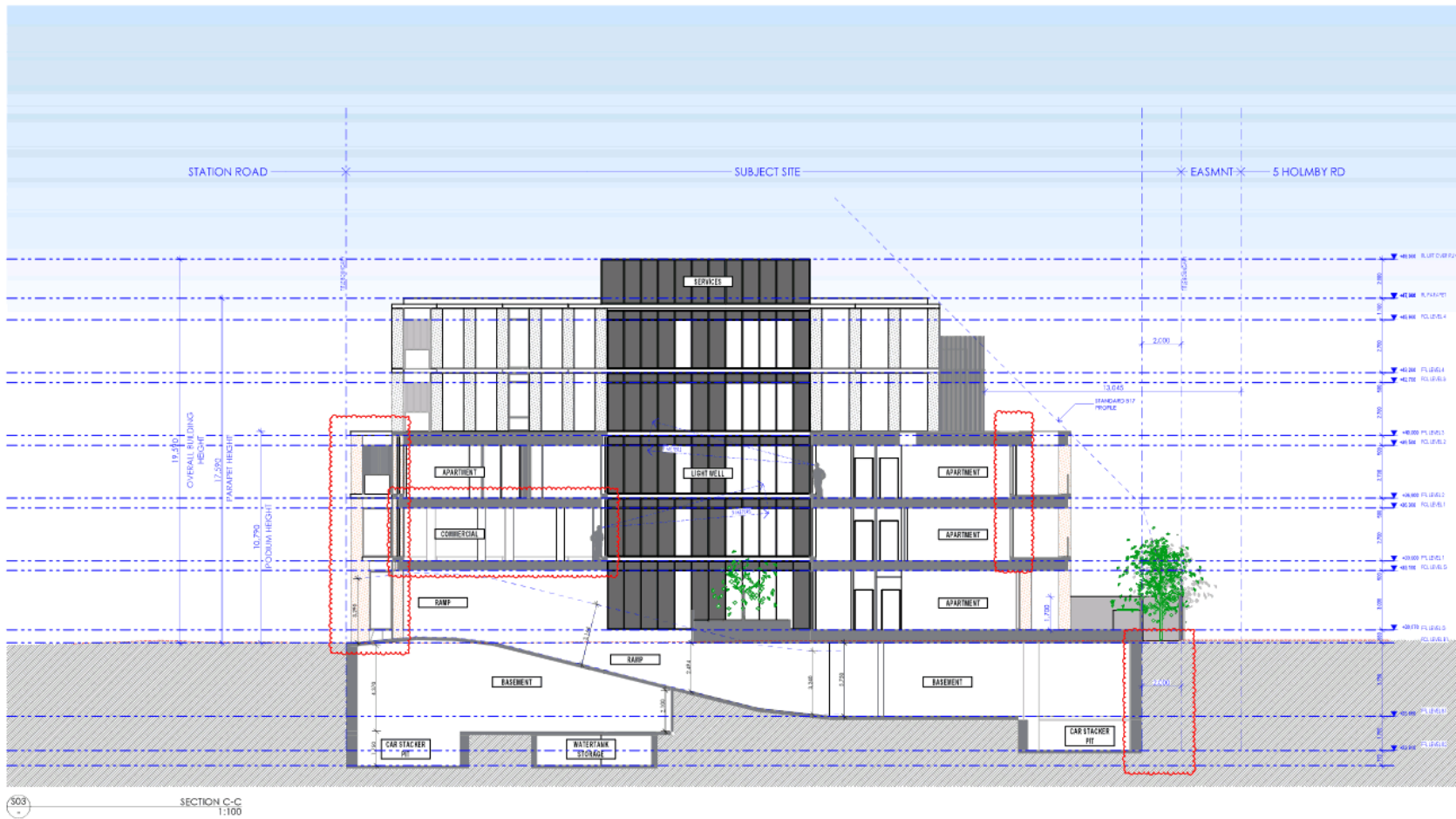


SECTION B-B  
1:100

ISSUE	READY FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE
001	ISSUE FOR PLANNING APPROVAL	21/12/17						
002	ISSUE WHEREBYS TO REQUEST FOR FURTHER INFORMATION	23/03/17						
003	ISSUE FOR PLANNING APPROVAL	01/06/18						

**ISSUE FOR PLANNING APPROVAL**

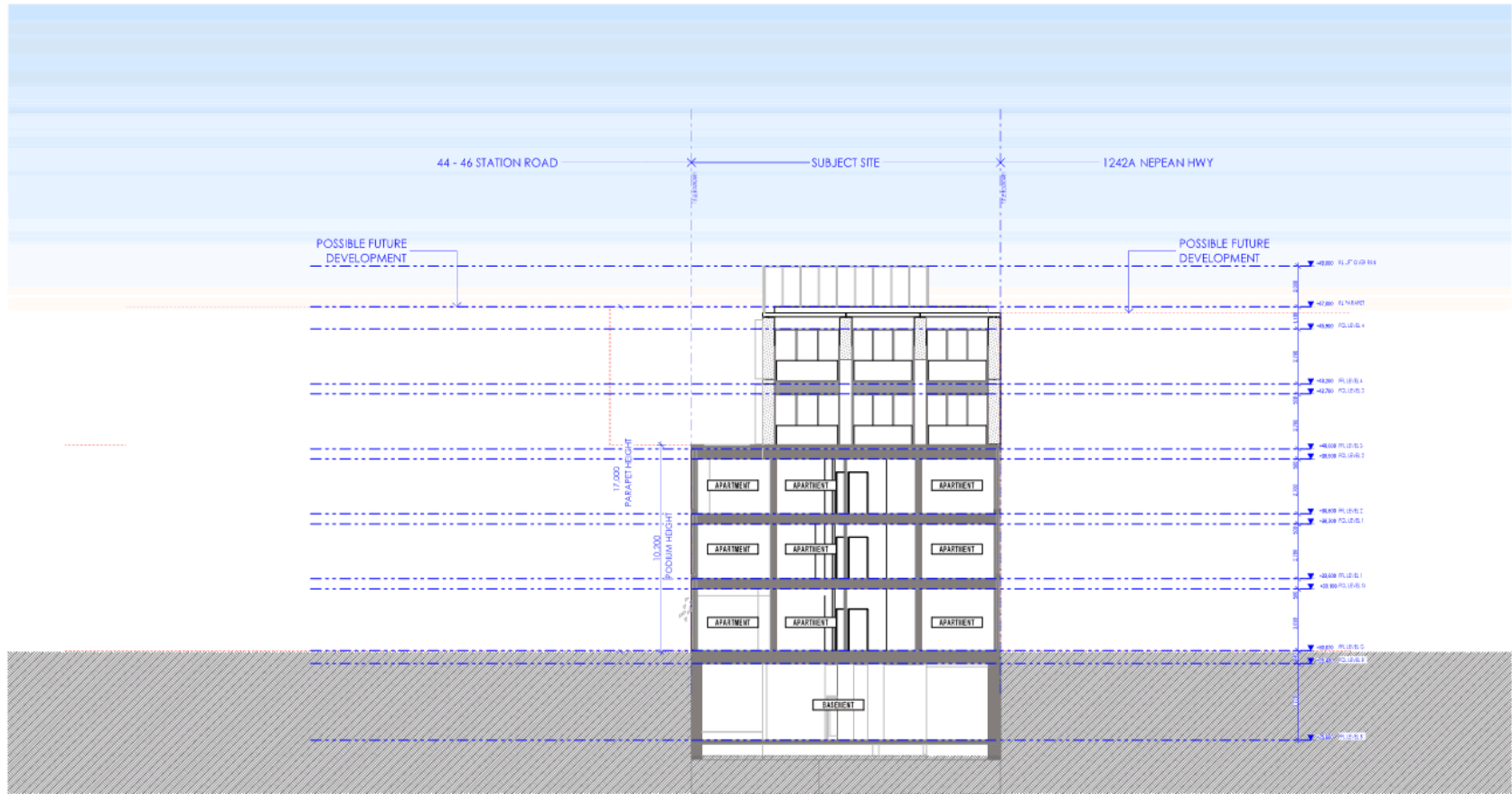
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ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE
001	ISSUE FOR PLANNING APPROVAL	21/12/17						
002	ISSUE IN RESPONSE TO REQUEST FOR FURTHER INFORMATION	26/02/17						
003	ISSUE FOR PLANNING APPROVAL	01/06/18						

**ISSUE FOR PLANNING APPROVAL**

<p>ARCHITECTURE <b>CAISSON</b></p> <p>145-147 COLLEGE AVENUE, TORONTO, ONTARIO M5S 1A5 TEL: 416-593-7200 WWW.ARCHITECTURECAISSON.COM</p>	<p>CAISSON DESIGN GROUP ULC PROJECT LEAD <b>ARCHITECTURE CAISSON</b> SHEILA 145-147 COLLEGE AVENUE, TORONTO, ONTARIO M5S 1A5 TEL: 416-593-7200 WWW.ARCHITECTURECAISSON.COM</p>	<p>PROJECT NEW MIXED USE BUILDING ADDRESS 48 STATION ROAD CHELTENHAM VIC 3192 DRAWN BY SECTIONS - SHEET 03 DRAWING NO. TP207</p>	<p>PROJECT NO. 17017</p> <p>REVISION TPO3</p> <p>DRAWN MD/JAW</p> <p>DATE 01/06/2018</p> <p>SCALE 1:100 (A1)</p>
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SECTION D-D  
1:100

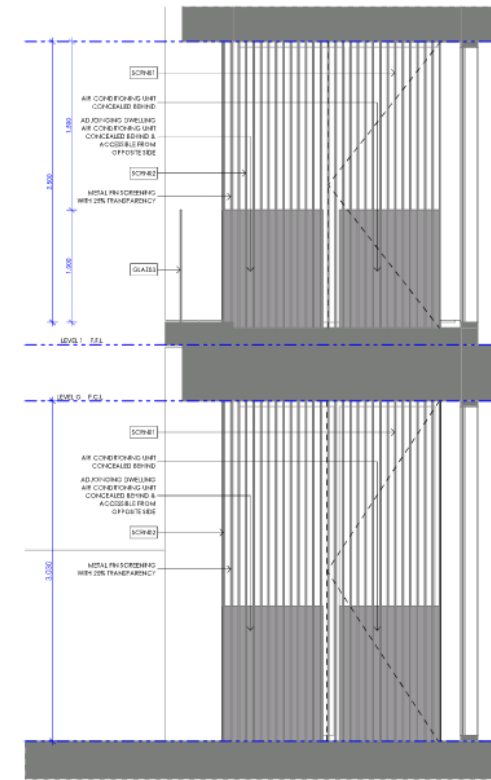
ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE
001	ISSUE FOR PLANNING APPROVAL	21/12/17			
002	ISSUE WHEREBYS TO REQUEST FOR FURTHER INFORMATION	23/03/17			
003	ISSUE FOR PLANNING APPROVAL	9/06/18			

**ISSUE FOR PLANNING APPROVAL**

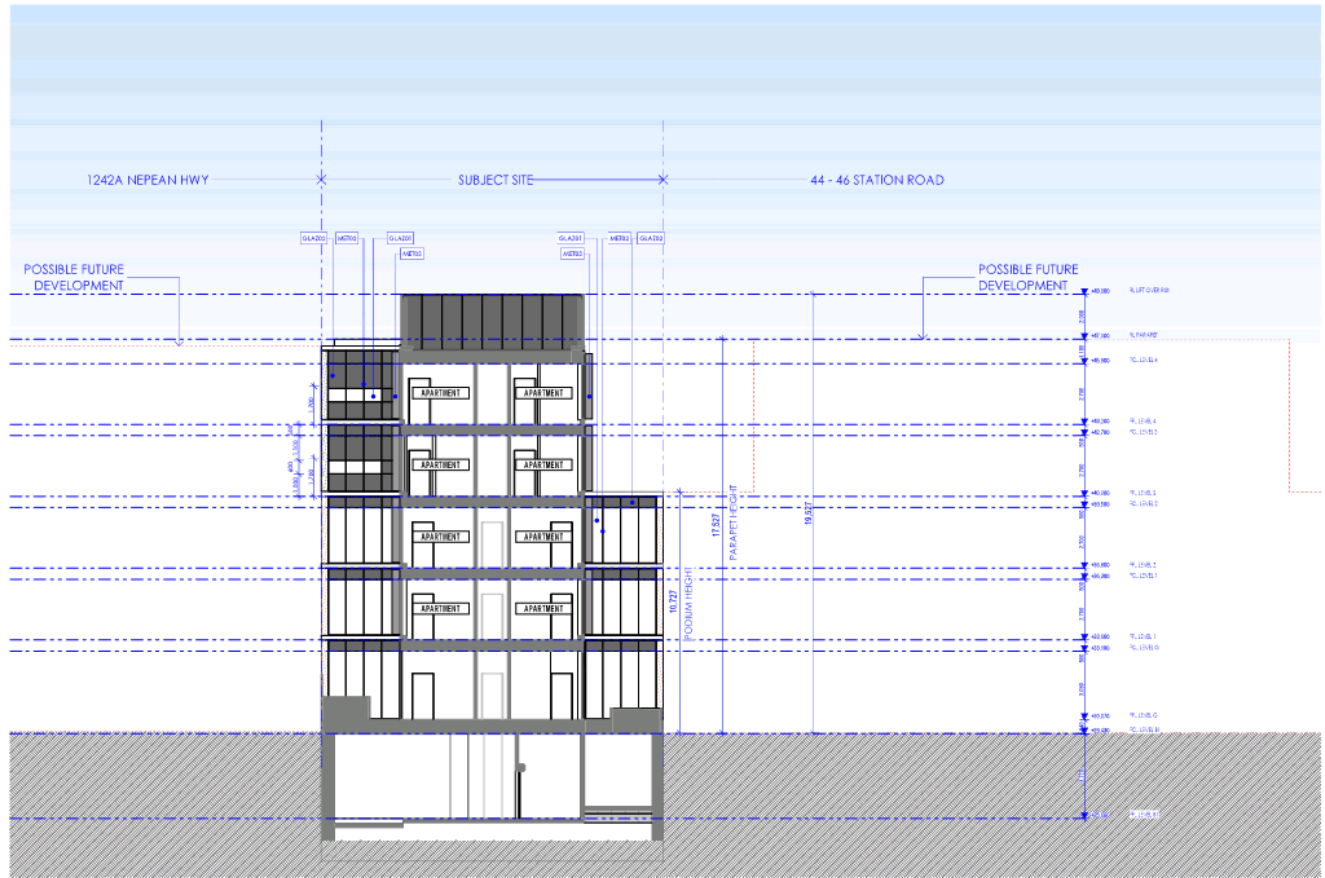
<p>ARCHITECTURE CAISSON</p> <p>1111 1111 CLANCE AVE TOORAK VIC 3102 TEL: 08 8570 7000 A/E: APT CAISSON P/L: APT CAISSON P/L</p> <p>WWW.CAISSON.COM.AU</p>	<p>CAISSON DESIGN GROUP PTY LTD PROJECT NO: 17017 ARCHITECTURE CAISSON</p> <p>PROJECT NEW MIXED USE BUILDING ADDRESS 48 STATION ROAD CHELTENHAM VIC 3192</p> <p>DWG NO: TP208 SECTION - SHEET 04</p> <p>REVISION TP03</p> <p>DRAWN MD/JAW</p> <p>DATE 01/06/2018</p> <p>SCALE 1:100 (A1)</p>
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DOT1 SCREENING DETAIL 1:20



DOT5 SECTION E-E 1:100

ISSUE	REASON FOR ISSUE	DATE
001	ISSUE FOR PLANNING APPROVAL	21/12/17
002	ISSUE IN RESPONSE TO REQUEST FOR FURTHER INFORMATION	29/03/17
003	ISSUE FOR PLANNING APPROVAL	01/06/18

ISSUE	REASON FOR ISSUE	DATE
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ISSUE	REASON FOR ISSUE	DATE
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 TRADE NO. 45  
**ARCHITECTURE CAISSON**  
 5/111  
 1457-1462 CLIVE AVENUE, TONKIN  
 PARK, CHELtenham VIC 3192  
 AUSTRALIA  
 TEL: 08 8370 7000  
 FAX: 08 8370 7001  
 WWW.CAISSON.COM.AU

PROJECT: NEW MIXED USE BUILDING  
 ADDRESS: 48 STATION ROAD CHELTENHAM VIC 3192  
 DWG TITLE: SECTIONS - SHEET 05  
 DWG NO.: TP209  
 REVISION: TP03  
 DRAWN: MD/JAW  
 DATE: 01/06/2018  
 SCALE:

ISSUE FOR PLANNING APPROVAL

PROJECT NO: 17017



LEVEL 2 B2DS DETAIL PLAN  
1:50

ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE
001	ISSUE FOR PLANNING APPROVAL	21/12/17			
002	ISSUE WHEREIN TO REQUEST FOR FURTHER INFORMATION	23/02/17			
003	ISSUE FOR PLANNING APPROVAL	01/06/18			



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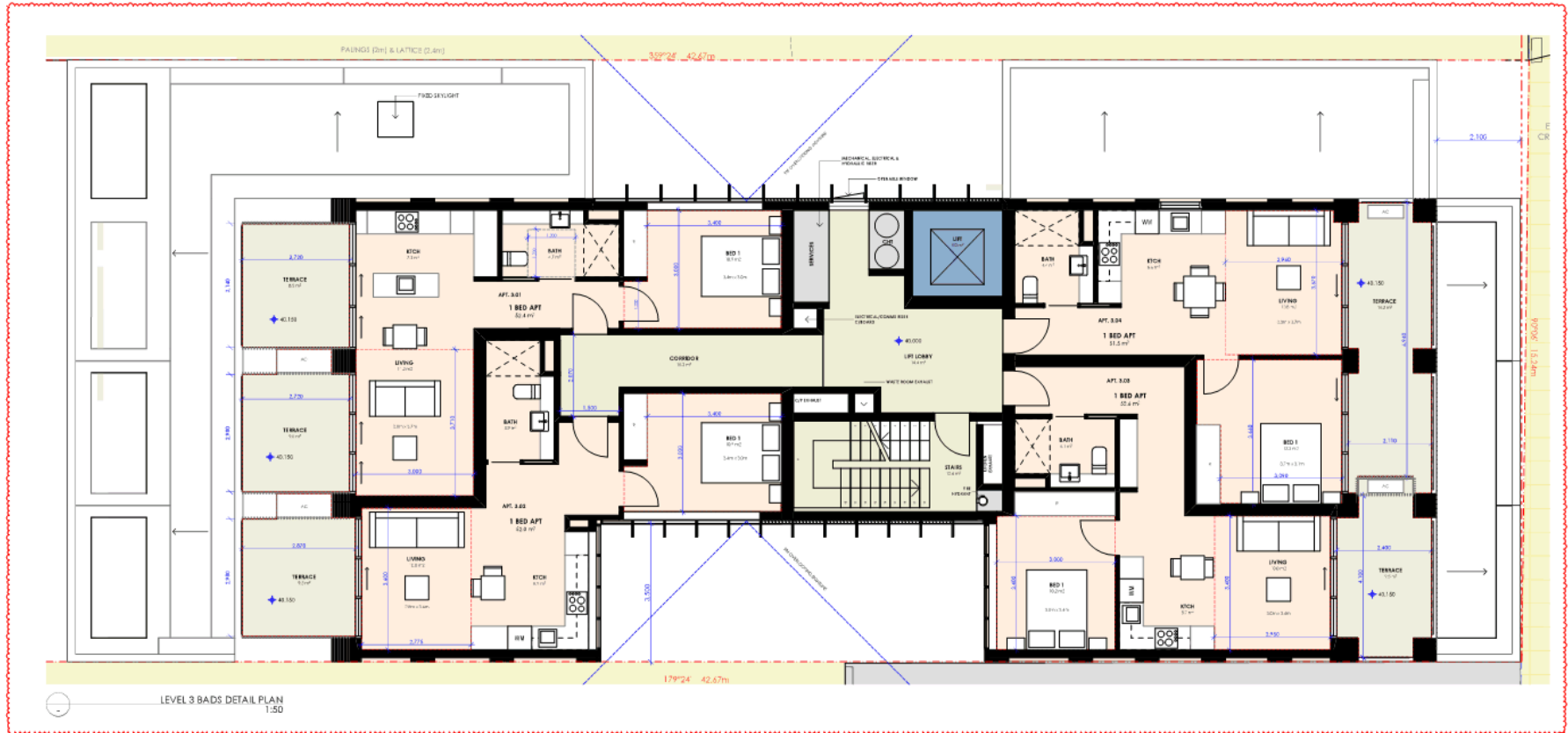


CAISSON DESIGN GROUP PTY LTD  
 PROJECT NO: 48  
**ARCHITECTURE CAISSON**  
 111/1  
 1487 PLUMMER AVENUE, TOORAK  
 VIC 3102, AUSTRALIA  
 TEL: 08 8520 7000  
 FAX: 08 8520 7110  
 WWW.CAISSON.COM.AU

PROJECT: NEW MIXED USE BUILDING  
 ADDRESS: 48 STATION ROAD CHELTENHAM VIC 3192  
 DWD NO: LEVEL 2 DETAIL PLAN  
 DWD NO: TP401  
 REVISION: TP03  
 DRAWN: MD/JAW  
 DATE: 01/06/2018  
 SCALE:

ISSUE FOR PLANNING APPROVAL

PROJECT NO: 17017



ISSUE	REASON FOR ISSUE	DATE
0101	ISSUE FOR PLANNING APPROVAL	21/12/17
0102	ISSUE INFORMED TO REQUEST FOR FURTHER INFORMATION	29/03/17
0103	ISSUE FOR PLANNING APPROVAL	01/04/18

ISSUE	REASON FOR ISSUE	DATE
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ISSUE	REASON FOR ISSUE	DATE
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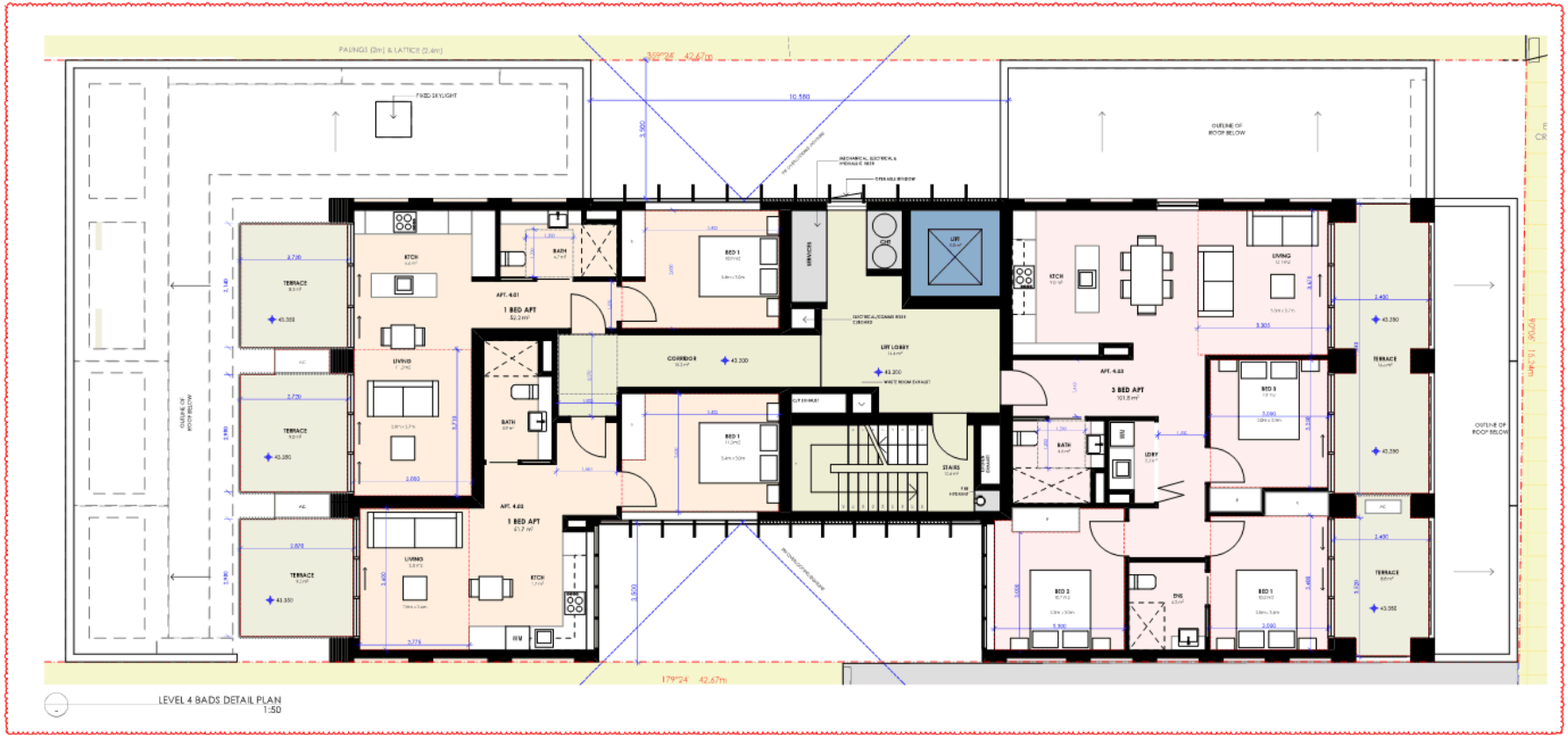


CAISSON DESIGN GROUP PTY LTD  
PROJECT NO: 43  
ARCHITECTURE CAISSON  
SUITE 1  
145-146 CLAY AVE, TOORAK  
VIC 3102, TRARALGO  
VIC 3260, AUSTRALIA  
TEL: 03 9407 9000  
FAX: 03 9407 9100  
WWW.CAISSON.COM.AU

PROJECT  
NEW MIXED USE BUILDING  
ADDRESS:  
48 STATION ROAD CHELTENHAM VIC 3192  
DRAWN BY  
LEVEL 3 DETAIL PLAN  
DWG NO. TP402  
REVISION  
TP03  
DRAWN  
MD/JAW  
DATE  
01/06/2018  
SCALE

ISSUE FOR PLANNING APPROVAL

PROJECT NO:  
17017



LEVEL 4 BADS DETAIL PLAN  
1:50

ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE	ISSUE	REASON FOR ISSUE	DATE
001	ISSUE FOR PLANNING APPROVAL	21/12/17						
002	ISSUE WHEREIN TO REQUEST FOR FURTHER INFORMATION	23/02/17						
003	ISSUE FOR PLANNING APPROVAL	01/06/18						



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CAISSON DESIGN GROUP PTY LTD  
PROJECT NO: 48  
ARCHITECTURE CAISSON  
311/1  
148 STATION ROAD, CHELTENHAM  
VIC 3192  
AUSTRALIA  
WWW.CAISSON.COM.AU

PROJECT  
NEW MIXED USE BUILDING  
ADDRESS  
48 STATION ROAD CHELTENHAM VIC 3192  
DRAWN BY  
LEVEL 4 DETAIL PLAN  
DWG NO: TP403  
REVISION  
TP03  
DRAWN  
MD/JAW  
DATE  
01/06/2018  
SCALE

ISSUE FOR PLANNING APPROVAL

PROJECT NO:

17017

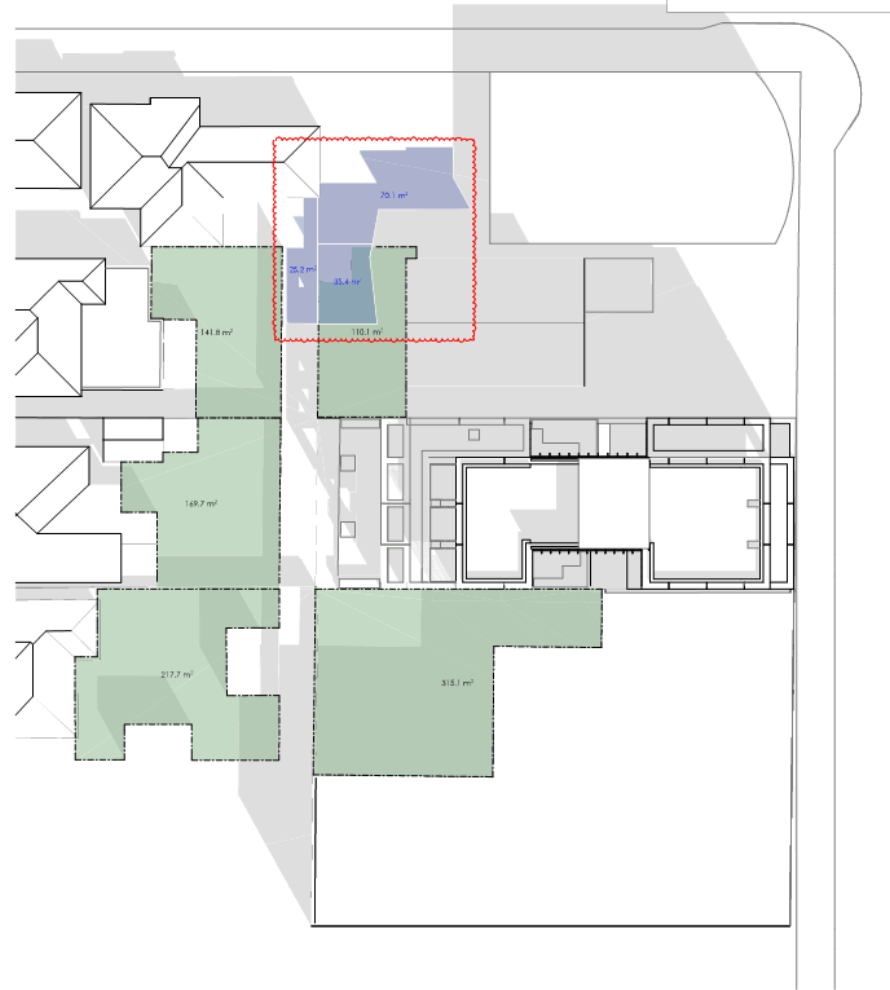
SCALE





SAM EXISTING SHADOW  
1:200

ISSUE	REASON FOR ISSUE	DATE
0101	ISSUE FOR PLANNING APPROVAL	21/12/17
0102	ISSUE INFORMED TO REQUEST FOR FURTHER INFORMATION	26/03/17
0103	ISSUE FOR PLANNING APPROVAL	01/05/18



**SHADOW DIAGRAMS LEGEND**

- ADDITIONAL SHADOW CREATED BY PROPOSED WORKS
- PRIVATE OPEN SPACE

SAM PROPOSED SHADOW  
1:200



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SUITE 1  
149-152 CLAYTON AVENUE, TOORAK  
VIC 3102 (TRADING ADDRESS)  
A.B.N. 62 007007 920  
A.C.N. 620 064 792  
P.O. BOX 12008, CLAYTON  
VIC 3168  
[WWW.CAISSON.COM.AU](http://WWW.CAISSON.COM.AU)

PROJECT  
**NEW MIXED USE BUILDING**  
ADDRESS  
**48 STATION ROAD CHELTENHAM VIC 3192**  
DRAWN BY  
**SHADOW DIAGRAMS 9AM**  
DRAWN FOR  
TP601

REVISION  
TP03  
DRAWN  
MD/JAW  
DATE  
01/06/2018  
SCALE  
1:200 (A1)

ISSUE FOR PLANNING APPROVAL

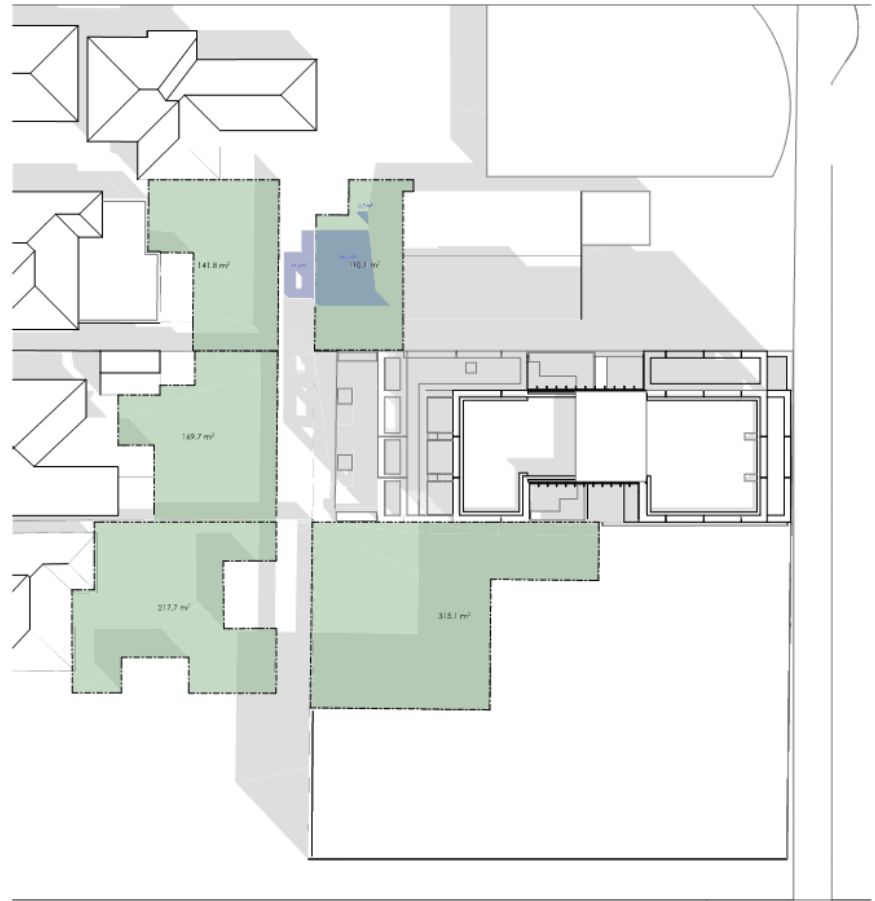
PROJECT NO.  
17017

**SHADOW DIAGRAMS LEGEND**

- ADDITIONAL SHADOW CREATED BY PROPOSED WORKS
- PRIVATE OPEN SPACE



10AM EXISTING SHADOW  
1:200



PROPOSED 10AM SHADOW  
1:200

ISSUE	REASON FOR ISSUE	DATE
0901	ISSUE FOR PLANNING APPROVAL	21/12/17
0902	ISSUE WHEREIN TO REQUEST FOR FURTHER INFORMATION	23/02/17
0903	ISSUE FOR PLANNING APPROVAL	9/06/18

ISSUE	REASON FOR ISSUE	DATE

ISSUE	REASON FOR ISSUE	DATE



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PRD/02/AS  
ARCHITECTURE CAISSON  
SUITE 1  
100/112 CLAYTON AVE, TULLAH  
VIC 3045, AUSTRALIA  
PH: +61 3 9589 1110  
WWW.ARCHITECTURECAISSON.COM.AU

PROJECT: NEW MIXED USE BUILDING  
ADDRESS: 48 STATION ROAD CHELTENHAM VIC 3192  
DRAWN BY: MD/JAW  
DATE: 01/06/2018  
SCALE: 1:200 (A1)

ISSUE FOR PLANNING APPROVAL

PROJECT NO:  
17017

DWG NO:  
SHADOW DIAGRAMS 10AM

REVISION: TP03

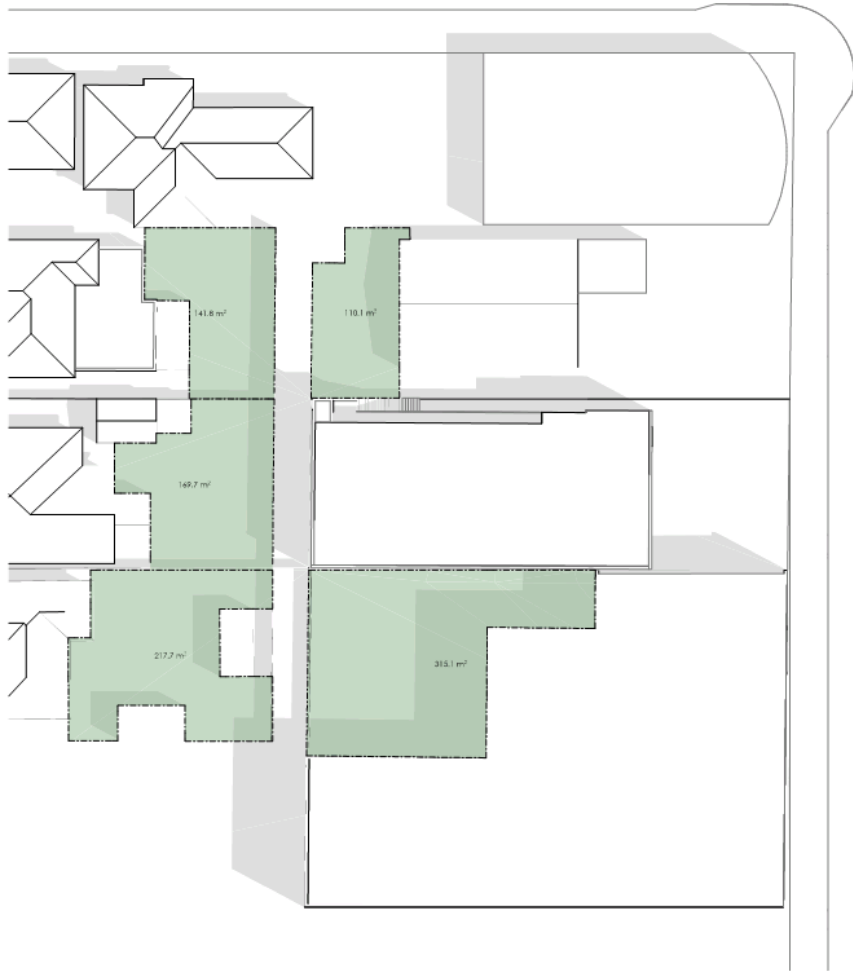
DRAWN BY: MD/JAW

DATE: 01/06/2018

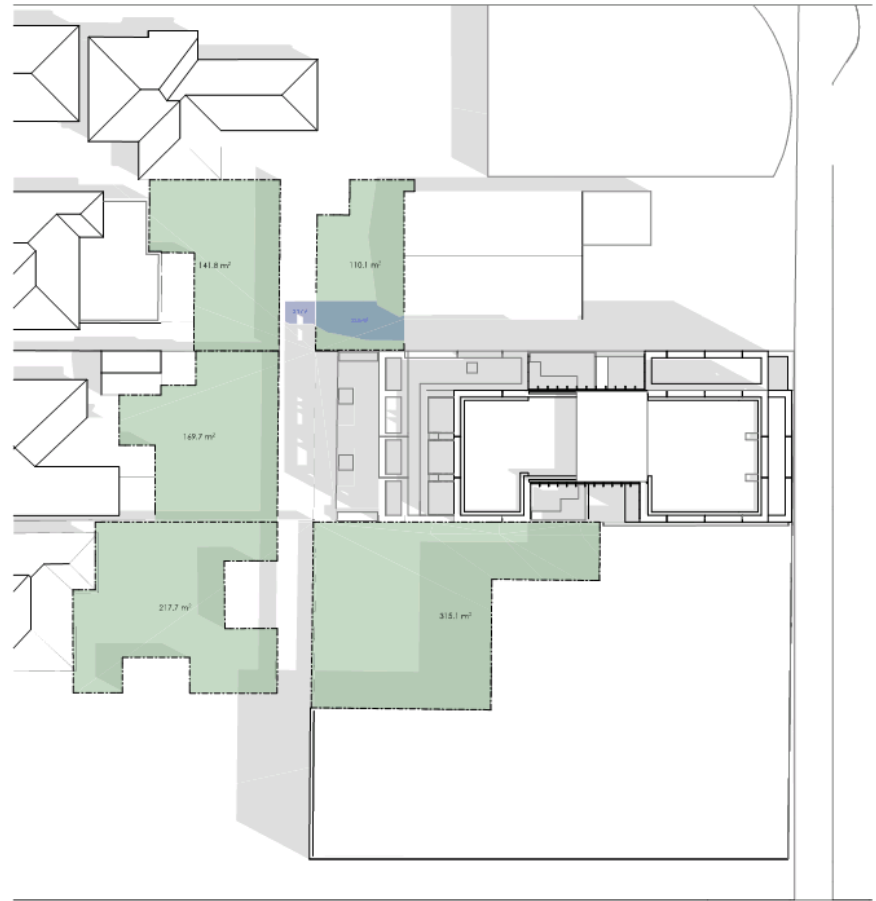
SCALE: 1:200 (A1)

**SHADOW DIAGRAMS LEGEND**

- ADDITIONAL SHADOW CREATED BY PROPOSED WORKS
- PRIVATE OPEN SPACE



11AM EXISTING SHADOW  
1:200



PROPOSED 11AM SHADOW  
1:200

ISSUE	REASON FOR ISSUE	DATE
001	ISSUE FOR PLANNING APPROVAL	21/12/17
002	ISSUE INFORMED TO REQUEST FOR FURTHER INFORMATION	26/03/18
003	ISSUE FOR PLANNING APPROVAL	01/06/18

ISSUE	REASON FOR ISSUE	DATE

ISSUE	REASON FOR ISSUE	DATE



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SUITE 1  
149-152 CLAYTON AVENUE, TONKIN  
VIC 3048, TRARALGO  
A.B.N. 60 007007800  
A.C.N. 607 607 810  
PH. +61 3 9028 1110  
[WWW.CAISSON.COM.AU](http://WWW.CAISSON.COM.AU)

PROJECT  
**NEW MIXED USE BUILDING**  
ADDRESS:  
**48 STATION ROAD CHELTENHAM VIC 3192**  
DRAWN BY  
**SHADOW DIAGRAMS 11AM**  
DRAWN FOR  
TPO3

ISSUE FOR PLANNING APPROVAL

PROJECT NO:

17017

REVISION  
TPO3

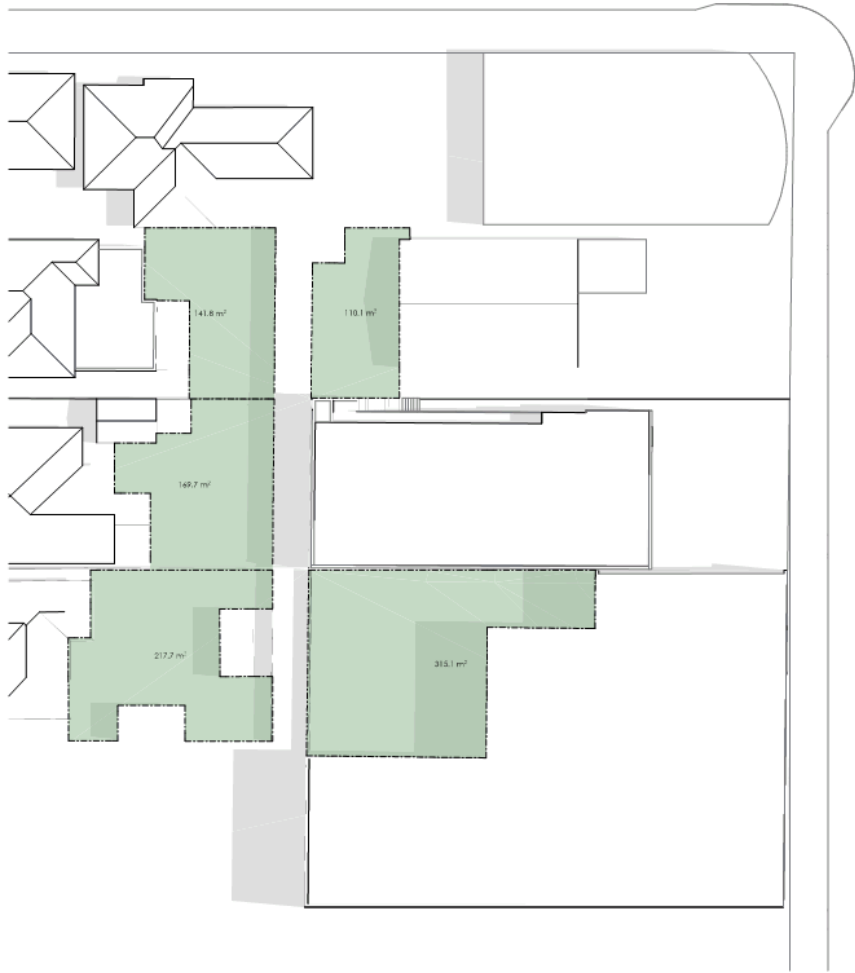
DRAWN  
MD/JAW

DATE  
01/06/2018

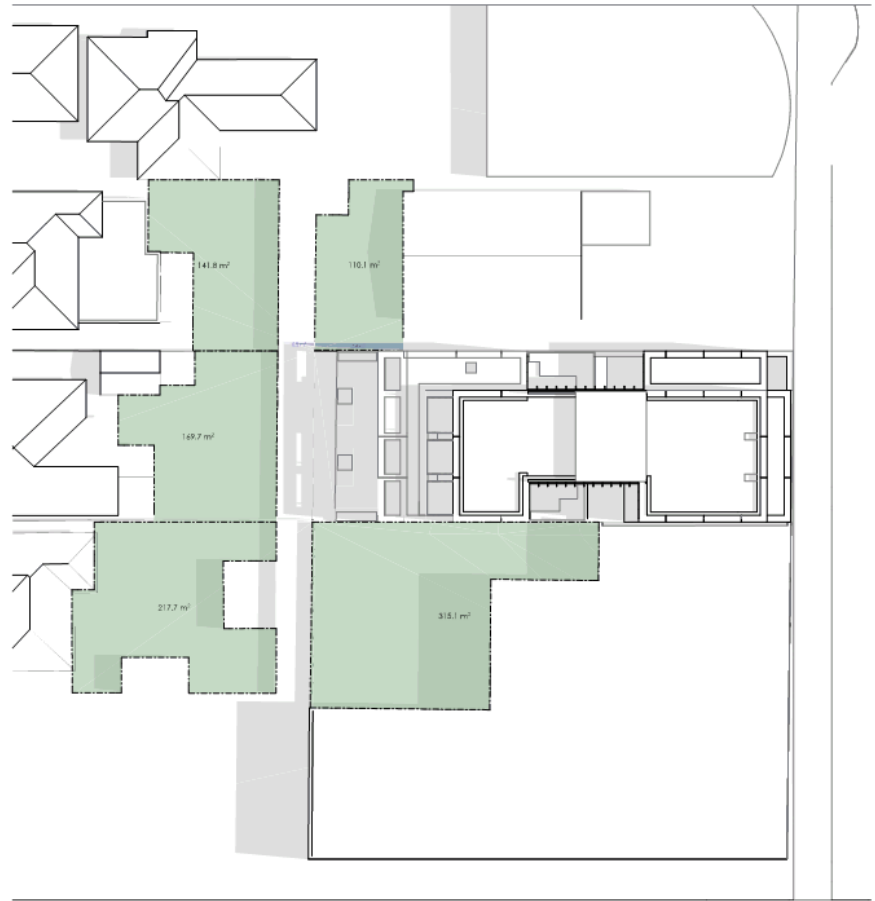
SCALE  
1:200 (A1)

**SHADOW DIAGRAMS LEGEND**

- ADDITIONAL SHADOW CREATED BY PROPOSED WORKS
- PRIVATE OPEN SPACE



12PM EXISTING SHADOW  
1:200



PROPOSED 12PM SHADOW  
1:200

ISSUE	REASON FOR ISSUE	DATE
0921	ISSUE FOR PLANNING APPROVAL	21/12/17
0922	ISSUE IN RESPONSE TO REQUEST FOR FURTHER INFORMATION	23/02/17
0923	ISSUE FOR PLANNING APPROVAL	01/06/18

ISSUE	REASON FOR ISSUE	DATE

ISSUE	REASON FOR ISSUE	DATE



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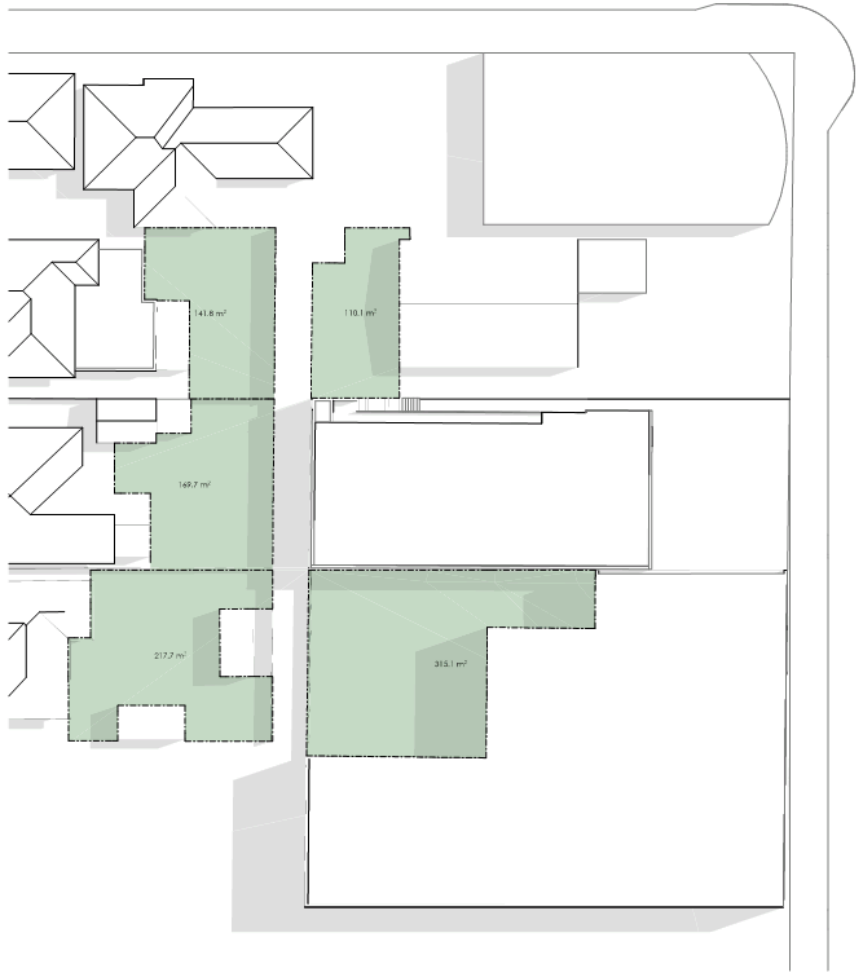
CAISSON DESIGN GROUP PTY LTD  
PROJECT NO: AS  
ARCHITECTURE CAISSON  
SITE 1  
100-110 CLAYTON AVE, TOORAK  
VIC 3102, TRAE BERRIMBA  
A/S: MARYDUNN@CAISSON.COM.AU  
A/E: ARI@CAISSON.COM.AU  
P/L: HAN@CAISSON.COM.AU  
WWW.CAISSON.COM.AU

PROJECT: NEW MIXED USE BUILDING  
ADDRESS: 48 STATION ROAD CHELTENHAM VIC 3192  
DRAWN BY: MD/JAW  
SHADOW DIAGRAMS 12PM  
DATE: 01/06/2018  
SCALE:

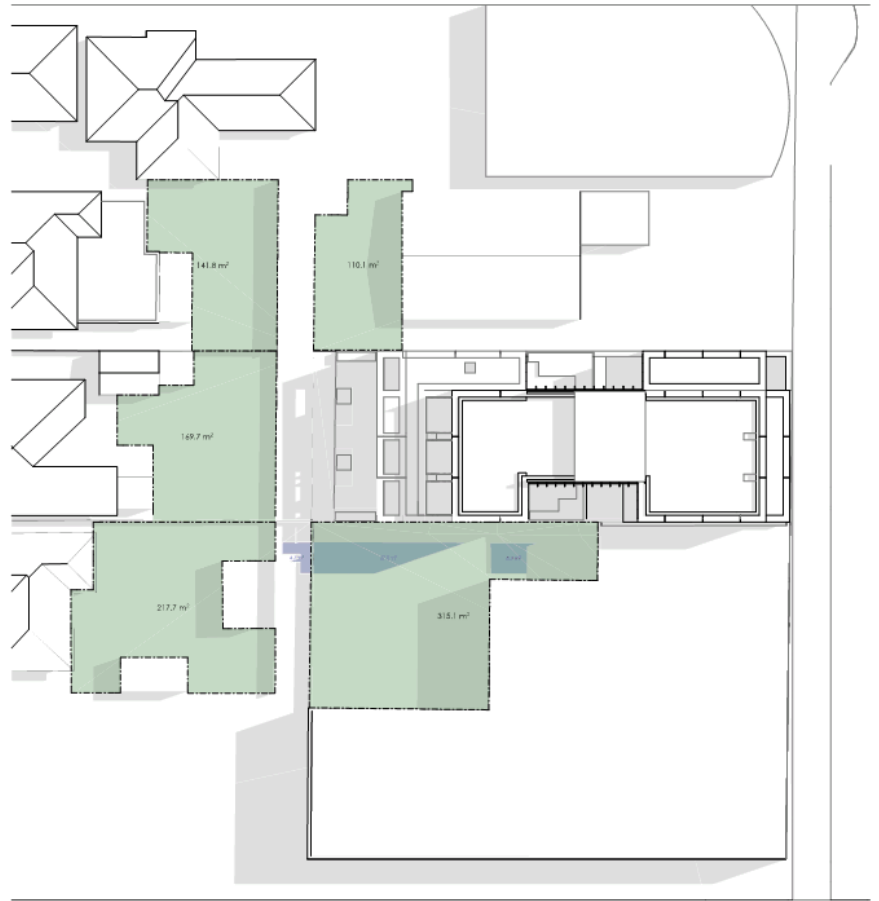
ISSUE FOR PLANNING APPROVAL  
PROJECT NO: 17017

**SHADOW DIAGRAMS LEGEND**

- ADDITIONAL SHADOW CREATED BY PROPOSED WORKS
- PRIVATE OPEN SPACE



1PM EXISTING SHADOW  
1:200



PROPOSED 1PM SHADOW  
1:200

ISSUE	REASON FOR ISSUE	DATE
0101	ISSUE FOR PLANNING APPROVAL	21/12/17
0102	ISSUE INFORMED TO REQUEST FOR FURTHER INFORMATION	29/03/17
0103	ISSUE FOR PLANNING APPROVAL	01/06/18

ISSUE	REASON FOR ISSUE	DATE

ISSUE	REASON FOR ISSUE	DATE



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PTY LTD AS  
**ARCHITECTURE CAISSON**  
SUITE 1  
149-152 CLIVE AVE, TROBRAX  
VIC 3084, TRARALGO  
A/B - 30 ACTON RD  
APT 04 - VIC 3084  
PH: +61 3 9258 1110  
[WWW.CAISSON.COM.AU](http://WWW.CAISSON.COM.AU)

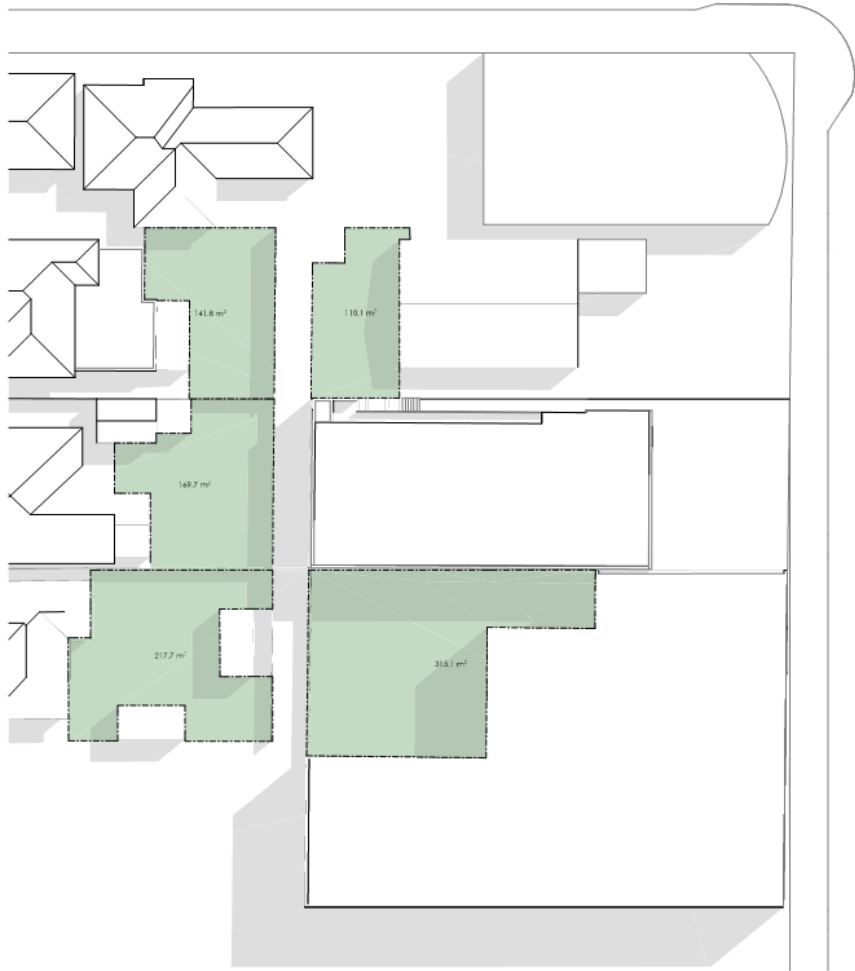
PROJECT  
NEW MIXED USE BUILDING  
ADDRESS  
48 STATION ROAD CHELTENHAM VIC 3192  
DRAWN BY  
SHADOW DIAGRAMS 1PM  
DRAWING NO.  
TP605  
REVISION  
TP03  
DRAWN  
MD/JAW  
DATE  
01/06/2018  
SCALE

PROJECT NO.  
17017

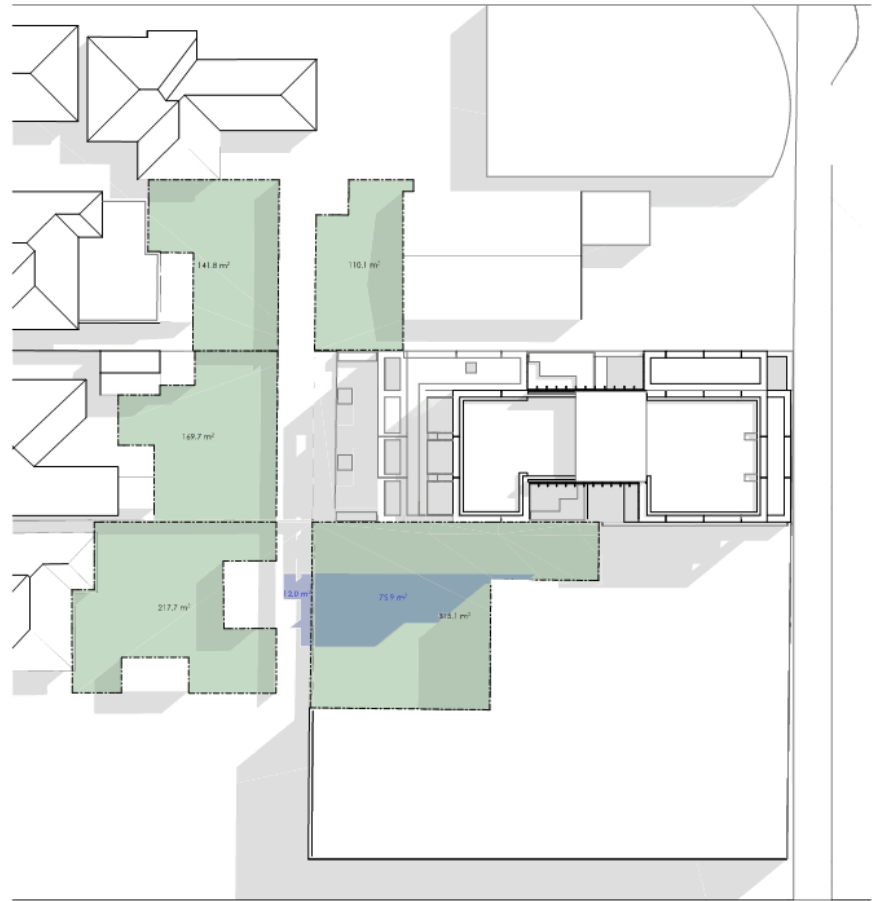
ISSUE FOR PLANNING APPROVAL

**SHADOW DIAGRAMS LEGEND**

- ADDITIONAL SHADOW CREATED BY PROPOSED WORKS
- PRIVATE OPEN SPACE



2PM EXISTING SHADOW  
1:200



PROPOSED 2PM SHADOW  
1:200

ISSUE	REASON FOR ISSUE	DATE
0921	ISSUE FOR PLANNING APPROVAL	21/12/17
0922	ISSUE WHEREONE TO REQUEST FOR FURTHER INFORMATION	23/02/17
0923	ISSUE FOR PLANNING APPROVAL	9/06/18

ISSUE	REASON FOR ISSUE	DATE

ISSUE	REASON FOR ISSUE	DATE



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PROJECT NO: 17017  
**ARCHITECTURE CAISSON**  
SITE 1  
100-110 CLANCE AVE, TOORAK  
VIC 3102, TRAE BERRILL  
ARCHITECTURE  
A/S: MARYDRAKE  
A/E: ARIAN VES  
P/L: HAN SYDNEY VES  
WWW.CAISSON.COM.AU

PROJECT: NEW MIXED USE BUILDING  
ADDRESS: 48 STATION ROAD CHELTENHAM VIC 3192  
DRAWN: MD/JAW  
DATE: 01/06/2018  
SCALE:

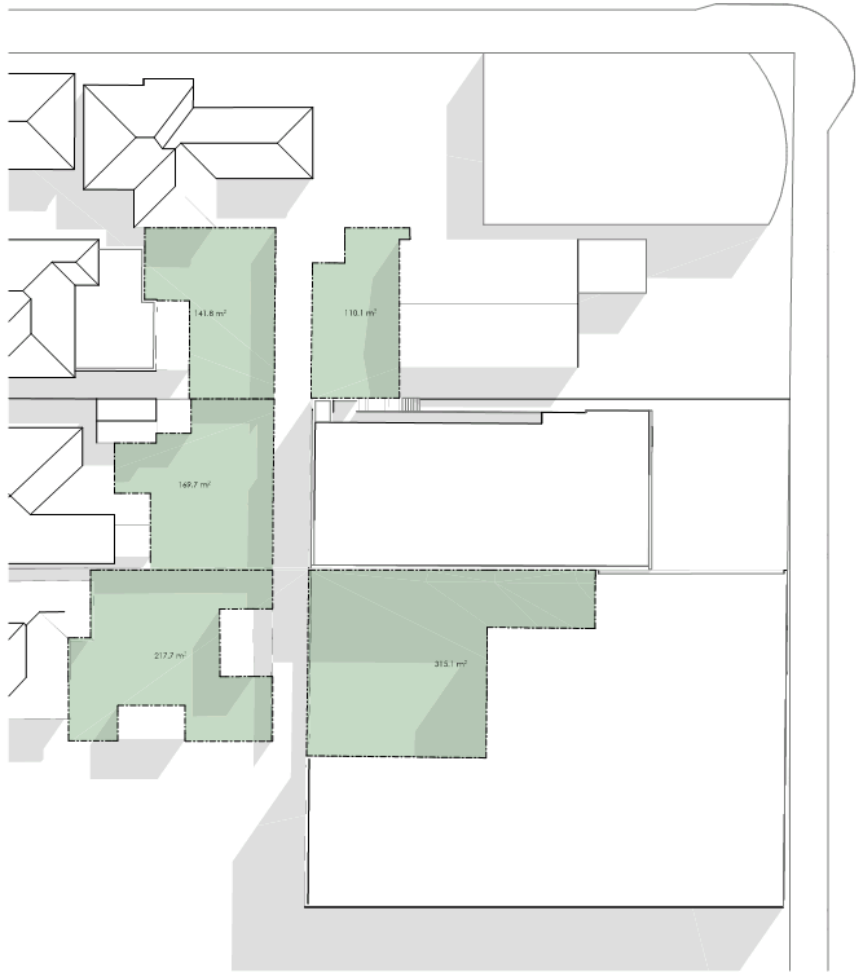
ISSUE FOR PLANNING APPROVAL

PROJECT NO:  
17017

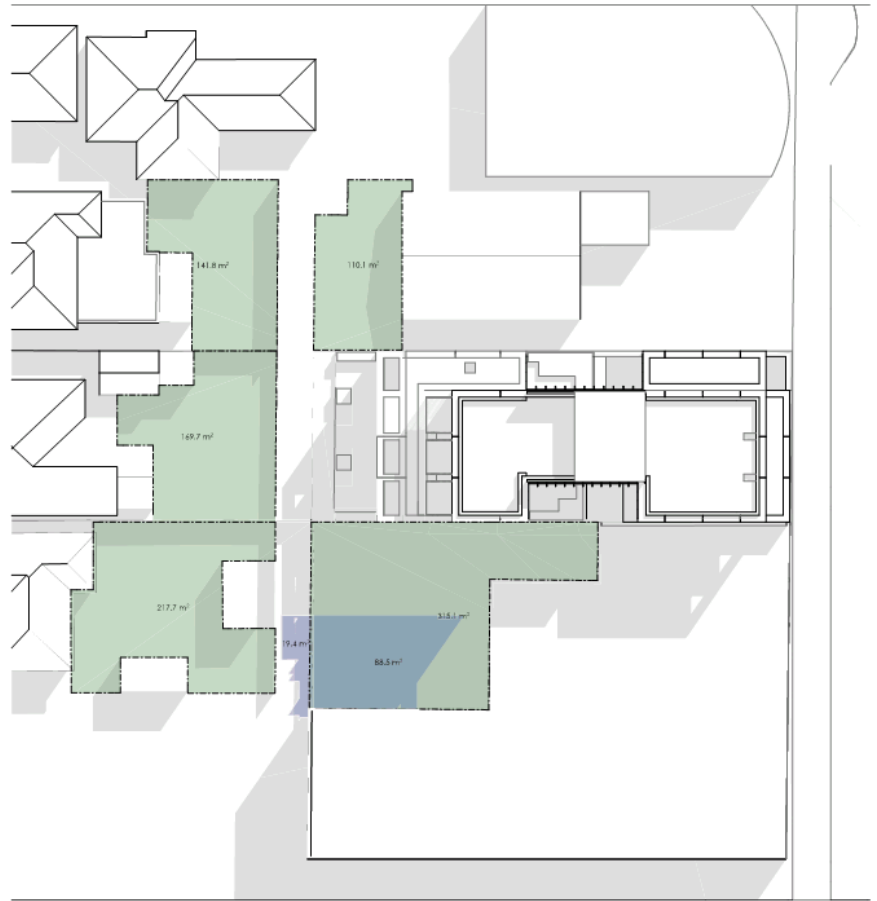
SCALE:

**SHADOW DIAGRAMS LEGEND**

- ADDITIONAL SHADOW CREATED BY PROPOSED WORKS
- PRIVATE OPEN SPACE



3PM EXISTING SHADOW  
1:200



PROPOSED 3PM SHADOW  
1:200

ISSUE	REASON FOR ISSUE	DATE
0101	ISSUE FOR PLANNING APPROVAL	21/12/17
0102	ISSUE IN RESPONSE TO REQUEST FOR FURTHER INFORMATION	29/03/17
0103	ISSUE FOR PLANNING APPROVAL	01/06/18

ISSUE	REASON FOR ISSUE	DATE

ISSUE	REASON FOR ISSUE	DATE



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CAISSON DESIGN GROUP PTY LTD  
TRADING AS  
**ARCHITECTURE CAISSON**  
SUITE 1  
145-146 CLAY AVE, TODDRAK  
VIC 3085, TRARALGOON  
A/B: 30-32/1000 RD  
ADEL, 3607 VIC  
PH: +61 8 7026 1110  
[WWW.CAISSON.COM.AU](http://WWW.CAISSON.COM.AU)

PROJECT  
NEW MIXED USE BUILDING  
ADDRESS  
48 STATION ROAD CHELTENHAM VIC 3192  
DRAWN BY  
SHADOW DIAGRAMS 3PM  
DRAWN FOR  
REVISION  
TPO3

ISSUE FOR PLANNING APPROVAL

PROJECT NO.  
17017

DRAWN  
DATE  
SCALE



CONC01 CONC02 CONC03 CONC04 CONC05 GLAZ01 GLAZ02 SCRN01 MET01 MET03

SYMBOL	DESCRIPTION
0000	ARCHITECTURE SYMBOL
0001	ARCHITECTURE SYMBOL WITH COLOR
0002	EXTERNAL FINISHES LIST FROM
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ISSUE	REASON FOR ISSUE	DATE
0001	ISSUE FOR PLANNING APPROVAL	21/12/17
0002	ISSUE IN RESPONSE TO REQUEST FOR FURTHER INFORMATION	19/02/17
0003	ISSUE FOR PLANNING APPROVAL	01/06/18

ISSUE	REASON FOR ISSUE	DATE

ISSUE	REASON FOR ISSUE	DATE

**ARCHITECTURE CAISSON**  
 48 STATION ROAD CHELTENHAM VIC 3192  
 TEL: 08 8420 7000  
 FAX: 08 8420 7001  
 WWW.CAISSON.COM.AU

**ISSUE FOR PLANNING APPROVAL**  
 PROJECT: NEW MIXED USE BUILDING  
 ADDRESS: 48 STATION ROAD CHELTENHAM VIC 3192  
 DRAWN: MD/JAW  
 DATE: 01/06/2018  
 SCALE:



## Planning Committee Meeting

17 October 2018

**Agenda Item No:** 4.4

### **KP16/222 - 5 CHESTERVILLE ROAD, CHELTENHAM**

**Contact Officer:** Guillermo Henning, Principal Planner

#### **Purpose of Report**

This report is for the Planning Committee to consider Planning Permit Application No. 5 Chesterville Road, Cheltenham

#### **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 the Planning Committee determine to support the proposal and issue a Notice of Decision to develop the land for the construction of an eight (8) storey mixed use building, comprising of thirty-six (36) dwellings, one (1) office and alter/create access to Road Zone Category 1 at No. 5 Chesterville Road, Cheltenham, subject to the conditions contained within this report.

<b>PLANNING OFFICER REPORT</b>	
<b>APPLICANT</b>	<b>Urbis Pty Ltd</b>
<b>ADDRESS OF LAND</b>	<b>5 Chesterville Road, Cheltenham</b>
<b>PLAN OF SUBDIVISION REFERENCE</b>	<b>Lot 26 on PS 001114</b>
<b>PROPOSAL</b>	<b>Develop the land for the construction of an eight (8) storey mixed use building, comprising of thirty-six (36) dwellings, one (1) office and alter/create access to Road Zone Category 1 at No. 5 Chesterville Road, Cheltenham</b>
<b>PLANNING OFFICER</b>	<b>Guillermo Henning</b>
<b>REFERENCE NO.</b>	<b>KP-222/2016</b>
<b>ZONE</b>	<b>Clause 34.01 Commercial 1 Zone</b>
<b>OVERLAYS</b>	<b>N/A</b>
<b>OBJECTIONS</b>	<b>Nine (9)</b>
<b>CONSIDERED PLAN REFERENCES/DATE RECEIVED</b>	<b>Finnis Architects – Sheets TP00 to TP26 inclusive- dated 3 March 2017 submitted to Council on the 9 March 2017 – and subsequent without prejudice plans</b>
<b>ABORIGINAL CULTURAL HERITAGE SENSITIVITY</b>	<b>Yes – Exempt</b>

**1.0 RELEVANT LAND HISTORY**

1.1 Council records indicate that there is no relevant planning history relating to this site.

**2.0 SITE PARTICULARS**

2.1 The subject site is located approximately 130m north of the intersection between Nepean Highway and Chesterville Road on the western side of the Road. The subject site is irregular in shape with a frontage width of 13.68 metres to Chesterville Road, a maximum depth of 43.97 metres, resulting in an overall area of approximately 793m<sup>2</sup>. The site is relatively flat.

2.2 The site is currently occupied by a single building and associated car parking currently used as a medical centre.

2.3 The site has one existing vehicle access to the southern (side) boundary.

2.4 The land is generally flat and void of any significant vegetation. However, there are some shrubs and canopy trees growing along the boundary.

**3.0 SURROUNDING ENVIRONS**

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



- 3.2 The site is located on the southern periphery of the Southland Principal Activity Centre, being approximately 150 metres south of the Westfield Southland Shopping Centre and associated Southland Bus Terminus. The site is also located opposite to the Cheltenham Activity Centre which contains Cheltenham Railway Station (located 500m south west of the site) and other commercial and retail activities.
- 3.3 There are existing recreational and public open space facilities close to the subject site including the Waves Leisure Centre and the Turner Road Reserve, the Sir William Fry Reserve, and Cheltenham and Victoria Golf Clubs. Our Lady of the Assumption Primary School is located approximately 600 metres to the south-east and the subject site is also located 1.0km north-west of Cheltenham East Primary School and 1.5m south-east of Le Page Primary School and the North Cheltenham Pre-School.
- 3.4 Land directly abutting the subject site and opposite is described as follows:

**North (7 Chesterville Road):** is occupied by a mixture of single and double storey built form, currently used as a medical centre. Car parking is located towards the rear of the site.

**East (14-18 Chesterville Road):** This site extends to Jellicoe Street and is used as a retirement village consisting of single and double storey villas with tiled pitched roofing.

**South (3 Chesterville Road):** The site was occupied by a two storey building likely to have been constructed in the 1980s and it is currently being demolished to give way to a six (6) storey mixed use development approved under planning permit KP-970/2014 issued for this permit on 27 May 2015. The building includes up to thirty-two (32) dwellings and one (1) office.

**West (1261 Nepean Highway):** This site contains a heritage listed building (HO37) used as a gym and associated car park. A planning permit was issued for this site on 17 January 2017 for the development of this and No. 1263 Nepean Highway for the construction of a nine (9) storey building comprising not more than 83 apartments.

**4.0 PROPOSAL**

- 4.1 It is proposed to demolish the existing buildings on the land and construct an eight (8) storey building. The building will comprise one office at ground level and 36 apartments on the levels above. The proposal was advertised as an 8 building with 38 apartments, the applicant has submitted without prejudice plans which include amongst other changes a reduction on the number of apartments to 36 and altered the car parking arrangement to remove car stackers. The description of the proposal is based on these plans.
- 4.2 A total of 40 car parking spaces are proposed over two levels of basement and at ground level. Seven parking spaces are provided for residential visitors, and one space allocated for the proposed office. The basement levels contain car parking for residents, storage cages, and bicycle parking spaces. One lift and stairwells provide access to the levels above.
- 4.3 At the ground floor one office is proposed with a total floor area of approximately 54m<sup>2</sup> and associated to apartment 101 via an internal staircase. The upper levels of the building contain a mixture of one, two and three bedroom apartments varying in size between 41m<sup>2</sup> to 123m<sup>2</sup>. Each dwelling will be provided with their own balcony or terrace varying in size between 8m<sup>2</sup> and 51m<sup>2</sup>. A total of 6 one bedroom apartments are proposed, 1 three bedroom apartment and 29 two bedroom apartments which includes 5 double storey apartments between levels 6 and 7.
- 4.4 The building is proposed to have an overall building height of approximately 25.9m excluding the serves. The lift overrun is absorbed within level 7.

**5.0 PLANNING PERMIT PROVISIONS**

**Zone**

- 5.1 The subject site is located in a Commercial 1 Zone.
- 5.2 Chesterville Road is identified in a Road Zone Category 1.

**6.0 PLANNING PERMIT REQUIREMENTS**

- 6.1 Commercial 1 Zone:
- Clause 34.01-1 of the Kingston Planning Scheme, a planning permit is not required to use the land for the purpose of a dwelling as the frontage at ground floor level is proposed at 1.8m and does not exceed 2m.
  - An office is a section 1 no permit required use.
  - Clause 34.01-4 of the Kingston Planning Scheme, a planning permit is required to construct a building or carry out works.
- 6.2 Pursuant to Clause 52.06 of the Kingston Planning Scheme, a planning permit is not required to reduce the car parking requirement. The proposal results in a total of 40 residential car parking spaces, 7 visitor spaces and 1 space for the proposed office.
- 6.3 Pursuant to Clause 52.29 of the Kingston Planning Scheme, a planning permit is required to alter access to a Road in a Road Zone, Category 1. Chesterville Road is a Category 1 Road Zone.

6.4 Pursuant to Clause 52.35 of the Kingston Planning Scheme, the submitted urban context report and design response meets the requirements of Clause 52.35-02 of the Kingston Planning Scheme.

6.5 It is noted, the provision of bicycle facility has been exceeded as required under Clause 52.34 of the Kingston Planning Scheme.

**Overlay**

6.6 No overlays apply to this land

**Particular Provisions**

6.7 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; and
- 1 visitor space for every 5 dwellings.

As the proposal is for 36 apartment and only one of those is a 3 bedroom unit, a total of 37 spaces are required to be provided on site. Given the recent changes to the planning scheme under VC148, the visitor car parking requirements no longer apply to this proposal however, 7 visitor spaces have been provided on site. The total number of car parking spaces nominated to be provided on site is 48.

6.8 Bicycle Facilities: Pursuant to Clause 52.34 of the Kingston Planning Scheme, a planning permit is required to reduce or waive the bicycle facility requirements associated with a 10 spaces provided.

6.9 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**

6.10 The Decision Guidelines of Clause 65 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.

**7.0 RELEVANT POLICIES**

7.1 Planning Policy Framework (PPF)

- Clause 11 Settlement
- Clause 15 Built Environment and Heritage
- Clause 16 Housing
- Clause 19 Infrastructure

7.2 Local Planning Policy Framework (LPPF)

- Clause 21.05 Residential Land Use

Clause 21.6 Retail and Commercial Land use

Clause 22.01 Southland Principal Activity Centre Policy

Clause 22.11 Residential Development Policy

7.3 Other

7.4 The subject site is located outside the Neighbourhood Character Area Guidelines (Incorporated Document within Clause 21.05: Residential Land Use).

**8.0 ADVERTISING**

8.1 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. Nine (9) objections to the proposal were received. The grounds of objection raised are summarised as follows:

- Increase in traffic, congestion and insufficient car parking
- Increase of noise
- Loss of amenity including overshadowing and overlooking
- Removal of significant trees from the neighbourhood
- Visual Bulk and height of the building
- Equitable development opportunities for adjoining lots

**9.0 PLANNING CONSULTATION MEETING**

9.1 A planning consultation meeting was held on 26 March 2015 with the relevant Planning Officer, three (3) ward councillors, the permit applicant, applicant's architect and four (4) objector in attendance. Issues in relation to car parking and damage to adjoining trees were discussed at length. The concerns still remain and the objections still stand.

**10.0 ALTERATIONS TO PLANS**

10.1 Following the further information letter the Permit Applicant lodged an amended application on 3 April 2017 pursuant to Section 50 of the *Planning and Environment Act 1987* the amended plans incorporated the following changes:

- Reduction of number of dwellings from 41 to 38.
- Internal rearrangement of the building to achieve the above changes.

10.2 Following the preliminary conference meeting the Permit Applicant submitted draft plans on the 1 May 2018 for discussion to address the concerns raised by Council officers and also objectors present at the meeting. The plans have been circulated to all objectors. Whilst the application has not been formally amended to introduce these changes, officers have given some weight to the alterations shown on these plans to inform the conditions required on any permit issued. The changes relate to the following:

*General*

- Consolidation of the two light wells on the northern elevation of the proposed development into a single central light wells.

- Increased wall length along the site's northern boundary to facilitate improved development potential for the property at 7 Chesterville Road.
- Reduction in the total number of apartments proposed from 38 to 36 as a result of the amendments to the plans.
- Reduction in the total number of onsite car parking spaces from 50 to 48 as a result of the reduction in the number of dwellings on the site and car stackers have been removed from the parking area.

*Lower Basement*

- Renumbering of car parking spaces as a result of the removal of the car stackers from the basement.

*Upper Basement*

- Minor dimension changes around the stair area.

*Ground Floor*

- Redistribution of the Waste Storage Room and the relevant Services and Security Room to allow for appropriate access to these areas.
- Provision of a ground floor powder room within the Home Office Unit.

*First Floor Plan*

- Revised floor plans to facilitate the consolidation of the light courts on the northern elevation resulting in the reduction of dwellings on this level from 7 to 6.
- The removal of any internal facing apartments from within the building as result of the redesign with the light courts providing secondary light access to the dwellings.

*Second to Fifth Floor Plans.*

- Revised floor plans to facilitate the consolidation of the light courts on the northern elevation resulting in the reduction of dwellings on this level from 7 to 6.
- Increase in the minimum rear setback of the development, to a balcony edge, of 4.5 metres to the rear boundary of the site
- The removal of any internal facing apartments from within the design as result of the redesign with the light courts providing secondary light access to the dwellings.

*Sixth and Seventh Floor Plans*

- Revised apartment layouts to respond to the consolidation of the light courts to a single light court along the northern elevation of the proposed development.

*Elevations*

- Elevations revised to reflect the relevant floor plan changes outlined above.
- Materials of the upper levels of the proposed development amended to a dark aluminium vertical seem cladding.
- Amended street elevations to show alterations to the street presentation to include a greater emphasis on vertical timber look battens within the façade.

*Shadow Diagrams and Perspectives*

- Updated to reflect the above noted amendments to the plans.

10.3 A new set of draft plans which include very minor amendments was submitted on the 28 August 2018. The alterations relate to windows provided on the northern elevation unit 605.

**11.0 REFERRALS**

11.1 The application was referred to the following external determining / recommending referral authorities:

- Council's Development Engineers – raised no objection to the application in their response dated 1 May 2017, subject to conditions included on any permit issued relating to drainage and storm water management. This is recommended to form conditions of any permit issued.
- Council's Vegetation Management Officers – raised no objection to the application in their response dated 23 June 2016 with no conditions required
- Council's Roads and Drains Officers – raised no objection to the application in their response dated 8 April 2016, subject to conditions included on any permit issued relating to the construction of the vehicle crossover and footpath.
- Council's Waste Management Officers – raised no objection to the application in their response dated 9 June 2017. It is noted the application has been amended and this report should be updated accordingly. This is recommended to form a condition of permit.
- Council's Traffic Officers – provided comments on the 4 July 2018 who raised no objections to the proposal subject to conditions to be included on any permit issued regarding access and headroom clearances. The officers were satisfied with the car parking arrangement.
- Council's ESD Officer – provided comments on 14 July 2017 raised concerns regarding the proposed light courts and single aspect dwellings. Also the officer recommended an updated ESD report to address issues such as storm water, energy efficiency and daylight. The amended plans submitted



- Council's Urban Designers – provided a response on the 17 September 2018 and raised no concerns with the proposed development as amended and provided the following comments. From an Urban Design perspective, *while the overall scale is greater than anticipated for the site, it is generally in keeping with the emerging scale of development in recent approvals of his precinct. The street presentation is acceptable in the emerging context with strong verticality expressed by framed balconies and additional vertical articulation providing a suitable counter point to the horizontality of the neighbouring approval. The rising form of the upper 2 levels, is well treated to present as the building "roof space; and provide a suitable cap to the building in long range or townhouse views.*

11.2 The application was referred to the following external determining departments:

- VicRoads - in their response dated 20 May 2016 raised no objection to the application, subject to conditions included on any permit issued relating to the construction of the vehicle crossover, driveways and vehicles entering and exiting the site in a forward direction.

11.3 The application was referred to the following external recommending departments:

- Department of infrastructure and regional development – provided consent on the 13 July 2016 for the intrusion into the airspace. The approval was issued for the construction of the building with a maximum height of AHD 71.91m and with a penetration to the prescribed airspace of 13.91m subject to conditions. since then, the development as amended under the draft plans for consideration has been reduced in height to 66.61m AHD.

## **12.0 PLANNING CONSIDERATIONS:**

### **Planning Policy Framework**

- 12.1 The 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).
- 12.2 **Clause 11** seeks to ensure planning anticipates and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.
- 12.3 Of particular relevance to housing, Clause 11.03- 1S encourage the concentration of housing diversity and urban consolidation within Activity Centres. Clause 11.03-1R supports the development and growth of Metropolitan Activity Centres by ensuring they:
- *Are able to accommodate significant growth for a broad range of land uses.*
  - *Are supported with appropriate infrastructure.*
  - *Are hubs for public transport services.*

- *Offer good connectivity for a regional catchment.*

*Provide high levels of amenity*

- 12.4 Clause 15 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.
- 12.5 Policies pertaining to urban design, built form and heritage outcomes are found at Clause 15 of the State Planning Policy Framework. Of particular significance, Clause 15.01 -1S 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 promote energy and resource efficiency through improved building design, urban consolidation and promotion of sustainable transport.
- 12.6 Clause 15.03-2S (**Aboriginal Cultural Heritage**) seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.
- 12.7 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, as the development of three or more dwellings on a lot is (reg.10 of the Aboriginal Heritage Regulations 2018:
- less than 0.11 hectares in size; and
  - not within 200 metres of the coastal waters of Victoria, any sea within the limits of Victoria or the Murray River.
- 12.8 **Clause 16.01** (Residential Development) seeks to promote a housing market that meets community needs, and is located in areas which offer good access to jobs, services and transport. Clause 16.01-2R specifically requires consideration of population growth in locations that are considered major and neighbourhood activity centres, especially those with good public transport connections.
- 12.9 The policies contained within **Clause 16.01-3S** 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.
- 12.10 **Clause 18.02-2R** seeks to maximise the use of existing infrastructure by increasing the diversity and density of development along the Principal Public Transport Network, in particular within activity centres and where principal public transport routes intersect.
- 12.11 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. In addition, the site is located within the 'Southland Principal Activity Centre' and the Principal Public Transport Network which is considered to be a suitable location for a high density development as it is serviced good access to public transport and retail areas.

- 12.12 Subject to appropriate conditions on any permit issued, the development itself achieves an acceptable design outcome for the site and its immediate abutments, whilst enjoying convenient and direct access to community facilities and the like, including public transport nodes.

**Local Planning Policy Framework**

- 12.13 The City of Kingston's MSS at Clause 21.05 (Residential Land Use) 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.

- 12.14 This policy states that "The vision for Kingston's residential areas outlined in the Kingston Residential Strategy - September 2000 is: to promote and facilitate both increased local housing diversity to meet the changing housing needs of the community and increased liveability within an integrated planning framework. The MSS seeks to promote medium density housing in locations better suited to accommodating housing change and to moderate the rate and type of housing change in other locations".

- 12.15 Relevant objectives and strategies in Clause 21.05-3: Residential Land Use 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 capacity of local areas in Kingston to accommodate different types and rates of housing change. This is to be achieved through encouraging residential development within activity centres via mixed-use development, and on transitional sites at the periphery of activity centres.
- To ensure new residential development respects neighbourhood character and is site responsive, and that medium density dwellings are of the highest design quality. This is to be achieved through promoting new residential development, which is of a high standard, responds to the local context and positively contributes to the character and identity of the local neighbourhood.
- To promote more environmentally sustainable forms of residential development. To be achieved through promoting medium density housing development in close proximity to public transport facilities, particularly train stations.
- 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.

- 12.16 The site is located within the Southland Principal Activity Centre under Clause 22.01. The applicable objectives and policies seek:

- *To encourage the consolidation and renewal of the built form through the redevelopment of key sites within the centre for innovative medium density housing.*
- *To encourage medium density residential development in areas around the centre with a mixture of accommodation types and building scales.*

- *The scale, bulk and height of buildings reflects the local context and character of surrounding buildings.*
- *The design and siting of buildings incorporates landscape and urban design themes to enhance the visual amenity of the centre.*
- *Adequate on-site parking is provided.*

12.17 Further the site is designates as being within the office and medical precinct which seeks to:

- *Office and medical functions which complement the regional retailing focus provided by the Southland Shopping Centre be promoted. Traditional retailing including peripheral sales activity is discouraged within this area.*
- *The visual, landscape and pedestrian amenity of the area be enhanced by encouraging consistency in building setbacks of at least 5 metres on land with frontage to Nepean Highway and at least 2 metres on land with frontage to Chesterville Road and Jamieson Street. Reductions in setbacks will be supported only where an exceptional design response can be demonstrated.*

12.18 The proposed development provides a 55sqm ground floor home office space. This space is linked to dwelling 101 and is proposed in a SOHO arrangement to provide flexibility and to improve opportunities for the site to be leased in the future. This area is proposed to be used as an office area, which is encouraged under Clause 22.01. It is acknowledged that the office footprint is small relative to the residential component. However, this is due to existing site constraints of the site given the limited space within the frontage and the need for a portion of the ground floor being required to be allocated to vehicle manoeuvring, parking spaces and site services.

12.19 The proposed building has been designed to have the appearance of a commercial building as encouraged within the medical and office precinct. It is acknowledged that the commercial area at ground floor of 55sqm with the majority of the building allocated for dwelling uses instead of office/medical uses within the identified precinct.

12.20 On balance, the proposal is considered to be consistent with the applicable local planning policy, specifically the subject site is located within Council's Principal Activity Centre, where intensification of the site is encouraged.

### **Zone Provisions**

12.21 The subject site is located within the Commercial 1 Zone. The purposes of the Zone are:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

12.22 The proposed use of the land for dwellings do not require a permit, pursuant to Clause 34.02-1 (Section 2 use). This is given the proposed access to the building is only 1.8m in width.

12.23 The scale of the residential building is considered to be complimentary to the scale and role of the overall commercial centre, where Southland Shopping Centre is the central commercial operator. Proximity to Cheltenham activity centre and railway station also assists in providing the necessary infrastructure to accommodate this future residential population.

12.24 Subject to permit conditions, the proposed buildings and works are satisfactory. Key matters such as waste management and access can be addressed through permit conditions. An assessment of the proposal in relation to the streetscape and design detail is provided below in relation to the requirements of Clause 15 and the *Guidelines for Higher Density Residential Development*. A permit condition is recommended to require a Construction Management Plan to ensure that the impact of construction is kept to a minimum, particularly with regard to the operation of Chesterville Road.

**Particular Provisions**

12.25 As identified earlier in Section 5.6 of this report, a planning permit is not triggered for a reduction in the car parking requirement as Clause 52.06 of the Kingston Planning Scheme.

12.26 The parking layout has been assessed under Clause 52.06-8 of the Planning Scheme (Design standards for car parking) and against Australian Standards. The car parking layout including aisle widths, clearances, column locations and stacker models have been assessed by Council’s Traffic Engineering Department and is supported subject to conditions requiring a separation between the pedestrian area and the vehicle access.

12.27 The additional traffic generated is considered appropriate and can be absorbed within the immediate surrounding network. It is noted no objections have been received in relation to this.

12.28 The purpose of Clause 52.34 – Bicycle Facilities is:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

12.29 Based on the bicycle parking rates of Clause 52.06-5, the site has a car parking generation of:

Use	Number	Statutory Requirement	Parking Generation
Dwelling	36	1 per 5 dwellings	7
Residential Visitor		1 per 10 dwellings	3
Office	55sqm	None	none
<b>Total</b>			<b>10</b>

12.30 The proposal is designed to incorporate 2 visitor flat top sergeant bicycle rails within the street setback adjacent to the pedestrian entry. Nine (9) additional bicycle spaces are proposed within the upper basement in a separate enclosed room in a Cora CVR3 model (hanged on the wall). The provision of bicycle parking has therefore been exceeded.



- 12.31 The purpose of Clause 52.35: Urban Design Context Report and Design Response for Residential Development Of Five Or More Storeys is:

*'To ensure that an urban context report is prepared before a residential development of four or more storeys is designed and that the design responds to the existing urban context and preferred future development of the area.'*

- 12.32 A satisfactory urban context report and design response was prepared prior to advertising of the development, in accordance with the requirements of the Clause.
- 12.33 For this application the requirements of Clause 65.01 for the approval of an application or plan is of relevance. This Clause outlines the requirements that the responsible authority must consider when determining the application.

### 13.0 ASSESSMENT

#### Development

- 13.1 The Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment, 2004), provide a more comprehensive guide in the assessment of the design and built form of residential development of five (5) or more storeys.
- 13.2 Pursuant to the requirements under Clause 34.01-8 of the Mixed Use Zone a proposal for an apartment development the standards and decision guidelines of Clause 58 must be considered. However, the proposal benefits from the transitional provisions under this clause which exempt the application of clause 58 to an application for planning permit lodged before the 13 April 2017 the date of approval of Amendment VC136 which introduced the new Better Apartment Design Standards.
- 13.3 As such, discussion of the proposal against the elements contained under the Higher Density Residential Development guidelines is provided below:

#### **Element 1 – Urban Context**

*Encourages buildings that respond creatively to their existing context and to the aspirations for the future development of the area and encourages creative designs that are based on a clear understanding of the urban context and neighbourhood character.*

- 13.4 The application is accompanied by an Urban Context Report and Urban Context Plan which has appropriately identified planning scheme objectives and requirements to the subject site, existing character of the locality and the site's opportunities and constraints. The submitted Urban Context Report is considered to be satisfactory.
- 13.5 The subject site is located within the Southland Principal Activity Centre Policy where substantial intensification of built form is envisaged. This policy however, does not provide guidance on building heights in this particular precinct. The site is also located approximately 150m south of the Southland Shopping Centre and north of the Cheltenham Activity Centre.

*Design Response*

- 13.6 The proposal is considered to be consistent with and further reinforces the hierarchy of the Southland Principal Activity Centre through mixed use high density housing and an office land use at ground floor. The design has responded appropriately to the site's immediate context where recent development approvals at No. 1263 Nepean Highway and Nos. 3 and 13-15 Chesterville Road which have set the scene for taller buildings in this precinct. The proposal has undergone several revisions to ensure that it has responded to adjoining properties and maintained the development potential of these sites. Whilst the existing context on the western side of Chesterville Road includes lower scale buildings and low density developments, the proposal responds to the emerging character formed by high density development.

**Element 2 – Building Envelope**

- 13.7 *This element aims to ensure that new development is appropriate to the scale of nearby streets, other public spaces, and buildings and to relate building height to street width and intended character. The objective also aims to protect sunlight access to public spaces, to respond to existing or preferred neighbourhood character, to ensure building separation supports private amenity and reinforces neighbourhood character, and to ensure that areas can develop with an equitable access to outlook and open space. The objective aims to ensure that visual impact to dwellings at the rear are appropriate to the context and to maximise informal or passive surveillance of streets and other public open spaces.*

*Height and Massing:*

- 13.8 The existing built form within the neighbourhood is varied. The proposal is for the construction of an eight (8) storey building with an overall height to the roof of 25.9m (66.61m AHD). It is noted the lift overrun will be concealed between level 6 and 7 and does not protrude beyond the maximum height.
- 13.9 A review of the subject site and surrounds indicates that there is an emerging character of high density apartment buildings. Recent planning approvals and existing developments within close proximity to the site are an indication on how this precinct is changing. Some of the examples include:
- A five (5) storey mixed use building at no 9 Chesterville Road, Cheltenham (existing)
  - A six (6) storey mixed use building at 3 Chesterville Road, Cheltenham, comprising a maximum height of 18.1m (58.85m AHD).

- A ten (10) storey mixed use building at No 13-15 Chesterville Road, Cheltenham, comprising a maximum height of 37.8m (74.50m AHD).
- A nine (9) storey mixed use building at 1261-163 Nepean Highway, Cheltenham, comprising a maximum height of 28.8m (70.3m AHD)



13.10 The above examples are generally similar or greater in scale and mass than the proposal. This is considered to establish a fitting context for the height and massing proposed by the current application.

13.11 As shown below, the subject site is within close proximity to the Cheltenham Activity Centre where high density developments are encouraged. Within this area there is evidence of an emerging character formed by apartment buildings which exceed the relevant discretionary heights controls. Therefore, it is considered that the height of the proposed building will be in line with the emerging character of the Activity Centre.





13.12 While the site is not affected by a specific Overlay in relation to protecting Moorabbin Airport air space, the site is located within an area where separate regulatory approvals apply for buildings that encroach into prescribed airspace. The applicant has undertaken an aviation assessment, and discussed this with the Federal Department of Infrastructure and Regional Development (DIRD). DIRD has approved a building height of 71.91m AHD. Subsequent amendments have reduced the height of the building as originally proposed to 66.61m AHD.

*Relationship to Adjoining Buildings:*

13.13 Through a continued discussion between Council officers and the applicant, the proposal has evolved to ensure that the design is more appropriate to the site's existing context. Since the application was lodged alterations to improve the building's height and massing have resulted in the following changes :

- The number of storeys reduced from 9 to 8 with an overall height reduction from 28.6m to 25.9m.
- Consolidation of light wells on northern boundary to provide for future development of No.7 Chesterville Road
- Reduction of the street podium height to be more appropriate in light of future development of the adjoining property at No. 3 Chesterville Road.

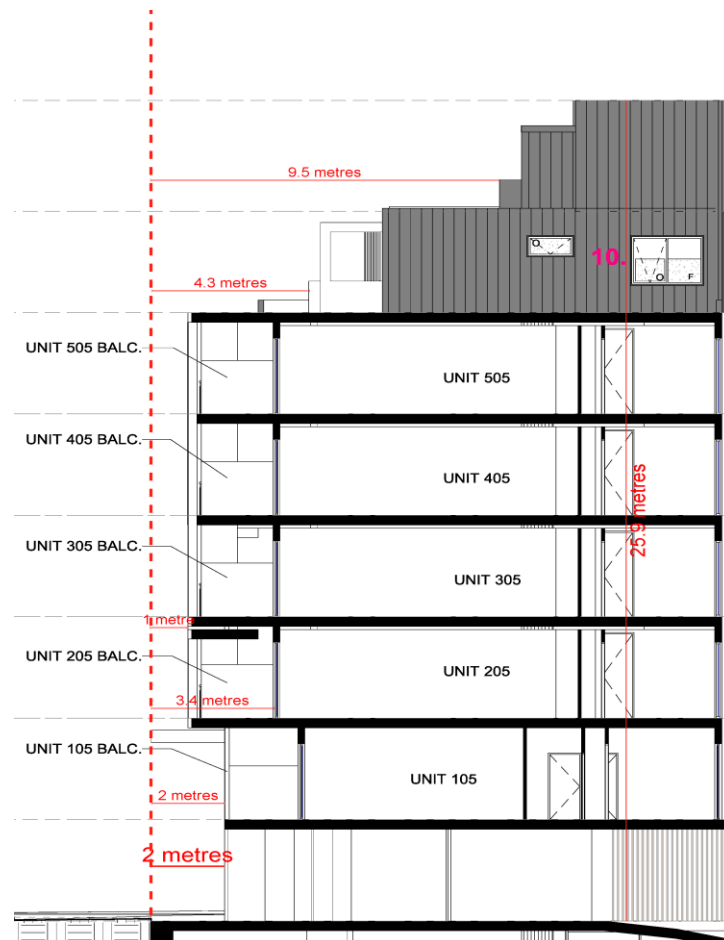
13.14 The image below shows the proposed development in the context of the outline of the approved building at No. 3 Chesterville Road, and the outline of a possible future development at No. 7 Chesterville Road.



- 13.15 Significant work has been undertaken to ensure that future developments within adjoining properties is not unreasonably affected. As amended the building is now designed to include a minimum of 8m wide light wells in suitable locations with a minimum length of 4.5m to respond to the proposed development at No.3 Chesterville Road and to a future development at No. 7 Chesterville Road. The internal layout of apartments has also be amended to include dual aspects to every dwelling on the northern and southern elevations to ensure that no dwelling solely relies on northern or southern windows for daylight access.
- 13.16 Minimum setbacks of 4.5m from the rear boundary have also been achieved in consideration of the development approved at No. 1261-1263 Nepean Highway to achieve a minimum distance of 9m. Conditions on any permit issued will require the amendments as proposed under the latest revised plans.
- 13.17 September equinox shadows show that morning shadows will be cast onto the adjoining building at No. 1261-1263 Nepean Highway (west) and No. 3 Chesterville Road (south). However, it is considered that this is not an unreasonable outcome in the context of the site as the majority of the adjoining apartments have dual aspect and do not rely solely on one source of daylight. With respect to No. 3 Chesterville it is noted that a similar light well has been provided under the current design to ensure sufficient daylight access is provided to apartments within this building.
- 13.18 The impact of the proposal into the residential development located at No. 14-18 Chesterville Road with regards to shadow is minimal. Shadow diagrams shows that the resident of this development will be afforded a minimum of 7 hour of daylight. Shadows cast by the development would only affect this property after 4pm.

*Street setbacks*

13.19 As shown by the section below, the proposal achieves a 2m setback from the street frontage at ground level and first floor (measured to the balcony). Levels 2 to 5 are designed to achieve varied setbacks from the street, the building line has been recessed to achieve a minimum setback of 1m and maximum of 2m. Level 6 is further recessed from the street to achieve a minimum setback of 4.3m (measured to the balcony). The top level has been recessed to achieve a 9m setback from the street.



13.20 The properties within this section of Chesterville Road have varied street setbacks from a minimum of 2m at No. 1265 Nepean Highway to 5m at No. 7 Chesterville Road. The approved development at No. 3 Chesterville Road also includes a minimum street setback at ground level of 2m and level 1 and a reduced front setback to a minimum of 1m on the levels above.

- 13.21 The Southland Principal Activity Centre Policy encourages a consistency in building setbacks to the street and suggest a 2m street setback to Chesterville Road. The proposal achieves the minimum setback at ground and first floor levels. The street wall is then articulated to provide a minimum front setback of 1m along the side edges of the building and 2m through the centre. In addition, the front façade of the building includes a mix of materials with vertical and horizontal lines formed by clear glazed balustrade, framed balconies and aluminium screens that introduce additional articulation and reduce the visual dominance of the building.
- 13.22 The top levels of the proposed building sit behind the main street façade and presents as a roof space which is considered a suitable response when viewed from the street. However, council officers are concerned regarding the extent of the north wall associated with unit 605 and 604 on level 8, this issue will be discussed later in this report under 'Design Detail'.
- 13.23 The proposed street setback is considered to be appropriate given the mixed use zoning of the land, the articulation of the façade of the building achieved through the use of varied materials and design detail and in light of the previous planning approvals on adjoin properties which comprise similar distances to the street and podiums.

*Views to and from Residential Units:*

- 13.24 The proposal will provide additional visual surveillance from habitable rooms and balconies designed to face Chesterville Road. This is considered to enhance both perceived and real safety outcomes in the immediate area.
- 13.25 Overlooking to and from the proposed development has largely been addressed within the design. The orientation of habitable room windows and balconies towards the street is considered to be acceptable and will provide outlooks for future occupants. It is acknowledged that objector concerns have been raised in relation to overlooking and loss of privacy associated with occupants located opposite the site at Chesterville Retirement Village. Using ResCode as a guide, it is considered that unscreened windows in this direction is reasonable, given the retirement village is located a minimum of 20m from the subject site.
- 13.26 North and south facing windows at level 1 to 8 are proposed to be designed with obscure glazing to reduce potential overlooking to existing adjoining properties. However, these windows are located within an internal light court which achieves a 4.5m setback and prevent overlooking to future developments on adjoining properties. Therefore a condition on any permit is suggested replace obscure glazing with external screens to allow for some flexibility in the future. External screens in lieu of obscure glazing would also provide passive solar treatments to the windows.
- 13.27 It is not clear from plans how internal views have been considered, as details of partitions between balconies have not been shown. It is also not clear if views between separated bedroom windows have been considered or between balconies and habitable room windows. Additional clarification of window screening located within the development is required to ensure there is no direct overlooking between proposed apartments.

*Roof forms:*

- 13.28 The proposed building will have a flat roof form, consistent with the contemporary architectural language of the building. As previously noted the lift overrun has been designed to be included within the footprint of the building between level 7 and 8. This will ensure that the building height remains at a height of 25.9m.

**Element 3 - Street Pattern and Street-Edge Quality**

- 13.29 *Aims to create walkable areas within a safe and interesting public setting and to closely integrate the layout and occupation patterns of new development with the street. This objective also encourages entrances with a strong identity. Entrances that provide a transition from the street to residential interiors by accentuating and identifying building entrances to provide good visual and physical connections between the street and lobby spaces. It is important to ensure that car parking does not dominate or detract from the streetscape. Front fences should respect and contribute to the neighbourhood character and avoid creating inactive frontages as a result of fencing private open spaces. The shared infrastructure in higher density development, including circulation, parking and service spaces is important to ensure that buildings function well, are efficient and capable of being properly maintained.*

*Street Pattern and Street Edge Integration:*

- 13.30 The existing street pattern is varied along this portion of Chesterville Road, with varied setbacks due to the mix of older residential stock and newer office and commercial buildings in the vicinity of the subject site.
- 13.31 The building street edge is to be setback 2.0m from the site frontage and contains the apartment entry, commercial entry, car park roller doors and service door along the site's eastern boundary to Chesterville Road.
- 13.32 The electrical substation and main switch boards will be located internally within the building. The proposal includes only fire services with a stacked booster along the front façade which is considered appropriate to not dominate the façade of the building.
- 13.33 The submitted plans also indicate a panel lift door proposed to the garage. It is recommended for the exact garage door detailing to be clarified through conditions of permit and to ensure there is a level of transparency to improve safety on site.

*Building Entries:*

- 13.34 The pedestrian entry is relatively centrally located within the front façade and provides a highly visible and legible entry point to the building for visitors. The lobby has sufficient area to accommodate mail boxes for residents, and will also provide secondary access points to the proposed office.
- 13.35 The design of the car park entry has been described above and is considered an appropriate treatment for this façade, by providing a visually interesting vehicle entry. This design detail is consistent with the building entry door, as well as front façade detailing in the screens provided to upper levels. Additional conditions are required to ensure there is a separation between the vehicle access and pedestrian areas, see below for further assessment.

- 13.36 No front fencing is proposed.

**Element 4 - Circulation and Services**

*Aims to provide adequate, safe and efficient car parking layouts, bicycle areas and pedestrian entries to buildings. Encourages the creation of shared living spaces that contribute positively to the experience of living in high density developments. This objective also aims to minimise running and maintenance costs and to minimise water use, collect and reuse stormwater where practical, use natural irrigation in landscaping and provide a clear method of refuse disposal.*

*Parking Layout:*

- 13.37 The parking layout and access is considered to be satisfactory. A condition on any permit will require an updated Waste Management Plan including swept path diagrams for a the proposed mini waste truck to service the building.

- 13.38 An additional condition will be required to ensure there is a suitable separation between the driveway and the main pedestrian access to the building and vehicle crossing between the subject site and the adjoining property. Low level landscaping area is considered appropriate.

*Circulation Spaces:*

- 13.39 Internal shared circulation spaces are sufficiently dimensioned to enable ease of furniture removal and delivery of large items (including individual dwelling entries). This includes shared hallways on each level that generally have a minimum width of 1.5 metres wide. For the hallways located at levels 2-6 a northern oriented window will provide some natural daylighting to a portion of the hallway.

*Site Services:*

- 13.40 The proposal is designed to have areas set aside for future utilities and services. Areas have been set aside within the development for waste storage room, water meter tanks and an externally accessible service room. The provision of site services is therefore considered and is considered to be met.
- 13.41 In addition, conditions are also recommended to form a condition of permit to ensure there is adequate drainage on site and ensure appropriate water re-use as recommended by Council's Drainage Engineers.

**Element 5 - Building Layout and Design**

- 13.42 *The objective aims to provide a range of dwelling sizes and types in higher density residential developments, to optimise the layout of buildings in response to occupants' needs as well as identified external influences and characteristics of a site and to promote buildings of high architectural quality and visual interest. The objective also identifies the need to provide adequate storage space for household needs, to ensure that a good standard of natural lighting and ventilation is provided to internal building spaces.*

*Dwelling Diversity:*

- 13.43 The dwellings are for a mix of 1 bedrooms, 2 bedrooms and 3 bedrooms providing for diversity of households, particularly smaller households. All the dwellings are provided with lift access and are therefore suitable for persons with limited mobility.

*Building Layout:*

- 13.44 The proposed building has an eastern orientation to the street. Chesterville Road is a Category 1 Road Zone and carries significant volumes of traffic and associated noise. Dwellings designed to face the road have been designed to incorporate balconies.
- 13.45 While the proposed apartment sizes are reasonable, there are some apartment configurations that are somewhat awkward, with either dead areas and/or relatively small widths allowed for the placement of furniture in some habitable rooms. It is acknowledged however, that the plans have evolved substantially over the course of the application to improve the overall functionality of apartments, to such a level that these layouts are now considered adequate.
- 13.46 Floor layouts have been particularly driven by the site's layout and access to daylight which has been a significant concern during the processing of the application. As noted previously, several iterations of plans have been undertaken, this resulted in the introduction of two large light wells provided to the north and south boundaries. The dwellings are all now designed to have direct bedroom access to natural light and ventilation. There are no dwellings proposed with a 'saddleback' arrangement or relying on borrowed light. a condition on any permit is recommended to ensure the design is altered to be consistent with the latest draft plans.
- 13.47 Each dwelling is also provided with a dedicated storage space of 6m<sup>3</sup> within the basements in stand-alone storage cages.

*Design Detail:*

- 13.48 As shown below, the building at ground and upper levels will have modulated street setbacks, expressed by the proposed fenestration and façade detail. The use of different materials, angles and forms allow a discernible articulation of the façade reducing any potential visual bulk. Within the context of the building, generally the design detail of the facade is considered an appropriate balance of responding to the existing and proposed character of the area. As confirmed by Council's Urban designer, the proposed articulation and use of vertical lines, is considered to provide a suitable contrast to the horizontality of the proposed development at No. 3 Chesterville Road. Therefore, the proposed design will result in visual interest.





- 13.49 It is also proposed to provide detailing on the north and south side elevations, which will be exposed for some time until adjoining sites are redeveloped. Concrete textured concrete panels are proposed. This approach to the treatment of exposed side walls is encouraged and supported.
- 13.50 Council's concerns with the proposed building is in regards to the lack of articulation of the northern wall associated with level 8. This wall extends approximately 12m in length and is a double storey sheer wall. The sharp angle of the wall turning from north to south associated with apartment 605 is the main concern as it is considered to compromise the expression of the building and its response to adjoining property and context. Further, articulation of this wall is suggested by way of a permit condition to require an increased setback from the northern boundary from 2.32m to 4m along the wall associated with bedroom 1.

#### **Element 6 - Open Space and Landscape Design**

*New developments should contribute to the creation of private and public open spaces that are accessible, attractive, safe and comfortable for their users and to allow solar access to the private and shared open spaces of new high density residential units. New developments should integrate the design of shared and private open space into the overall building design and facade composition and to provide greenery for open spaces. In areas of higher residential development, residents and visitors will rely in part on public open space for relaxation, recreation and meeting places, therefore, access to adequate and safe public open spaces is essential for the well being of the whole community. Public open spaces need to be appropriate to the context of the development.*



*Private and Communal Open Space:*

- 13.51 Each dwelling is provided with private open space in the form of a balcony or terrace area. Balcony areas vary in size, however each dwelling would be provided with an area of 8sqm – 48sqm of secluded private open space with convenient access from a living area. The private open space areas are considered to be appropriately designed. There are two terraces associated with apartments 101 and 102 located to the southern side of the building, these apartments also include balconies facing east and west, as a result the secluded private open space benefit from appropriate solar access.
- 13.52 Whilst Clause 55 (ResCode) is not applicable to residential developments of five or more storeys, it provides a helpful benchmark to assess the adequacy of proposed balconies. The areas of private open space proposed are consistent with those required under Clause 55 (ResCode) of the Planning Scheme.
- 13.53 No communal open space is proposed. Whilst the proposal benefits from transitional provisions it is noted that under the new Clause 58 requirements a communal open space is only required where developments comprise of 40 or more apartments.

**14.0 RESPONSE TO GROUNDS OF OBJECTIONS**

- 14.1 The objector concerns have largely been addressed within the report above.

**15.0 CONCLUSION:**

- 15.1 On balance, the proposal is considered to substantially comply with the relevant planning policy and therefore should be supported.
- 15.2 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.
- 15.3 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; and
  - A suitable level of compliance with all relevant policies.

**16.0 RECOMMENDATION**

- 16.1 That Council determine to support the proposal and issue a Notice of Decision to Grant a Planning Permit for the development of the land for the construction of an eight (8) storey mixed use building containing up to thirty-six (36) dwellings, one (1) office and alter access to a Road Zone, Category 1 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 plans prepared by Finnis Architects – Sheets TP00 to TP26 inclusive- dated 3 March 2017 submitted to Council on the 9 March 2017, but modified to show:
    - a. All the changes outlined in the plans prepared by Finnis Architects dated 20 August 2018 submitted to Council on the 28 August, 2018
    - b. An updated Waste Management Plan as required under condition 7 of this Permit.
    - c. The north facing wall of apartment 605 (bedroom 1) set back 4m from the northern boundary with no alterations to the other proposed setbacks.
    - d. Low level landscaping nominated between the pedestrian area and the vehicle driveway adjacent to the entry of the building and between the driveway and the adjoining property
    - e. A notation on the plans allocating the provision of car parking
    - f. The secluded private open space nominated within balconies and terraces of each dwelling and to be a minimum of 8m<sup>2</sup>
    - g. Details of screening proposed to bedroom windows located on northern and southern elevations within the light wells to limit internal overlooking.
    - h. Details of the proposed screening proposed to prevent internal views between balconies
    - i. The obscure glazing nominated on windows within the light wells to the north and south to be replaced with suitable external screens
    - j. A note to state that the vehicle crossings are to be constructed to the satisfaction of the Responsible Authority and for all internal driveways to align with vehicle crossing.
    - k. Additional details of the material of the garage door. This door must be partially transparent to improve overall safety.
    - l. The provision of a longitudinal section of the basement ramp showing gradients, levels, distances, with headroom clearances complying with AS2890.1:2004;
    - m. All ESD features to be shown on the application drawings.

- n. A revised Sustainable Management Plan (SMP) as required under condition 16 of this Permit
- o. All of the requirements from VicRoads under condition 18 of this Permit

**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 (WSUD)**

- 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"*.
  - c. The stormwater management (drainage) strategy must include a report with music modelling results or equivalent 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 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:
  - e. All stormwater (drainage) works must be provided onsite so as to prevent overflows onto adjacent properties.
  - f. The implementation of stormwater (drainage) detention system which restricts stormwater discharge to the maximum allowable flowrate of 7.1 L/sec.
  - g. 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 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. Prior to the endorsement of plans pursuant to Condition 1, a revised 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. Three copies of the plan must be submitted. The plan must make reference to updated amendments and include, but is not limited to, all to the satisfaction of the Responsible Authority:
- 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.
  - e) Swept paths of the nominated vehicle within the basement

The waste management plan must be implemented to the satisfaction of the Responsible Authority. The waste management plan must not be modified unless without the written consent of the Responsible Authority.

Infrastructure and Road Works

8. Prior to the commencement of development, property boundary, footpath and vehicle crossing levels must be obtained from Council's Roads and Drains Department with all levels raised or lowered to the satisfaction of the Responsible Authority.
9. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.
10. All reinstatements and vehicle crossings must be constructed to the satisfaction of the Responsible Authority.
11. Vehicle crossings and other reinstatements must be constructed to council's industrial strength specifications.
12. All redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.
13. All front and side fences must be contained wholly within the title property boundaries of the subject land.
14. Any relocation of pits/power poles or other services affected by this development must be carried out to the satisfaction of the relevant servicing authority and the Responsible Authority, at the cost of the owner/developer.
15. All overlooking screens and obscure windows to be fixed and maintained to the satisfaction of the Responsible Authority

Sustainable Development

16. Prior to the endorsement of plans pursuant to Condition 1, a revised Sustainability Management Plan (SMP) that outlines the sustainable design initiatives that will be implemented by the development 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 SMP must demonstrate that the development will meet the minimum BCA energy efficiency standards of a minimum 5 star and average 6 star energy rating and include details of the updated plans.

Construction Management Plan

17. Prior to the commencement of any buildings and works on the land (including demolition), two (2) copies of 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 Guidelines, October 2016 (and any superseding versions and I or documents) and include a completed copy of the CMP checklist. The CMP must respond to, but is not limited to the following requirements:

- a. Element 1 - Public Safety, Amenity and Site Security.
- b. Element 2 - Traffic Management
- c. Element 3 - Stakeholder Management.
- d. d. Element 4 - Operating Hours, Noise and Vibration Controls.
- e. e. Element 5 - Air Quality and Dust Management.
- f. f. Element 6 - Stormwater and Sediment Control.
- g. g. Element 7 - Waste and Materials Re-use.
- h. When 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.
- i. Prior to endorsement of the of the CMP under the condition 15, an approved Road Occupation and Works Permit which covers occupation of Council land of construction activities, arranging a Works Zone and assessment of Traffic Management Plans (if applicable). The developer will be responsible for any costs related to this permit, to the satisfaction of the Responsible Authority.
- j. Prior to endorsement of the CMP under the condition 15, an Asset Protection Permit must be approved by the Responsible Authority (if applicable).

VicRoads

18. Prior to commencement of the use hereby approved, amended plans must be submitted to and approved by the Roads Corporation. When approved by the Roads Corporation, the plans may be endorsed by the Responsible Authority and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the Drawing No. TP-06 dated 17 March 2016 prepared by Finnis Architects and annotated as but modified to show:

- a. Proposed crossover and its extent with minimum of 60 degree splays.
  - b. Electricity pole to be relocated achieving a minimum distance of 1m from the driveway at no cost and to the satisfaction of VicRoads.
19. The crossover and driveway are to be constructed to the satisfaction of the Responsible Authority and at no cost to the Roads Corporation prior to the occupation of the works hereby approved.
20. All disused or redundant vehicle crossings must be removed and the area reinstated to the satisfaction of Responsible Authority and at no cost to the Roads Corporation prior to the occupation of the buildings or works hereby approved.
21. Prior to the occupation of the buildings the access lanes, driveways, crossovers and associated works must be provided and available for use and be:
- i. Formed to such levels and drained so that they can be used in accordance with the plan.
  - ii. Treated with an all-weather seal or some other durable surface.

#### Lighting

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

#### Completion of Works

23. Prior to the occupation of the dwellings hereby permitted, or by such later date as is approved by the Responsible Authority in writing, the nature strip, kerb and channel, vehicle crossover and footpath must reinstated to the satisfaction of the Responsible Authority.
24. Prior to the occupation of the dwellings hereby permitted, all buildings and works and the conditions of this permit must be complied with, unless with the further prior written consent of the Responsible Authority.
25. 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.
26. All piping and 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.
27. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

#### Permit Expiry

28. In accordance with section 68 of the Planning and Environment Act 1987 (Act), this permit will expire if one of the following circumstances applies:

- The development is not started before within (2) years from the date of this permit.
- The development is not completed within four (4) years from the date of permit issue.

In accordance with section 69 of the Act, the responsible authority may extend the periods referred to if a request is made in writing:

- before the permit expires; or
  - within six (6) months after the permit expiry date, where the use or development allowed by the permit has not yet started; or
  - within twelve (12) months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.
- 

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

**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 removal/replacement of the fire hydrant and Telstra pit to the satisfaction of the relevant authority.

**Note:** The builder/developer must contact Council prior to the lodgement of the CMP/Traffic Management Plan documents to organise a site meeting to discuss site constraints and possible solutions to be included in the CMP/TMP.

**Note:** This Permit does not approve buildings and works within restricted airspace, and that separate approval from CASA, Airservices Australia and / or other regulatory bodies for works within restricted airspace may be required prior to the commencement of buildings and works.

**Note:** Please note for 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 'Basement 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 Council wishes to refuse the application, it can do so on the following grounds:

1. The proposal fails to satisfy the requirements of the relevant Local Planning Policy Framework, including but not limited to, the Municipal Strategic Statement and Clause 22.02 (Southland Activity Centre)
2. The proposal constitutes an over-development of the site.
3. The proposal would detract from the visual amenity of the locality and the streetscape.

### **Appendices**

Appendix 1 - KP-2016/222 - 5 Chesterville Road, Cheltenham - Considered Plans (Ref 18/555125) [↓](#)

Author/s: Guillermo Henning, Principal Planner  
Reviewed and Approved By: Ian Nice, Manager City Development



# 4.4

## KP16/222 - 5 CHESTERVILLE ROAD, CHELTENHAM

1	KP-2016/222 - 5 Chesterville Road, Cheltenham - Considered Plans.....	181
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SHEET #	SHEET NAME	REVISION
TP-00	COVER SHEET	
TP-01	SITE CONTEXT	
TP-02	SITE ANALYSIS	
TP-03	DESIGN RESPONSE	A
TP-04	BASEMENT 2 - FLOOR PLAN	
TP-05	BASEMENT 1 - FLOOR PLAN	
TP-06	GROUND FLOOR PLAN	
TP-07	LEVEL 1 FLOOR PLAN	
TP-08	LEVEL 2 - 5 FLOOR PLAN	
TP-12	LEVEL 6 FLOOR PLAN	
TP-13	LEVEL 7 FLOOR PLAN	A
TP-14	LEVEL 8 FLOOR PLAN	A
TP-15	ELEVATION - NORTH	A
TP-16	ELEVATION - SOUTH	A
TP-17	ELEVATION - EAST	
TP-18	ELEVATION - WEST	A
TP-19	STREETSCAPE	
TP-20	SHADOW DIAGRAMS	
TP-21	SHADOW DIAGRAMS 8:10.11 AM	
TP-22	SHADOW DIAGRAMS 12:1.2 PM	
TP-23	SHADOW DIAGRAMS 3 PM	
TP-24	FACADE PERSPECTIVES	
TP-25	FAÇADE PERSPECTIVES	
TP-26	STREET PERSPECTIVES	
TP-28	STREET PERSPECTIVES	

MIXED USE DEVELOPMENT - 5 CHESTERVILLE ROAD, CHELTENHAM

COVER SHEET  
TP-00  
5 CHESTERVILLE RD  
CHELTENHAM



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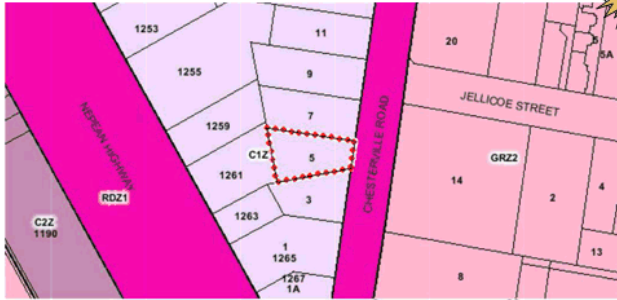
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SITE CONTEXT  
TP-01  
5 CHESTERVILLE RD  
CHELTENHAM  
1:1

**Finniss Architects**



**C1Z - COMMERCIAL ZONE 1**



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SUBJECT SITE LOCATED WITHIN C1Z ZONE, BOUNDED BY CHESTERVILLE ROAD AND NEPEAN HWY. SUBJECT SITE IS SURROUNDED BY COMMERCIAL AND GENERAL RESIDENTIAL ZONING WITH CLOSE PROXIMITY TO LOCAL AMENITY SUCH AS SOUTHLAND SHOPPING CENTRE AND CHELTENHAM TRAIN STATION MAKING THE SITE AN IDEAL LOCATION FOR A MIXED USE DEVELOPMENT AND FURTHER RESIDENTIAL GROWTH.



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NO OVERLAYS AFFECTING SUBJECT SITE, HERITAGE HO17, HO16 IN LOCAL VICINITY

**OVERLAYS**



VIEW 1



VIEW 2



VIEW 3



VIEW 4

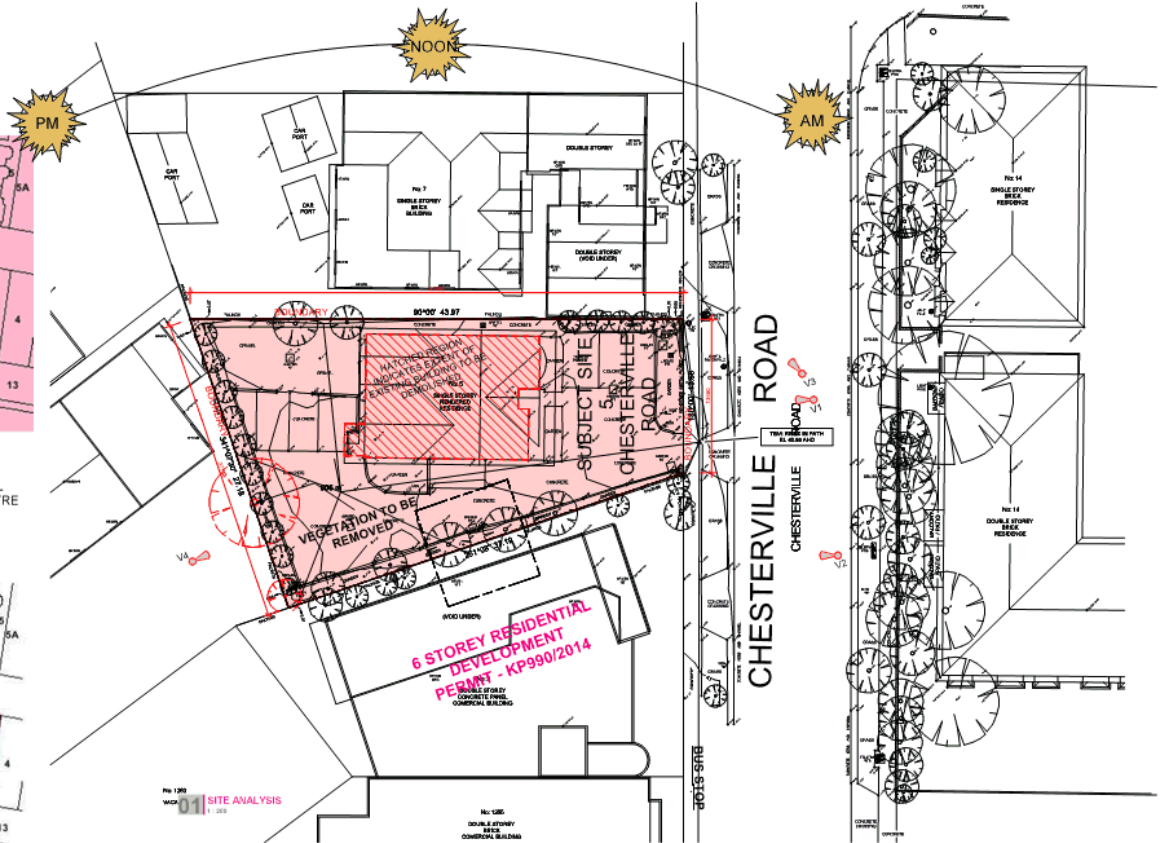
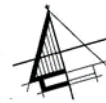


FIG 1.01 SITE ANALYSIS

NO. 156 DOUBLE STOREY BESS COMMERCIAL BUILDING



SITE ANALYSIS  
TP-02  
5 CHESTERVILLE RD  
CHELTENHAM  
1:200



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### ADJOINING BUILDINGS

No. 1 CHESTERVILLE ROAD



No. 3 CHESTERVILLE ROAD



No. 7 CHESTERVILLE ROAD



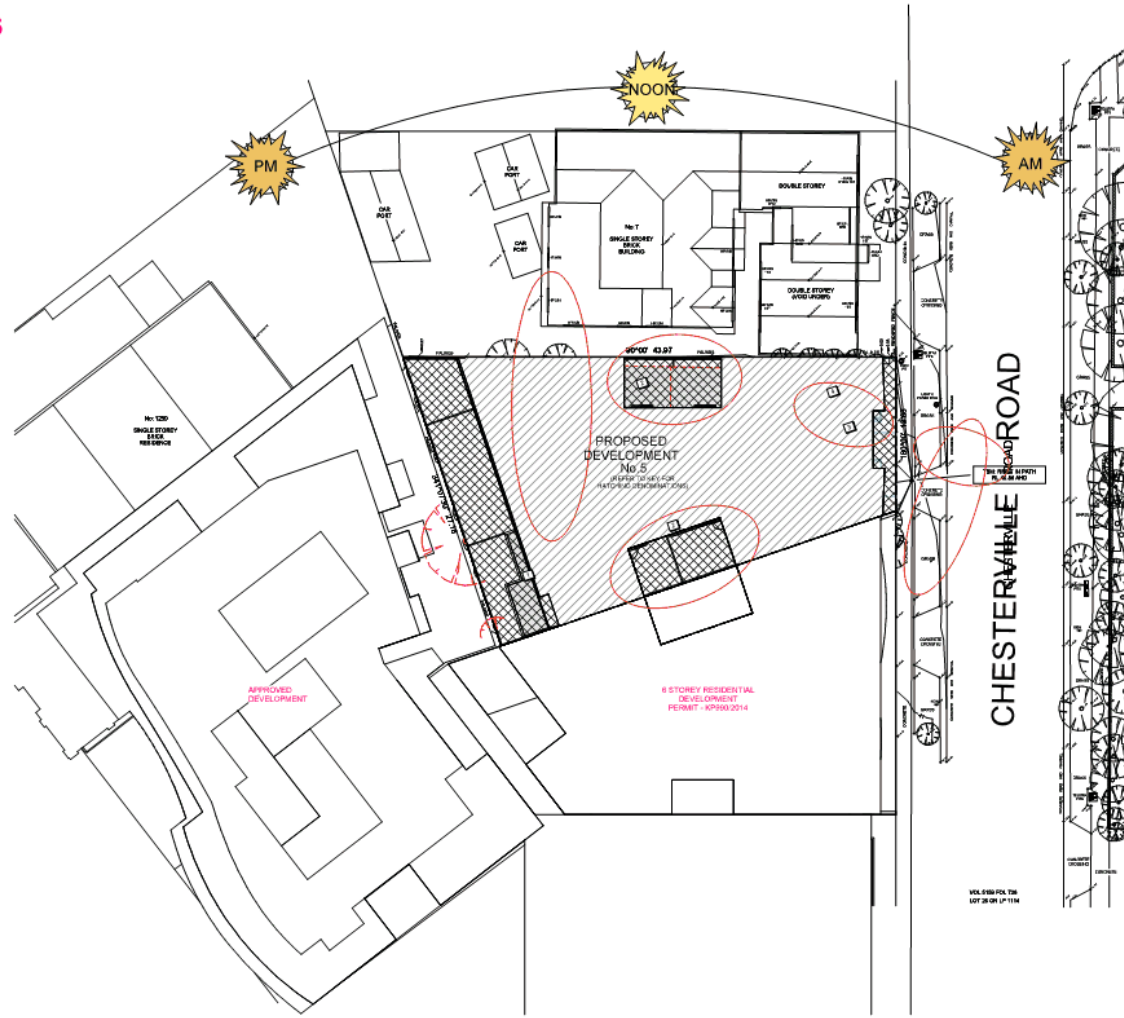
No. 9 CHESTERVILLE ROAD



No. 11 CHESTERVILLE ROAD



No. 13 CHESTERVILLE ROAD



APARTMENT AREA SCHEDULE					TERRACE & BALCONY AREA SCHEDULE				
SPACE	AREA - M <sup>2</sup>	LEVEL	# BED ROOMS		SPACE	AREA - M <sup>2</sup>	LEVEL		
APT 101	120.00	GF	1	1	APT 101 Balcony	10.00	GF		
APT 102	120.00	GF	1	1	APT 102 Balcony	10.00	GF		
APT 103	120.00	GF	1	1	APT 103 Balcony	10.00	GF		
APT 104	120.00	GF	1	1	APT 104 Balcony	10.00	GF		
APT 105	120.00	GF	1	1	APT 105 Balcony	10.00	GF		
APT 106	120.00	GF	1	1	APT 106 Balcony	10.00	GF		
APT 107	120.00	GF	1	1	APT 107 Balcony	10.00	GF		
APT 108	120.00	GF	1	1	APT 108 Balcony	10.00	GF		
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APT 200	120.00	GF	1	1	APT 200 Balcony	10.00	GF		

SUMMARY			GROSS FLOOR AREA SCHEDULE		
	AREA - M <sup>2</sup>	PERCENTAGE	LEVEL	AREA - M <sup>2</sup>	
TOTAL APARTMENTS:					
1 BED APARTMENTS:	1000	50%			
2 BED APARTMENTS:	1000	50%			
TOTAL APARTMENTS:	2000	100%			
TOTAL APARTMENTS:					
1 BED APARTMENT TO BE ALLOCATED 1 CAR SPACE:	1000	50%			
2 BED APARTMENT TO BE ALLOCATED 2 CAR SPACES:	1000	50%			
TOTAL VEHICULAR AREAS:	2000	100%			
TOTAL RESIDENT CAR PARKS:	2000	100%			
ADDITIONAL CAR PARKS:	0	0%			
TOTAL CAR PARKS:	2000	100%			
TOTAL RESIDENT BICYCLE SPACES:	2000	100%			
TOTAL VEHICULAR AREAS:	2000	100%			
SITE COVERAGE:	95%				



### DESIGN RESPONSE

- BALCONIES TO THE REAR OF THE DEVELOPMENT WILL PROVIDE ARTICULATION & CONTRAST TO THE WESTERN FACADE.
- UTILIZATION OF LIGHT COURTS ON ADJOINING BOUNDARIES WILL PROVIDE EXTENSIVE NATURAL LIGHT TO APARTMENTS.
- ARTICULATION AND CONTEMPORARY TREATMENT TO THE FRONT FACADE OF THE DEVELOPMENT WILL PROVIDE CHARACTER THAT IS IN LINE WITH THE CHANGING CHARACTER OF THE ADJOINING STREETScape.
- PROVISION OF BASEMENT CARPARKING WILL ALLOW MINIMAL STREET & PARKING CONGESTION ALONG CHESTERVILLE ROAD. THE PROVISION OF SECURE BIKE STORAGE WILL ALSO BE IMPLEMENTED TO ENCOURAGE NON VEHICULAR MOVEMENT AND TRANSPORT IN THE LOCAL AREA.

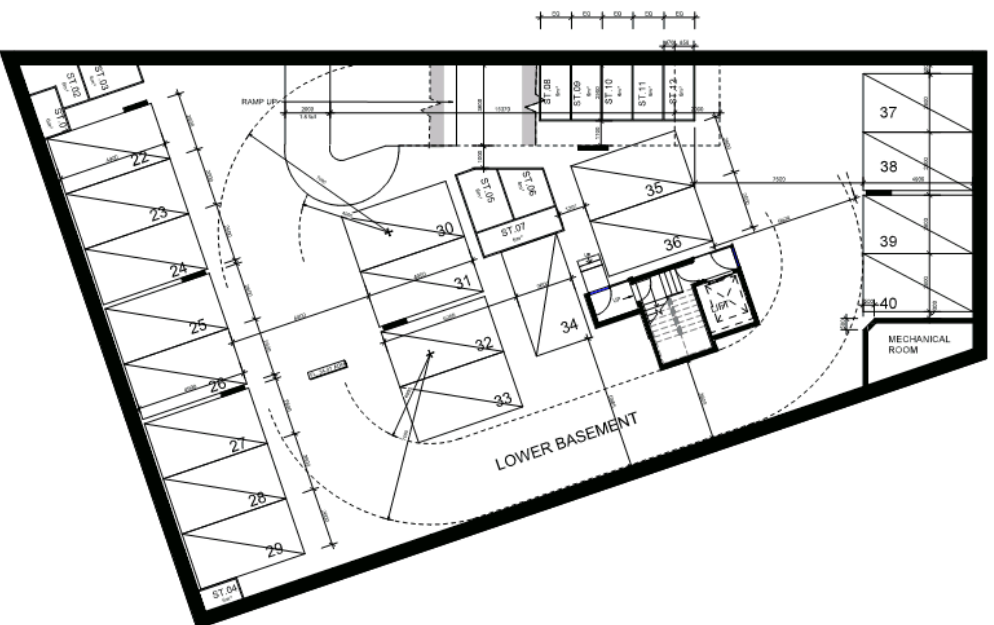


DESIGN RESPONSE  
IP-03  
5 CHESTERVILLE RD  
CHELTENHAM  
As Indicated

**Finnis Architects**

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# CHESTERVILLE ROAD



## LOWER BASEMENT 2



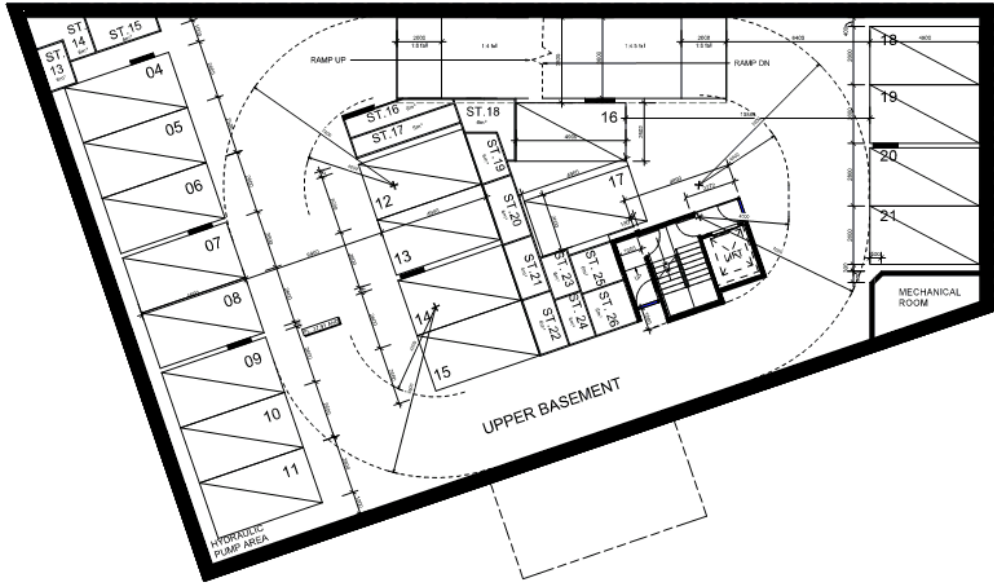
BASEMENT 2 -  
FLOOR PLAN 1  
TP-04  
5 CHESTERVILLE RD  
CHELTENHAM  
1 : 100  
REV



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# CHESTERVILLE ROAD



## UPPER BASEMENT 1

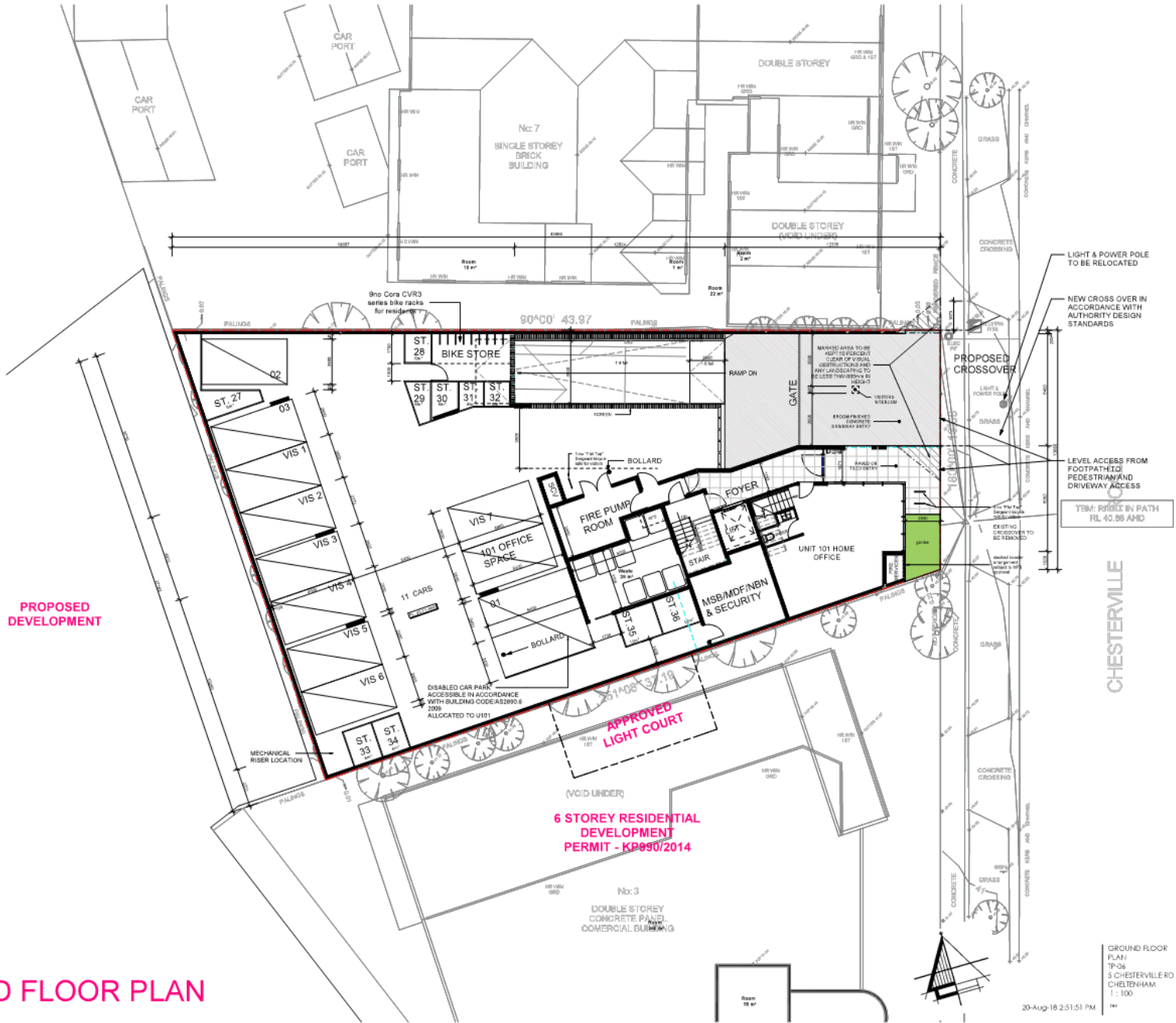


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 BASEMENT 1 -  
 FLOOR PLAN  
 TPO5  
 5 CHESTERVILLE RD  
 CHELTENHAM  
 1 : 100  
 REV





# GROUND FLOOR PLAN

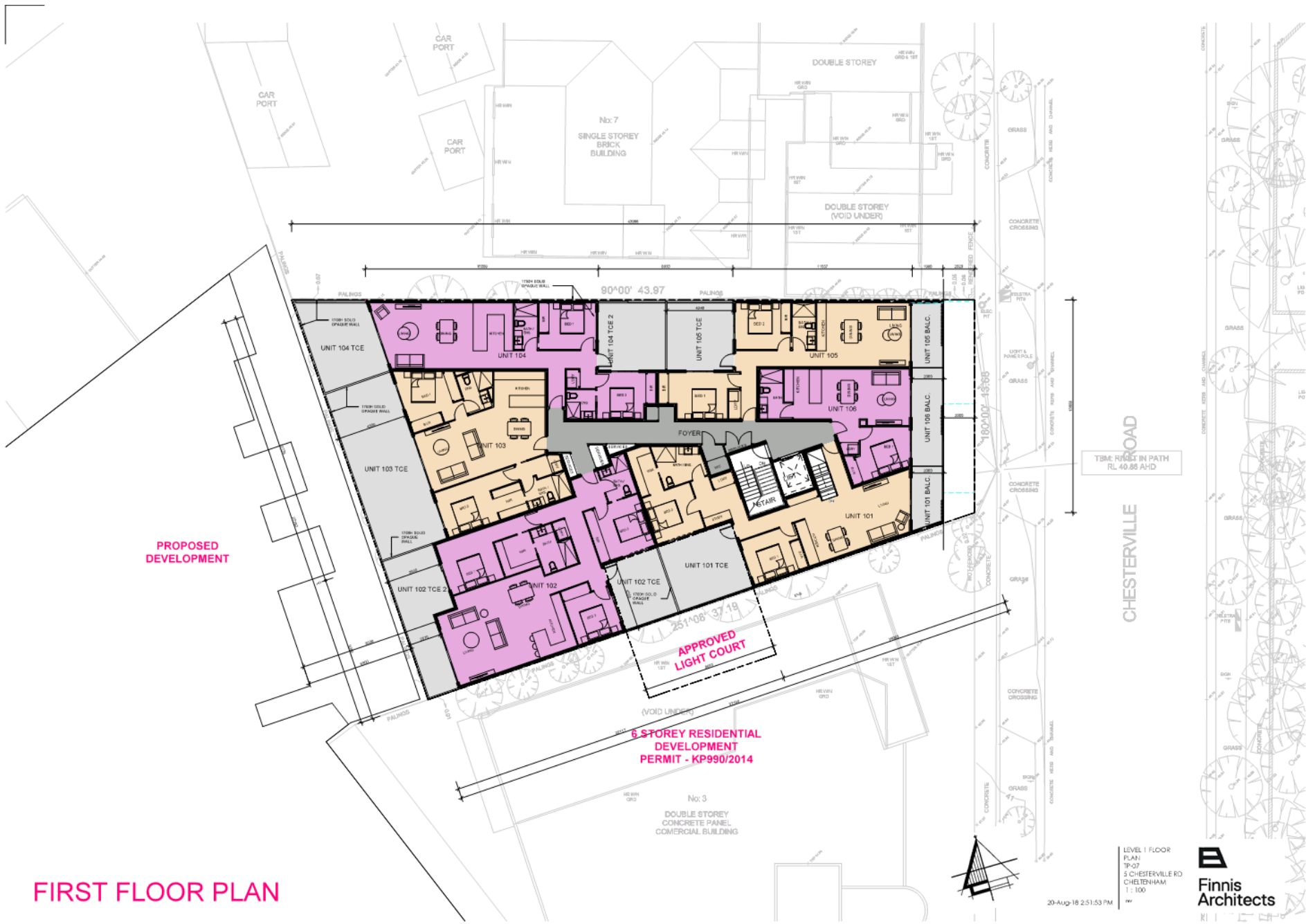


GROUND FLOOR PLAN  
 TP-06  
 5 CHESTERVILLE RD  
 CHELTENHAM  
 1 : 100

**Finnis Architects**

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# FIRST FLOOR PLAN

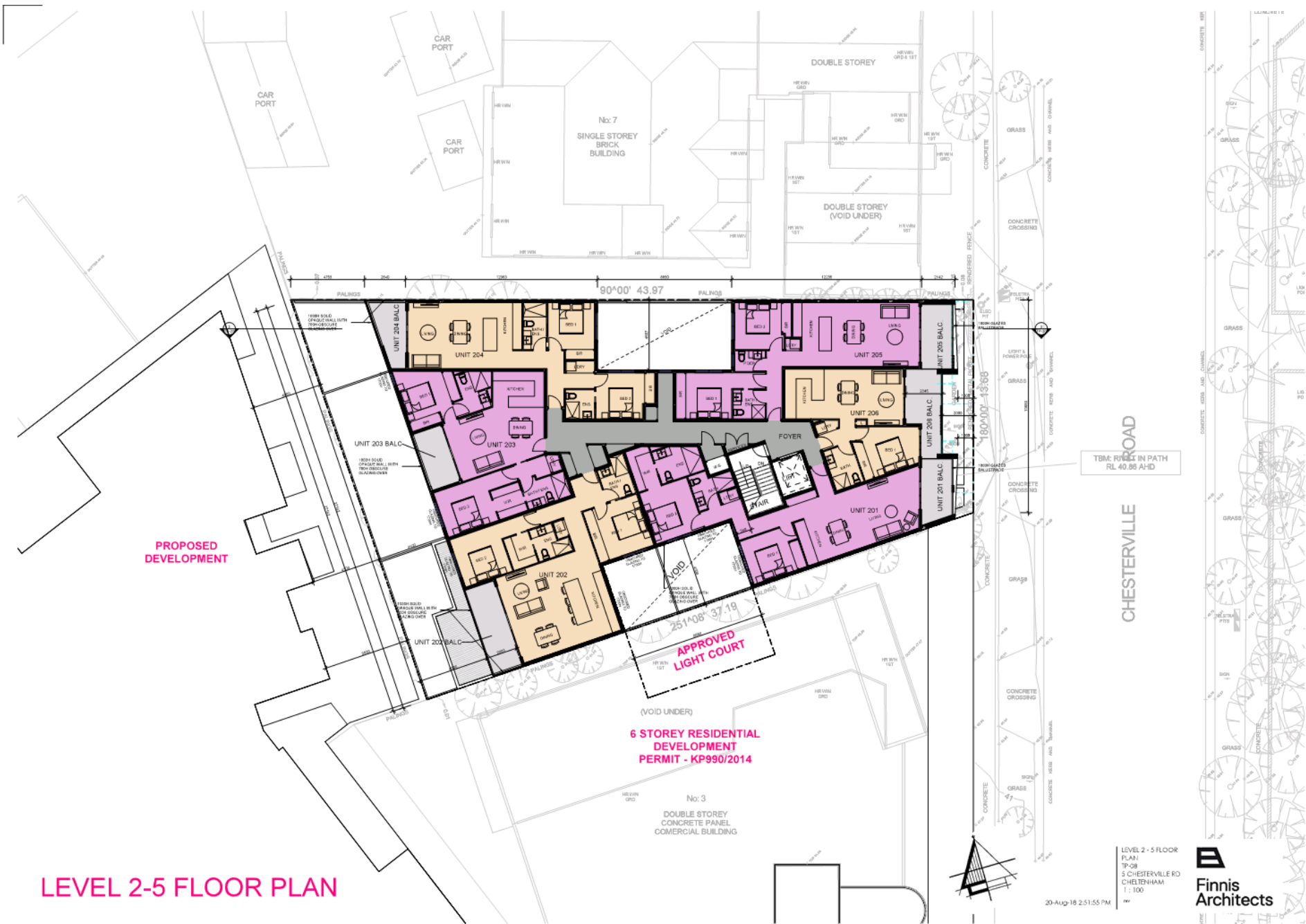
PROPOSED DEVELOPMENT

6 STOREY RESIDENTIAL DEVELOPMENT PERMIT - KP990/2014

LEVEL 1 FLOOR PLAN  
 TP-07  
 5 CHESTERVILLE RD  
 CHELTENHAM  
 1 : 100



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LEVEL 2-5 FLOOR PLAN

PROPOSED DEVELOPMENT

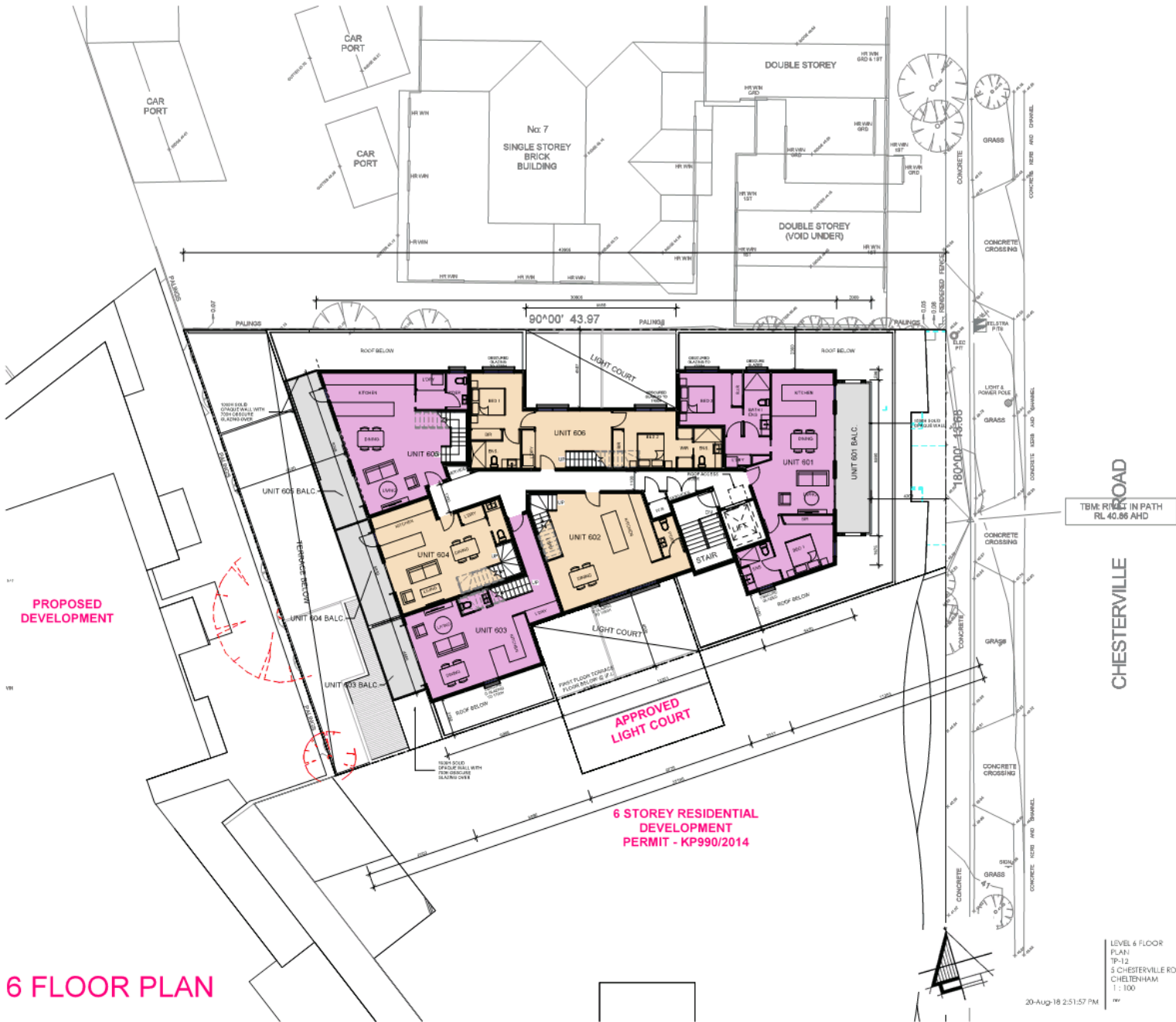
6 STOREY RESIDENTIAL DEVELOPMENT PERMIT - KP990/2014

APPROVED LIGHT COURT

LEVEL 2 - 5 FLOOR  
 PLAN  
 TP-08  
 5 CHESTERVILLE RD  
 CHELTENHAM  
 1 : 100  
 BY



# LEVEL 6 FLOOR PLAN



PROPOSED DEVELOPMENT

6 STOREY RESIDENTIAL DEVELOPMENT PERMIT - KP990/2014

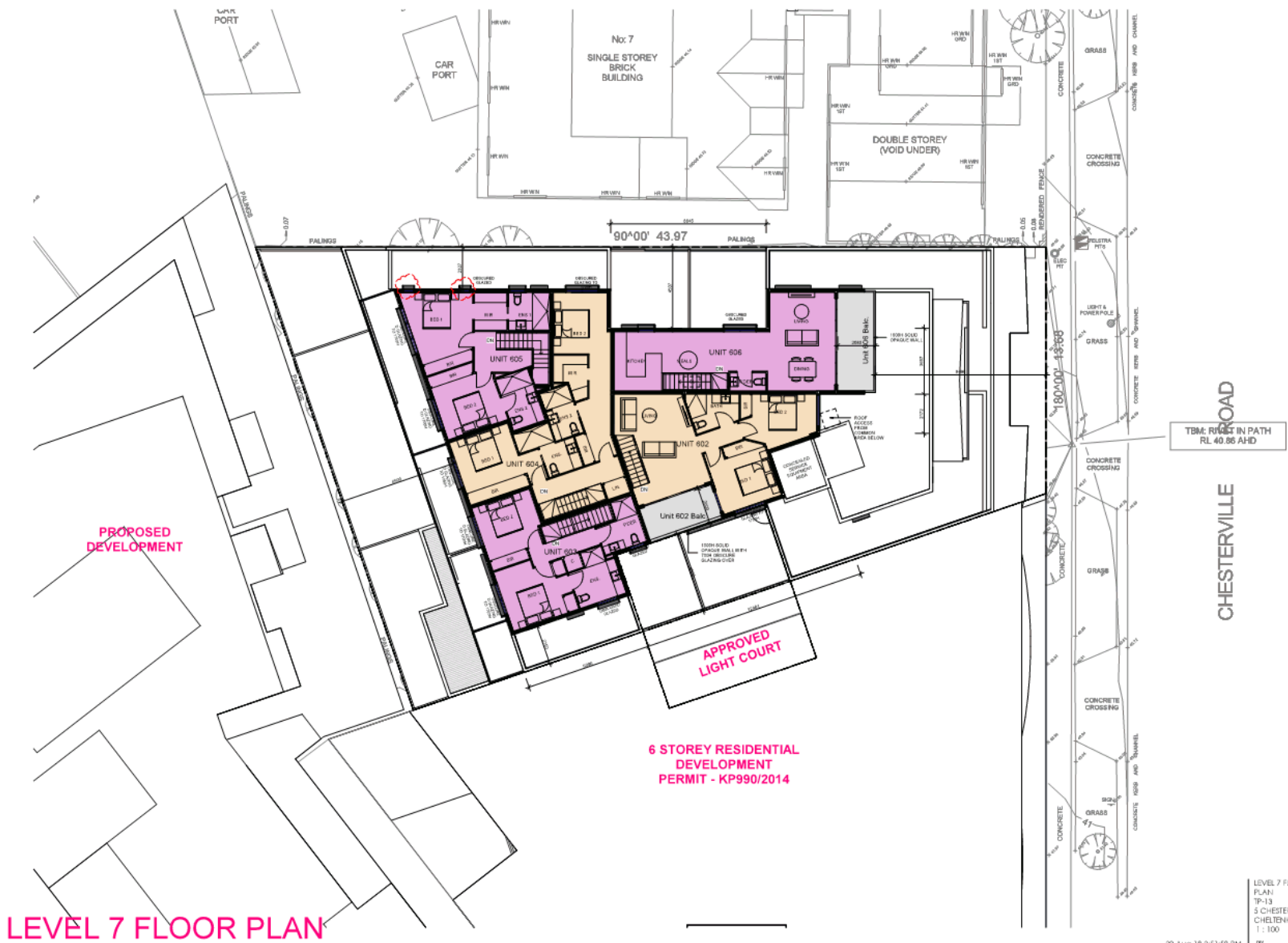
APPROVED LIGHT COURT

CHESTERVILLE ROAD

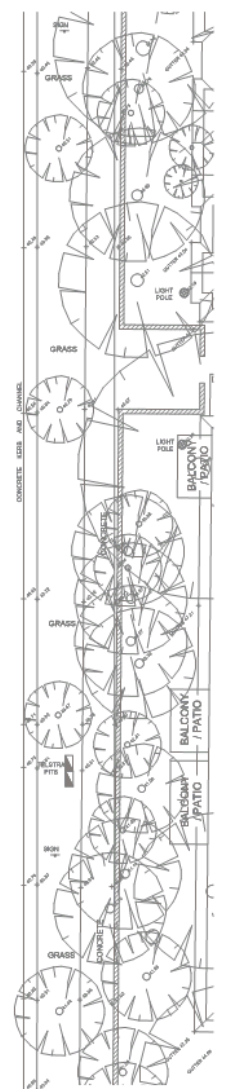
LEVEL 6 FLOOR PLAN TP-12 3 CHESTERVILLE RD CHELTENHAM 1 : 100

Finnis Architects

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LEVEL 7 FLOOR PLAN



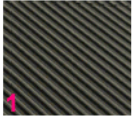








LEVEL 7 FLOOR PLAN  
 TP-13  
 5 CHESTERVILLE ROAD  
 CHELTENHAM  
 1 : 100  
 20-Aug-18 2:51:59 PM



**Finnis Architects**



**MATERIALS SCHEDULE**

<p>CONCRETE TEXTURE PANEL</p>  <p>1</p>	<p>OBSCURE WHITE FROSTED GLAZING TO PART BALUSTRADE</p>  <p>2</p>	<p>TEXTURE CONCRETE PANEL</p>  <p>3</p>	<p>WHITE MINERAL PAINT</p>  <p>8</p>	<p>WHITE ALUMINIUM SCREEN</p>  <p>9</p>
<p>CLEAR GLAZED BALUSTRADE WITH ALUMINIUM TOP RAIL</p>  <p>4</p>	<p>ALUMINIUM FRAMED WINDOWS AND DOORS</p>  <p>5</p>	<p>VERTICAL BATTEN SCREENING</p>  <p>6</p>	<p>DARK MINERAL PAINT</p>  <p>7</p>	<p>DARK ALUMINIUM VERTICAL SEAM CLADDING</p>  <p>10</p>











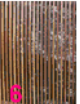

**01** NORTH ELEVATION  
1:100

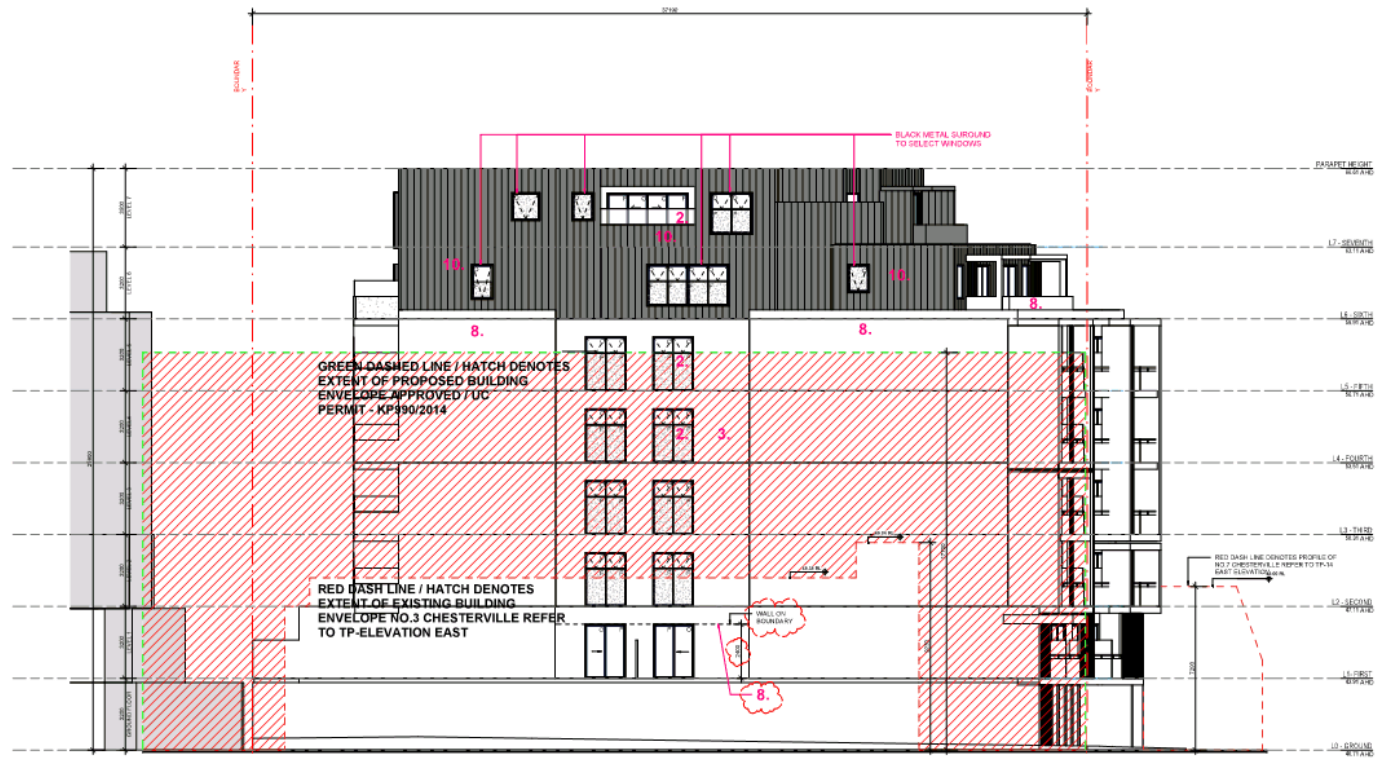
ELEVATION - NORTH  
TP-15  
3 CHESTERVILLE RD  
CHELTENHAM  
As Indicated  
rev

20-Aug-18 2:58:33 PM



**MATERIALS SCHEDULE**

<p>CONCRETE TEXTURE PANEL</p>  <p>1</p>	<p>OBSCURE WHITE FROSTED GLAZING TO PART BALUSTRADE</p>  <p>2</p>	<p>TEXTURE CONCRETE PANEL</p>  <p>3</p>	<p>WHITE MINERAL PAINT</p>  <p>8</p>	<p>WHITE ALUMINIUM SCREEN</p>  <p>9</p>
<p>CLEAR GLAZED BALUSTRADE WITH ALUMINIUM TOP RAIL</p>  <p>4</p>	<p>ALUMINIUM FRAMED WINDOWS AND DOORS</p>  <p>5</p>	<p>DARK MINERAL PAINT</p>  <p>7</p>	<p>VERTICAL BATTEN SCREENING</p>  <p>6</p>	<p>DARK ALUMINIUM VERTICAL SEAM CLADDING</p>  <p>10</p>



01 SOUTH ELEVATION  
1:100

ELEVATION - SOUTH  
TP-16  
5 CHESTERVILLE RD  
CHELTENHAM  
As Indicated



20-Aug-18 2:58:34 PM

### MATERIALS SCHEDULE



01 EAST ELEVATION

ELEVATION - EAST  
 TP-17  
 5 CHESTERVILLE RD  
 CHELTENHAM  
 As Indicated

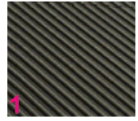


20-Aug-18 2:58:35 PM



# MATERIALS SCHEDULE

CONCRETE TEXTURE PANEL



1

OBSCURE WHITE FROSTED GLAZING TO PART BALUSTRADE



2

TEXTURE CONCRETE PANEL



3

WHITE MINERAL PAINT



8

DARK MINERAL PAINT



7

WHITE ALUMINIUM SCREEN



9



CLEAR GLAZED BALUSTRADE WITH ALUMINIUM TOP RAIL

4



ALUMINIUM FRAMED WINDOWS AND DOORS

5



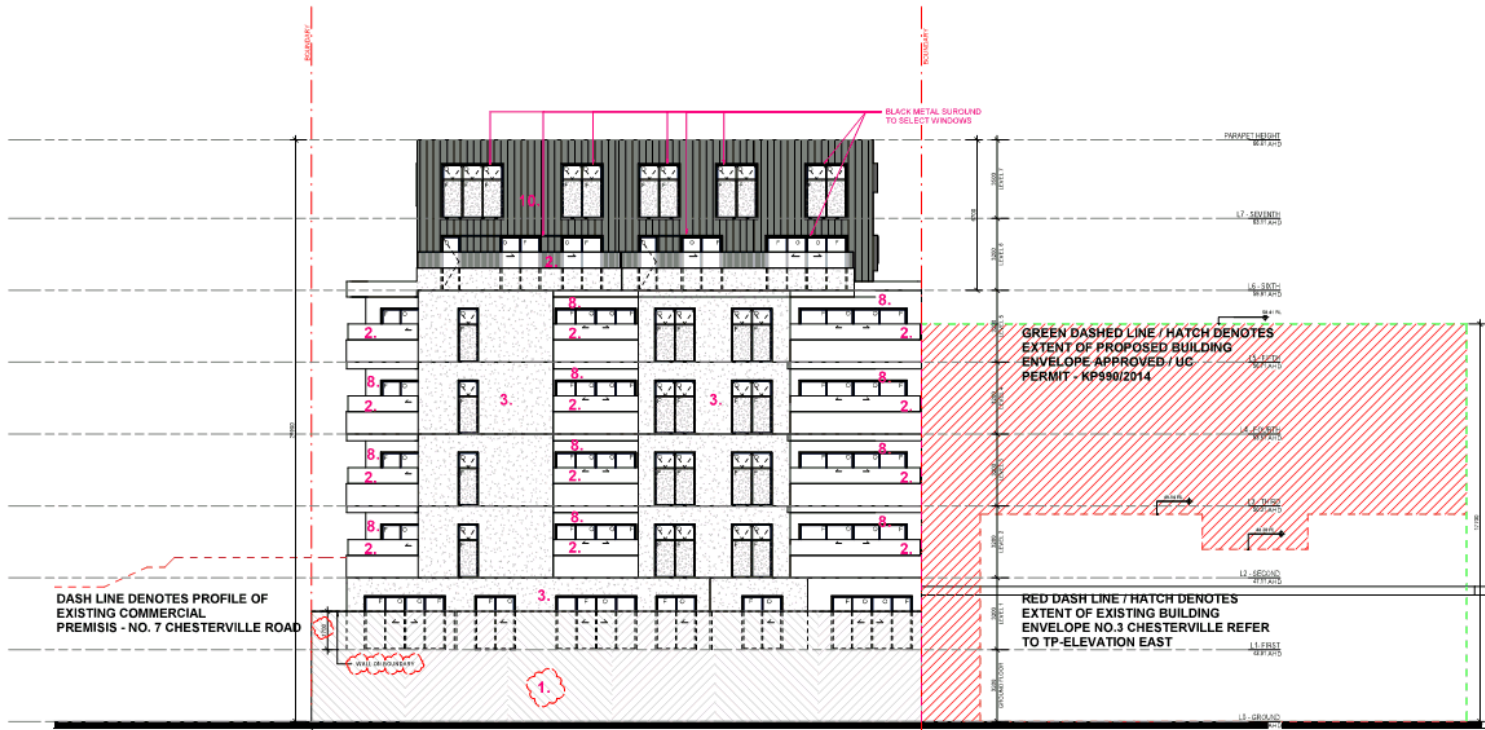
VERTICAL BATTEN SCREENING

6



DARK ALUMINIUM VERTICAL SEAM GLAZING

10

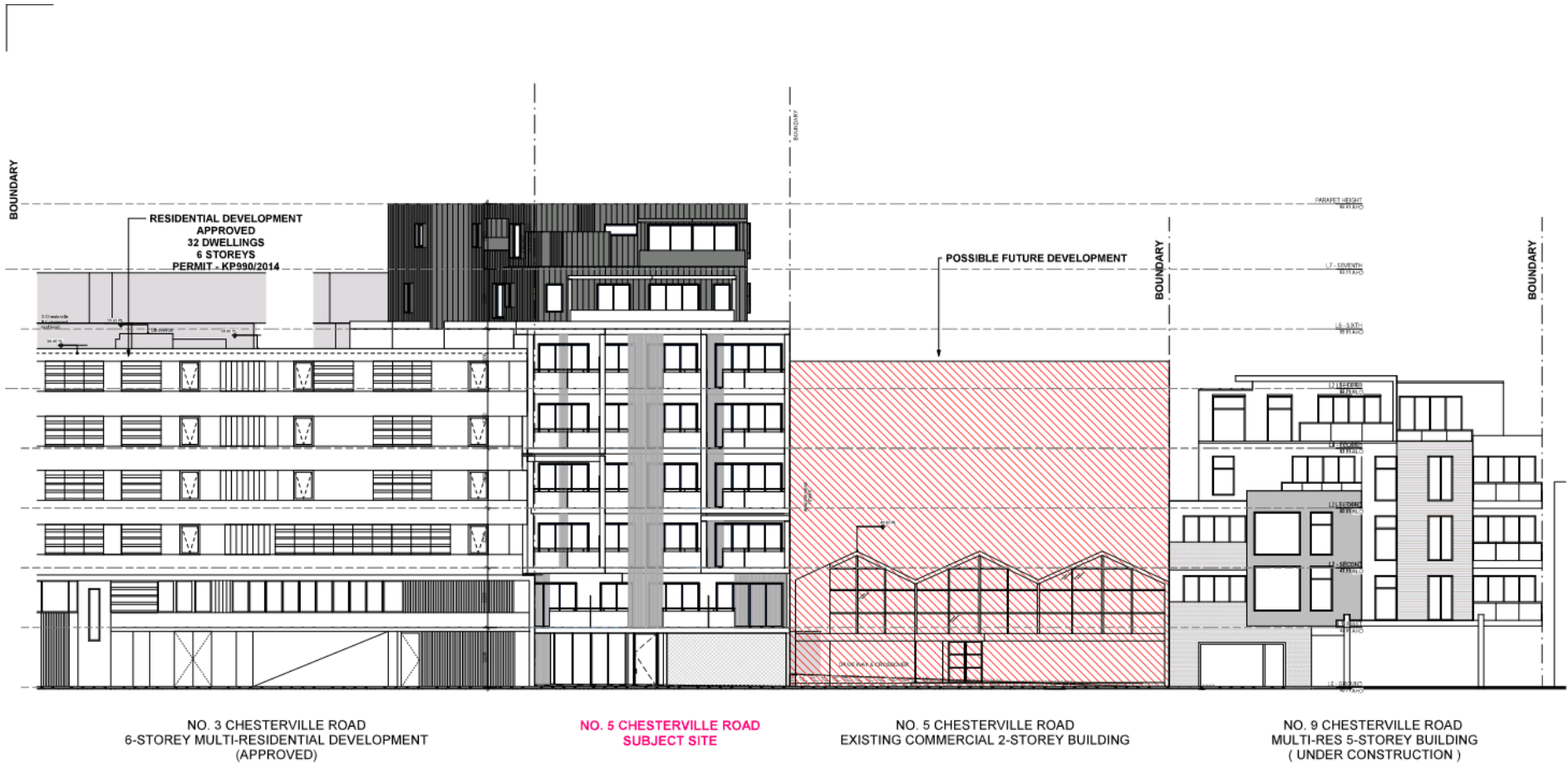


01 WEST ELEVATION

ELEVATION - WEST  
TP-18  
5 CHESTERVILLE RD  
CHELTENHAM  
As Indicated



20-Aug-18 2:58:36 PM



NO. 3 CHESTERVILLE ROAD  
6-STOREY MULTI-RESIDENTIAL DEVELOPMENT  
(APPROVED)

NO. 5 CHESTERVILLE ROAD  
SUBJECT SITE

NO. 5 CHESTERVILLE ROAD  
EXISTING COMMERCIAL 2-STOREY BUILDING

NO. 9 CHESTERVILLE ROAD  
MULTI-RES 5-STOREY BUILDING  
( UNDER CONSTRUCTION )

01 STREETScape - PROPOSED  
1:100



NO. 3 CHESTERVILLE



SUBJECT SITE  
NO. 5 CHESTERVILLE

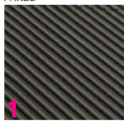









NO. 7 CHESTERVILLE

STREETScape  
TP-19  
5 CHESTERVILLE RD  
CHELTENHAM  
1:100

20-Aug-18 2:58:37 PM



### MATERIALS SCHEDULE

<p>CONCRETE TEXTURE PANEL</p>  <p>1</p>	<p>OBSCURE WHITE FROSTED GLAZING TO PART BALUSTRADE</p>  <p>2</p>	<p>TEXTURE CONCRETE PANEL</p>  <p>3</p>	<p>WHITE MINERAL PAINT</p>  <p>8</p>	<p>WHITE ALUMINIUM SCREEN</p>  <p>9</p>
<p>CLEAR GLAZED BALUSTRADE WITH ALUMINIUM TOP RAIL</p>  <p>4</p>	<p>ALUMINIUM FRAMED WINDOWS AND DOORS</p>  <p>5</p>	<p>DARK MINERAL PAINT</p>  <p>7</p>	<p>VERTICAL BATTEN SCREENING</p>  <p>6</p>	<p>DARK ALUMINIUM VERTICAL SEAM CLADDING</p>  <p>10</p>



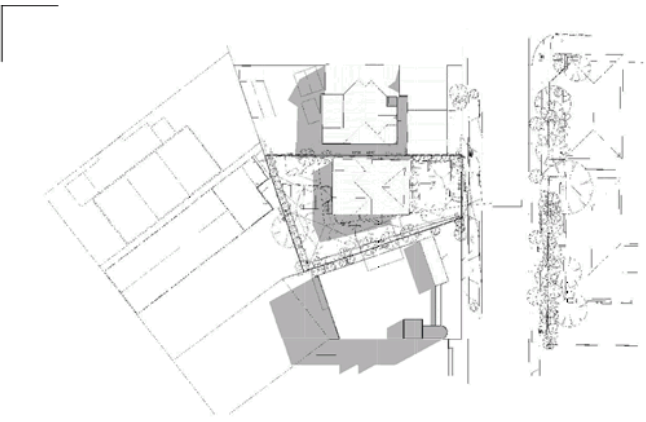
03 SECTION



20-Aug-18 2:58:39 PM

SECTION  
TP-20  
5 CHESTERVILLE RD  
CHELTENHAM  
As Indicated

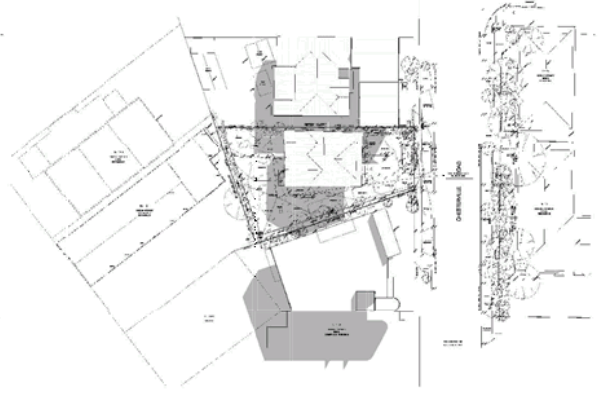




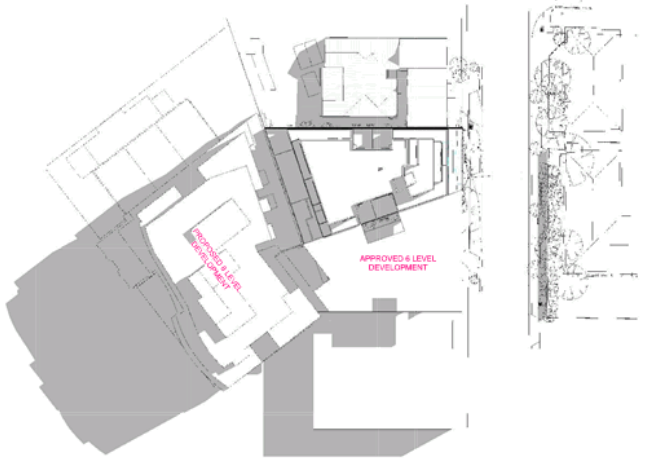
01 SHADOW DIAGRAM AT 9 AM (EXISTING)  
1:500



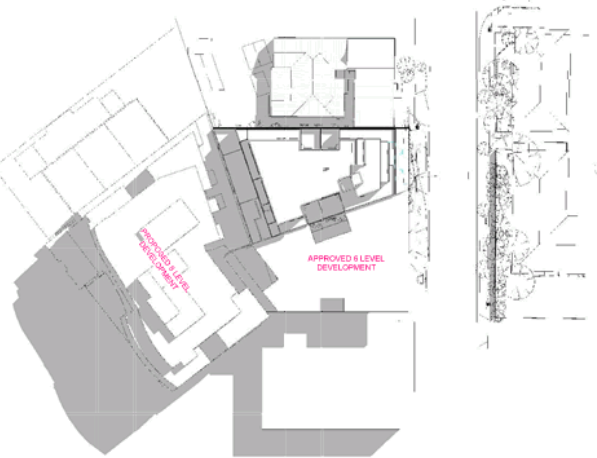
02 SHADOW DIAGRAM AT 10 AM (EXISTING)  
1:500



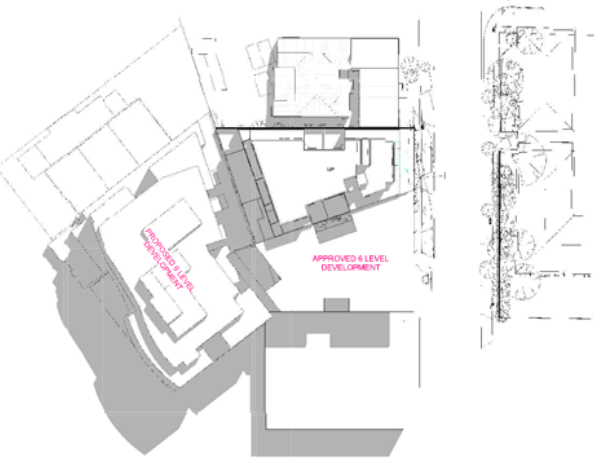
03 SHADOW DIAGRAM AT 11 AM (EXISTING)  
1:500



04 SHADOW DIAGRAM AT 9 AM (PROPOSED)  
1:500



05 SHADOW DIAGRAM AT 10 AM (PROPOSED)  
1:500



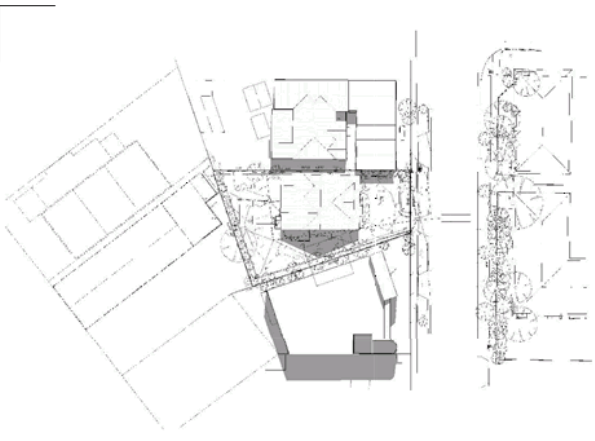
06 SHADOW DIAGRAM AT 11 AM (PROPOSED)  
1:500



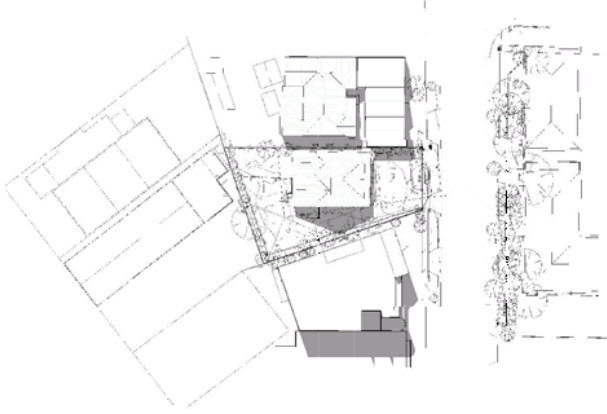
SHADOW  
DIAGRAMS 9,10,11  
AM  
TP-21  
5 CHESTERVILLE RD  
CHELTENHAM  
1:500  
03-Nov-17 9:54:22 AM



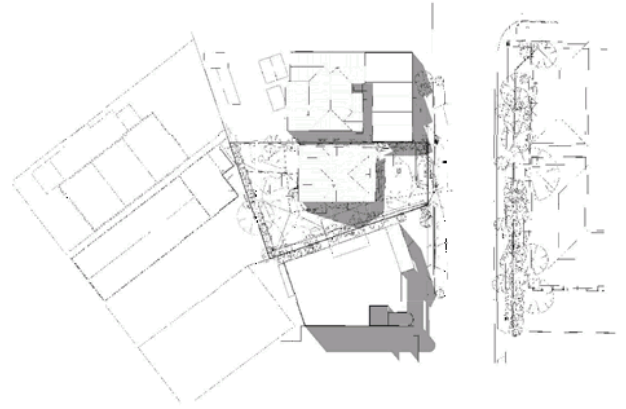




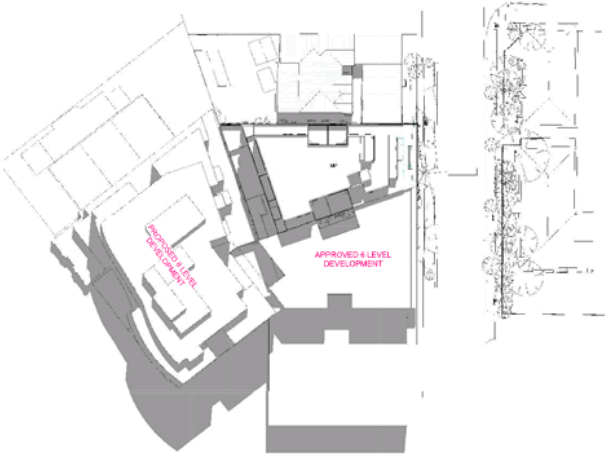
01 SHADOW DIAGRAM AT 12PM (EXISTING)  
1:500



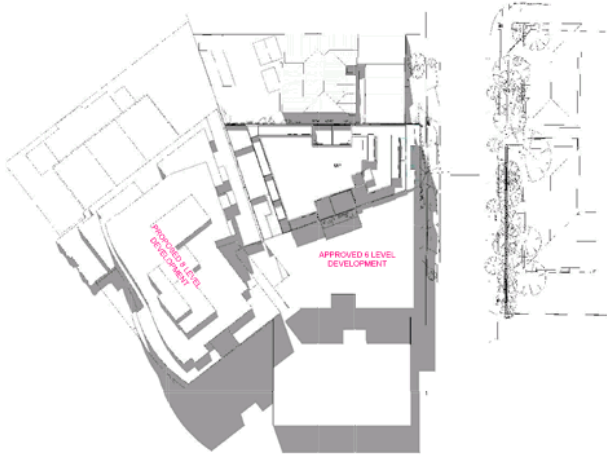
02 SHADOW DIAGRAM AT 1PM (EXISTING)  
1:500



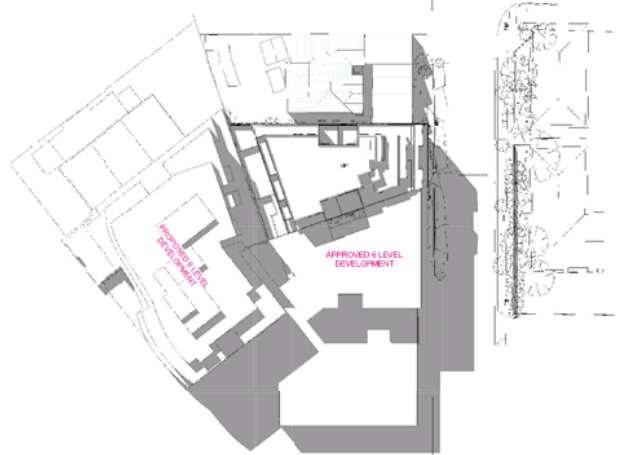
03 SHADOW DIAGRAM AT 2PM (EXISTING)  
1:500



04 SHADOW DIAGRAM AT 12 PM (PROPOSED)  
1:500



05 SHADOW DIAGRAM AT 1PM (PROPOSED)  
1:500



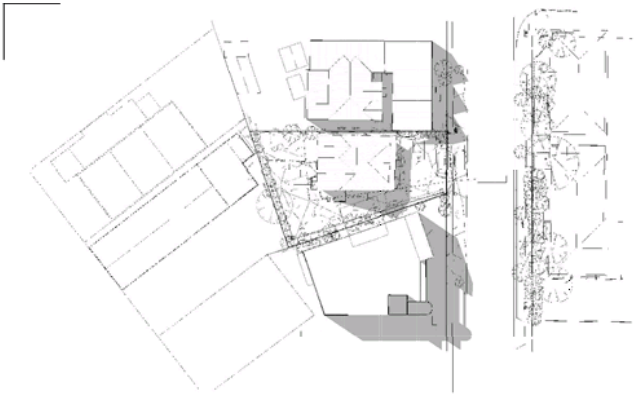
06 SHADOW DIAGRAM AT 2PM (PROPOSED)  
1:500



03-Nov-17 9:55:27 AM

SHADOW  
DIAGRAMS 12.1.2  
PM  
17-22  
5 CHESTERVILLE RD  
CHELTENHAM  
1:500

**F**  
Finnis  
Architects



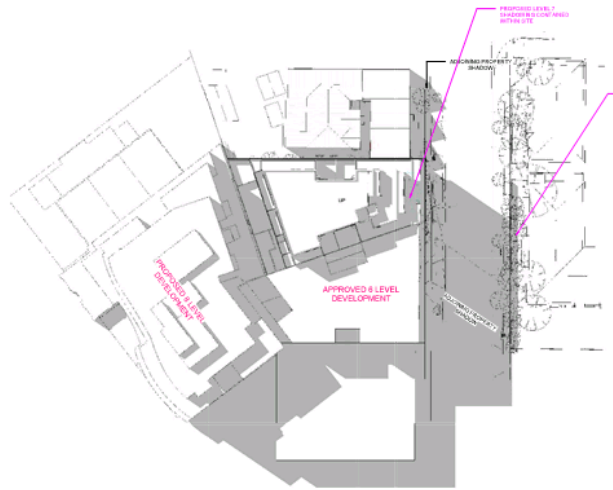
01 SHADOW DIAGRAM AT 3PM (EXISTING)  
1:500



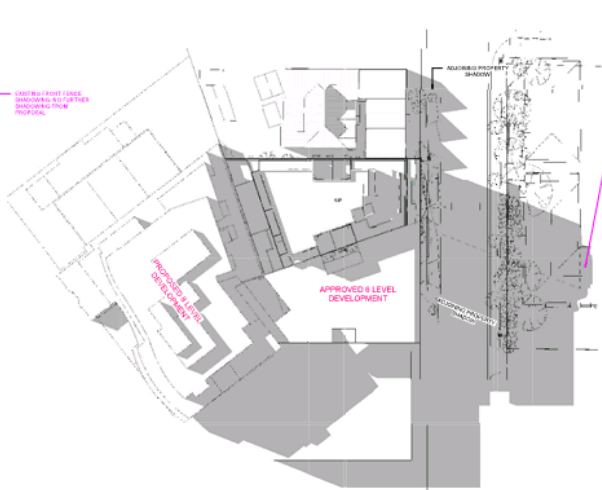
03 SHADOW DIAGRAM AT 4PM (EXISTING)  
1:500



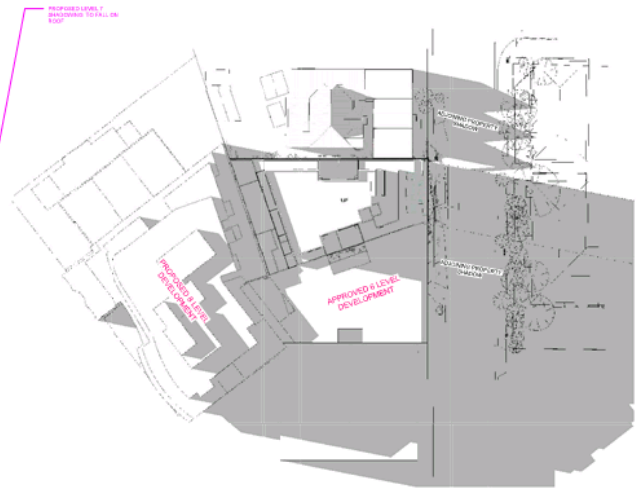
04 SHADOW DIAGRAM AT 5PM (EXISTING)  
1:500



02 SHADOW DIAGRAM AT 3PM (PROPOSED)  
1:500



05 SHADOW DIAGRAM AT 4PM (PROPOSED)  
1:500

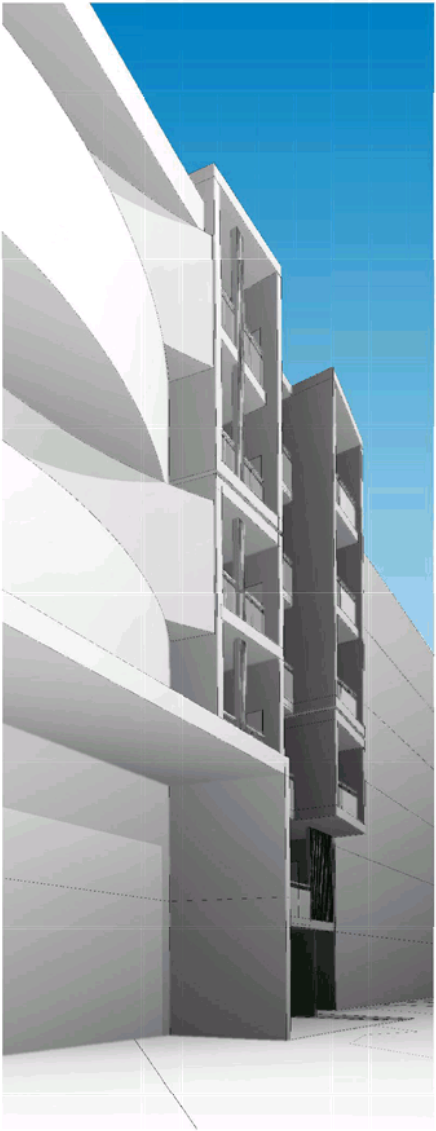


06 SHADOW DIAGRAM AT 5PM (PROPOSED)  
1:500

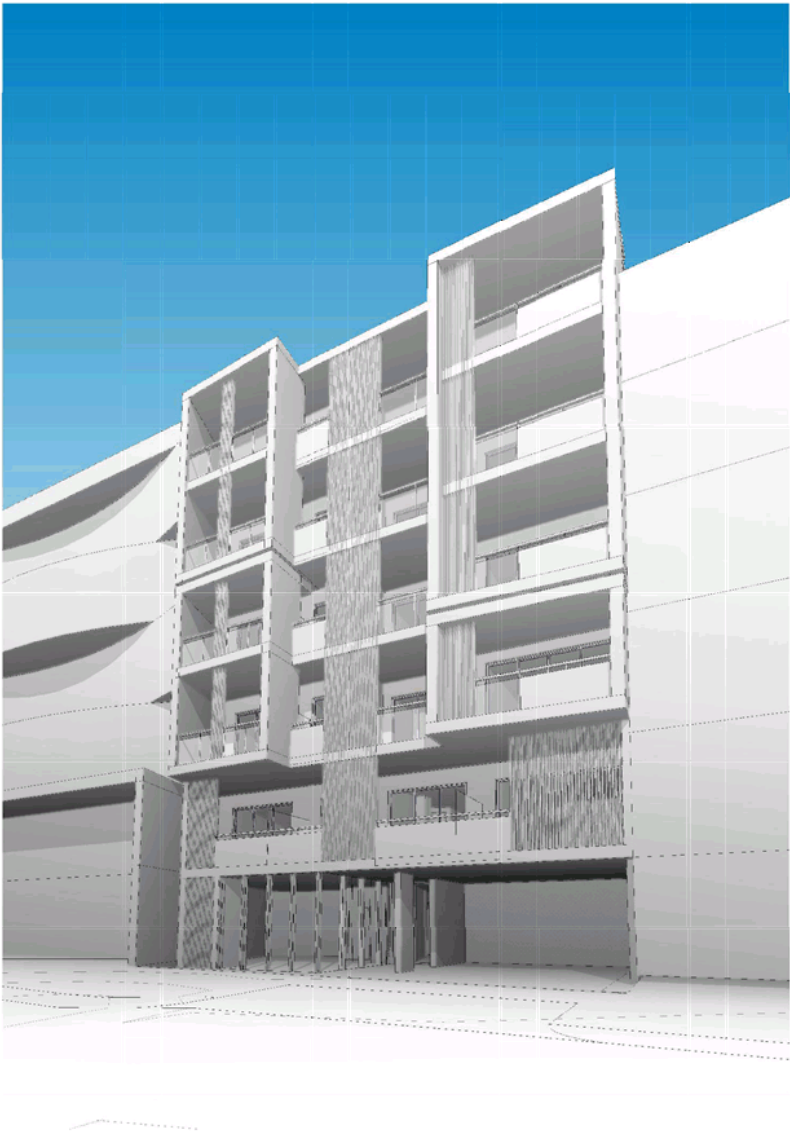


SHADOW  
DIAGRAMS 3 PM  
TP-23  
3 CHESTERVILLE RD  
CHELTENHAM  
1:500  
03-Nov-17 9:56:34 AM





01 VIEW 1



02 VIEW 2



03 CAMERA VIEW KEY  
1:500

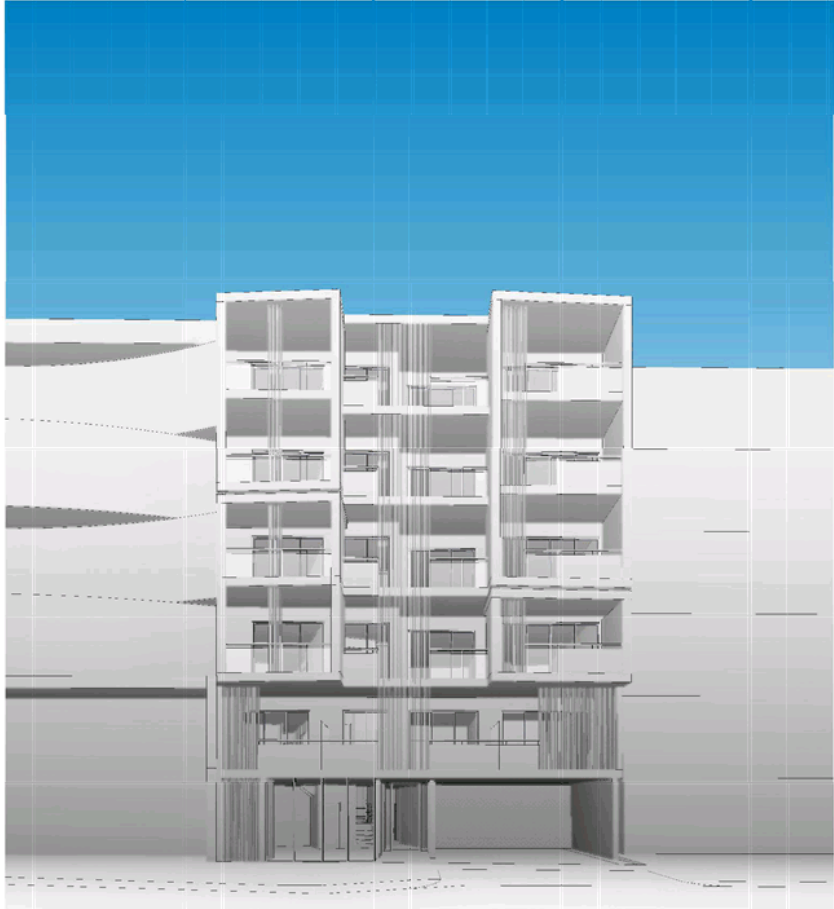
03-Nov-17 9:57:26 AM  
FACADE  
PERSPECTIVES  
TP-24  
5 CHESTERVILLE RD  
CHELTENHAM  
1:500  
REV



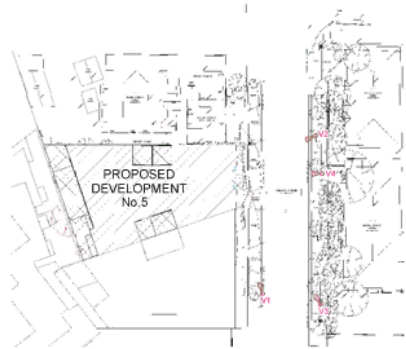




01 VIEW 3



02 VIEW 4



03 CAMERA VIEW KEY  
1:500

03-Nov-17 9:58:12 AM  
FACADE  
PERSPECTIVES  
TP-25  
5 CHESTERVILLE RD  
CHELTENHAM  
1:500  
REV



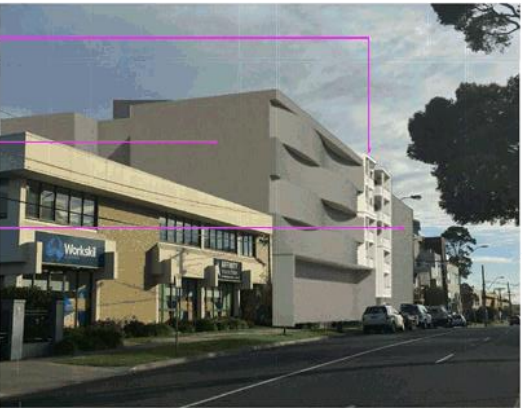


Perspective 1 Photo

PROPOSED DEVELOPMENT  
AT CORNER OF 5 CHESTERVILLE RD

EXISTING DEVELOPMENT  
200-200000

PROPOSED FUTURE  
DEVELOPMENT AT  
CORNER OF 5 CHESTERVILLE RD



Perspective 2 Photo

PROPOSED DEVELOPMENT  
AT CORNER OF 5 CHESTERVILLE RD

EXISTING DEVELOPMENT  
200-200000

PROPOSED FUTURE  
DEVELOPMENT



Perspective 3 Photo

PROPOSED DEVELOPMENT  
AT CORNER OF 5 CHESTERVILLE RD



PROPOSED DEVELOPMENT  
AT CORNER OF 5 CHESTERVILLE RD

EXISTING DEVELOPMENT  
200-200000

PROPOSED FUTURE  
DEVELOPMENT

Photo Key



STREET  
PERSPECTIVES  
TP-26  
5 CHESTERVILLE RD  
CHELTENHAM  
1 : 500  
REV

**Finnis**  
Architects

03-Nov-17 9:58:58 AM

# Planning Committee Meeting

17 October 2018

Agenda Item No: 4.5

## 32-64 LINTON STREET MOORABBIN - COMBINED AMENDMENT C166 AND PLANNING PERMIT KP18/121

Contact Officer: Amber Swales, Strategic Planner

### Purpose of Report

This report details submissions received in relation to combined Planning Scheme Amendment C166 and Planning Permit Application KP18/121. The report recommends that the Planning Committee adopt Amendment C166 and submit it and Planning Permit Application KP18/121 to the Minister for Planning for approval.

### 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 the Planning Committee:

1. Adopt combined Planning Scheme Amendment C166 and Planning Permit Application KP18/121.
2. Submit the Amendment and Planning Permit to the Minister for Planning for approval.

### 1. Executive Summary

Amendment C166 and Planning Permit Application KP18/121 was submitted by 10 Consulting Group acting on behalf of St Kilda Football Club. Amendment C166 seeks to amend the Schedule to the Public Park and Recreation Zone of the Kingston Planning Scheme to change the advertising sign provisions for 32-64 Linton Street, Moorabbin (Moorabbin Reserve) from Category 4 to Category 3. This change will facilitate new signage at the site. Planning Permit approval is also sought for new signage (refer to plans at Appendix 1).

The Amendment and Planning Permit Application were placed on public exhibition for a period of four (4) weeks between 14 June 2018 and 16 July 2018. During exhibition of the Amendment one submission was received. This submission was subsequently withdrawn.

The combined Amendment and Planning Permit Application is considered to be consistent with State and Local Planning Policy. This report recommends that Council adopt the Amendment and submit it to the Minister for Planning for approval.

### 2. Background

Amendment C166 was submitted by 10 Consulting Group acting on behalf of the St Kilda Football Club, the current occupiers of Moorabbin Reserve. A concurrent Planning Permit Application was made pursuant to Section 96A of the *Planning and Environment Act 1987* to develop the land for construction and display of business identification signage (including internally illuminated signage) (KP18/121).

At its Ordinary Meeting of Council on 26 March 2018, Council resolved:

1. *Subject to receipt of a Lux Plan Diagram illustrating the light spill from all illuminated signage, request Authorisation from the Minister for Planning to prepare combined Planning Scheme Amendment C166 and Planning Permit Application (KP18/121).*
2. *Exhibit Planning Scheme Amendment C166 to the Kingston Planning Scheme and Planning Permit application (KP18/121) in accordance with the Planning and Environment Act 1987 if authorisation is granted by the Minister for Planning to prepare the amendment.*

The required Lux Plan Diagram was submitted on 25 May 2018. Authorisation to prepare the combined Amendment and Planning Permit Application was subsequently received from the Minister for Planning on 30 April 2018.

The Amendment and Planning Permit Application was placed on public exhibition for a period of four (4) weeks between 14 June 2018 and 16 July 2018. During exhibition of the Amendment one submission was received, noting that this submission was later withdrawn.

### **3. Discussion**

#### **3.1 Council Plan Alignment**

Goal 1 - Our well-planned, liveable city supported by infrastructure to meet future needs

Direction 1.2 - Effectively influence the urban and architectural design of the City

The Amendment is consistent with the Council Plan as it appropriately provides signage for the new St Kilda Football Club facilities, a key regional sporting hub within Kingston. This will allow for the appropriate identification of the venue and encourage the use of these facilities by the community.

#### **3.2 Consultation/Internal Review**

Amendment C166 was placed on public exhibition for a period of four (4) weeks between 14 June 2018 and 16 July 2018. Notice was given as follows:

- Notice of the Amendment was published in the Victorian Government Gazette on 14 June 2018.
- Notice of the Amendment was published in the Moorabbin Leader on 13 June 2018.
- Direct notification was sent via ordinary mail to adjoining landowners and occupiers potentially affected by the Amendment, including Glen Eira residents, on 11 June 2018.
- Amendment documents were made available on Council's website and the Department of Environment, Land, Water and Planning website from 13 June 2018.
- Amendment documents were made available for viewing at the Cheltenham and Chelsea Customer Service Centres.

During exhibition of the Amendment one objecting submission was received from a local resident.

In addition to this, responses were received from the Department of Environment, Land, Water, and Planning on behalf of Lisa Neville, Minister for Water and Lily D'Ambrosio, Minister for Energy, Environment and Climate Change indicating no objection to the proposed Amendment or Planning Permit.

### **3.3 Operation and Strategic Issues**

#### **3.3.1 Submissions Received**

During exhibition of the Amendment one objecting submission was received from a local resident. The key issues identified in the submission related to undue removal of trees and/or vegetation to allow for the installation of the advertising signs.

Following a meeting between Council officers and the submitter, where it was explained that all but one of the signs would be attached to the buildings and that their installation would necessitate no removal of vegetation, the submission was withdrawn.

#### **3.3.2 Strategic Justification**

The Amendment supports and implements the State Planning Policy Framework as it will allow for the proper identification of the Moorabbin Reserve sporting and community facilities in accordance with Clause 52.05 – Signs.

Council's Outdoor Advertising Signage Policy (Clause 22.15) applies to the proposal and to all land where a planning permit is required to construct or display a sign. The Amendment and Planning Permit Application are both considered to be consistent with the intent of this policy by proposing signage that is designed to be respectful of the surrounding residential area, while providing for suitable business identification and wayfinding.

#### **3.3.3 Zoning Controls**

The site is zoned Public Park and Recreation Zone (PPRZ). The purpose of the PPRZ is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Recognise areas for public recreation and open space.
- Protect and conserve areas of significance where appropriate.
- Provide for commercial uses where appropriate.

Clause 52.05 – Signs designates the types of signs allowed in each zone using four categories. At present all PPRZ areas in Kingston fall within Category 4 of the advertising sign requirements. This means that only limited signage is permissible, and that promotion signs such as those proposed by the St Kilda Football Club are prohibited.

The amendment application seeks to amend the Schedule to the PPRZ to change the advertising provisions for 32-64 Linton Street, Moorabbin from 'Category 4 - Sensitive use' to 'Category 3 - High amenity areas' (Appendix 2). Changing the category to Category 3 would allow for the installation of business identification signs on the subject site, subject to planning permit approval.



The purpose of the Category 3 restriction is “to ensure that signs in high-amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area”. The signage proposed by the St Kilda Football club is permitted under Category 3 subject to the granting of a planning permit.

**3.3.4 Overlay Controls**

A Special Building Overlay applies to parts of the site. Signage is exempt from requiring a permit under the provisions of the Special Building Overlay.

**3.3.5 Signage Application**

The applicant has submitted a Planning Permit Application (KP18/121) for the construction and display of business identification signage (including internally illuminated signage) in accordance with the attached plans (Appendix 1).

The proposed signage provides for a range of business identification signs relevant to the St Kilda Football Club operations. The proposed signage is considered to be consistent with the Category 3 designation which seeks to achieve signage outcomes appropriate within a residential context.

The Statutory Planning Department have carried out their assessment of the proposed signage and make the following comments:

- The signs are limited to eight (8) and are well dispersed across the site to avoid visual clutter.
- Only five (5) of the signs will be visible from Linton Street.
- The signs are reflective of a typical sporting stadium corporate branding.
- The tones and pallet of the corporate colours are considered vibrant (yellow) however, not loud and offensive to the neighbouring residential interface to the west.
- With exception to Sign 1 which is a blade sign (5 metres in height from ground level), the signs are not stand alone, they are fixed to structures, that is the sign itself will not unreasonably impact on the views and vistas or the area as the structure is existing.
- Where the sign is fixed to the stadium structure and associated buildings it only occupies a small section of the entire elevation to achieve its corporate branding outcome. The signage is not considered a saturation upon the structure in terms of scale and form.
- The proposed signs to be illuminated will be restricted by the hours the stadium is operating. The lux levels generated by the illuminated signs are considered acceptable and will not create any unreasonable offsite amenity impact, ie light spill or reflection.
- The proposed signs are not considered to be a safety hazard and would not dazzle or distract drivers due to size, design or colouring.

The draft Planning Permit is attached to this report at Appendix 3.

**4. Conclusion**

Amendment C166 and Planning Permit Application KP18/121 have been exhibited and one submission was received opposing the Amendment and Planning Permit Application. Following a meeting between officers and the submitter, the submission was subsequently withdrawn. It is recommended that Council adopt the Amendment and submit it to the Minister for Planning for approval.

**Appendices**

Appendix 1 - Development Plans v4 - Exhibition (Ref 18/80547) [↓](#)

Appendix 2 - Kingston C166 Clause 36.02 Schedule Exhibition (Ref 18/83014) [↓](#)

Appendix 3 - Draft Planning Permit - Exhibition (Ref 18/81389) [↓](#)

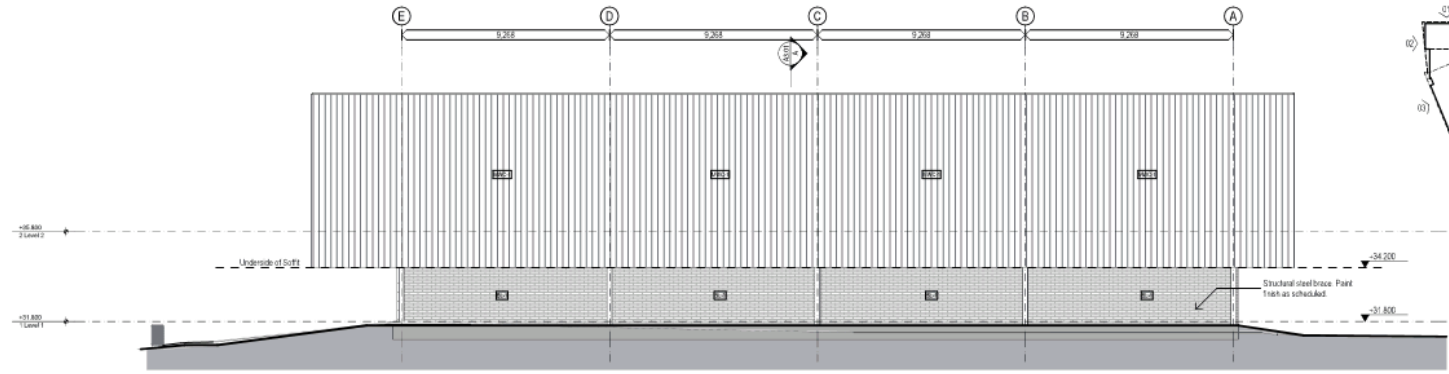
Author/s: Amber Swales, Strategic Planner  
Reviewed and Approved By: Rita Astill, Team Leader Strategic & Environmental Planning  
Paul Marsden, Manager City Strategy  
Jonathan Guttmann, General Manager Planning and Development



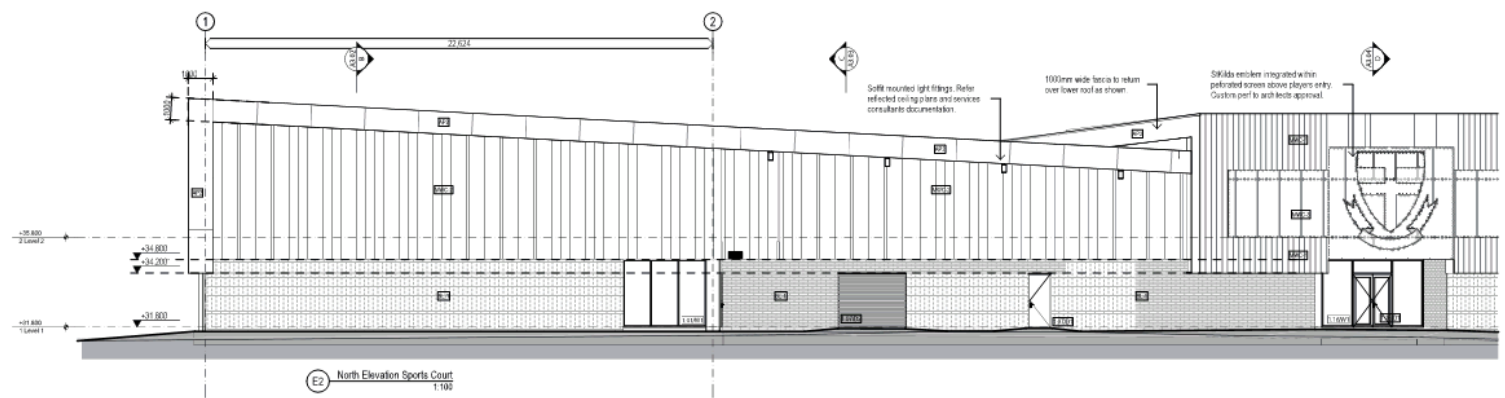
# 4.5

## **32-64 LINTON STREET MOORABBIN - COMBINED AMENDMENT C166 AND PLANNING PERMIT KP18/121**

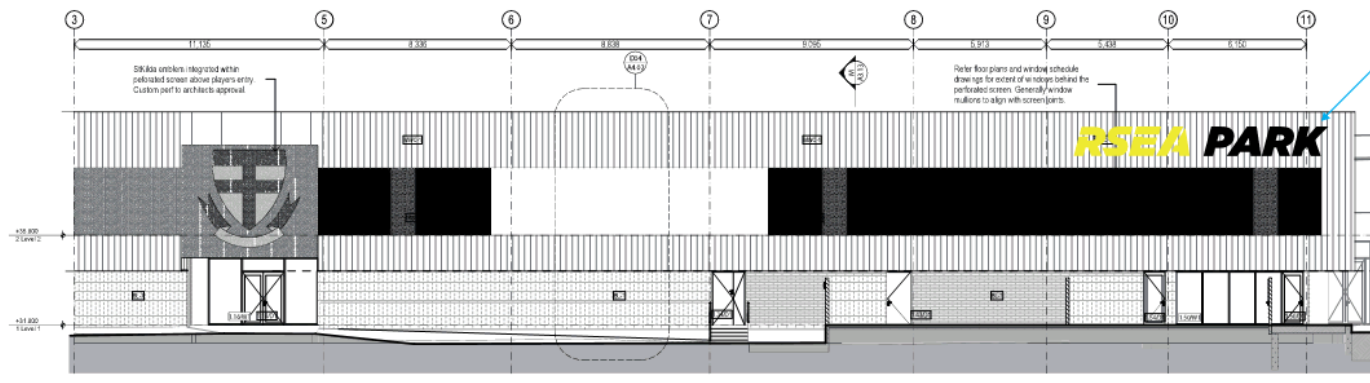
<b>1</b>	<b>Development Plans v4 - Exhibition .....</b>	<b>213</b>
<b>2</b>	<b>Kingston C166 Clause 36.02 Schedule Exhibition.....</b>	<b>219</b>
<b>3</b>	<b>Draft Planning Permit - Exhibition .....</b>	<b>221</b>



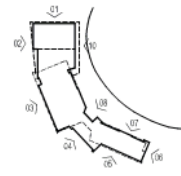
E1 East Elevation Sports Court  
1:100



E2 North Elevation Sports Court  
1:100



E3 North Elevation St Kilda  
1:100



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Scale: 1:20 for Street Plans  
1:100 for Elevation  
1:10 for Section  
www.williamsross.com

CLADDING TYPES

- 0101** Metal Wall Cladding - Colour: XXXX  
"Tuffskin Finexx Holedges" wall cladding fixed vertically over girts. Provide ceiling and cavity insulation to achieve R 3.5 to be building envelope.
- 0102** Metal Wall Cladding - Colour: XXXX  
"Tuffskin Accost 3P" wall cladding fixed vertically over girts. Provide ceiling and cavity insulation to achieve R 3.5 to be building envelope.
- 0103** Perforated Aluminium Screen - Powdercoated finish  
"Taskalugrip - Alum 150" open weave perforated panels fixed over vertical balusters over steel girts.
- 02** Aluminium Composite Panels - White TBC (protected aluminium core to meet non-combustibility requirements of NBC)  
Aluminium panels fixed over proprietary laming channels. Provide ceiling and cavity insulation to achieve R 3.5 to be building envelope.
- 03** Aluminium Composite Panels - Black TBC (protected aluminium core to meet non-combustibility requirements of NBC)  
Aluminium panels fixed over proprietary laming channels.
- 04** 30 Thick x 400 Long x 50 High Concrete Blocks  
Fixed over vertical balusters.  
Provide ceiling and cavity insulation to comply to achieve R 3.5 to be building envelope.  
Blockwork to be laid as follows:  
10% - Acoustic Masonry / Thermal Break / Vapour  
15% - Acoustic Masonry / Thermal Break / Vapour  
75% - Acoustic Masonry / Thermal Break / Vapour
- 05** Stone Block Compressed Concrete Sheet Cladding fixed over proprietary laming channels. Provide background cavity insulation to achieve R 3.5 to be building envelope. External weather coat finish.
- 06** Polyethylene Translucent Wall Cladding  
Dependent on layer proprietary wall cladding system 2 layers of 1500mm thick multi cell polycarbonate with cavity fixed into proprietary slip frame.

AIR TIGHTNESS

Refer specification for sealing of all joints in the external building envelope to achieve an airtightness as specified.  
Common junction types typically include (but may not be limited to) the following:  
- Gypsum rock to metal wall cladding  
- Wall cladding to window framing  
- Polypropylene mesh over gutter to parapet finish & roof  
- All external penetrations including windows & doors

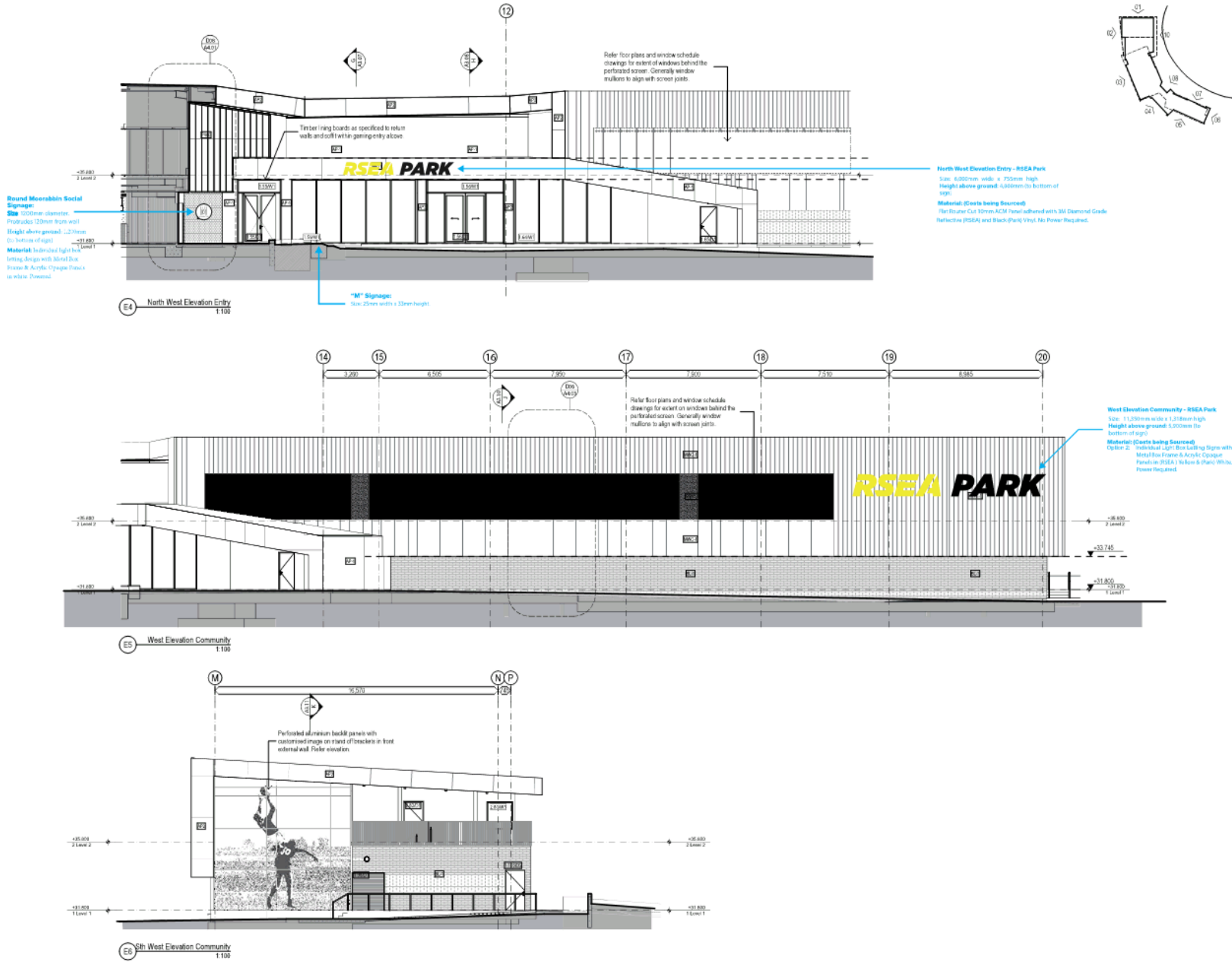
North Elevation St Kilda - RSEA Park  
Size: 10,350mm wide x 1,510mm high  
Material (Costs being sourced)  
Height above ground: 7,800mm (to bottom of sign)

Option 2: Individual Light Box Lettering Signs with Metal Box Frame  
Acrylic Character Panels in RSEA Yellow & Purple with Power Required.

Code	Description	Quantity
01	Steel Wall Cladding	100000
02	Aluminium Composite Panels	200000
03	Aluminium Composite Panels	100000
04	Concrete Blocks	100000
05	Stone Block Compressed Concrete	100000
06	Polyethylene Translucent Wall Cladding	100000

**williams ross architects**  
St Kilda Football Club  
**Moorabbin Reserve**  
**Redevelopment**  
Elevations

April 2017  
1:100  
1:200  
**A1.12 A**



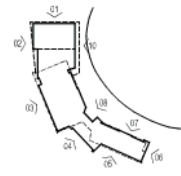
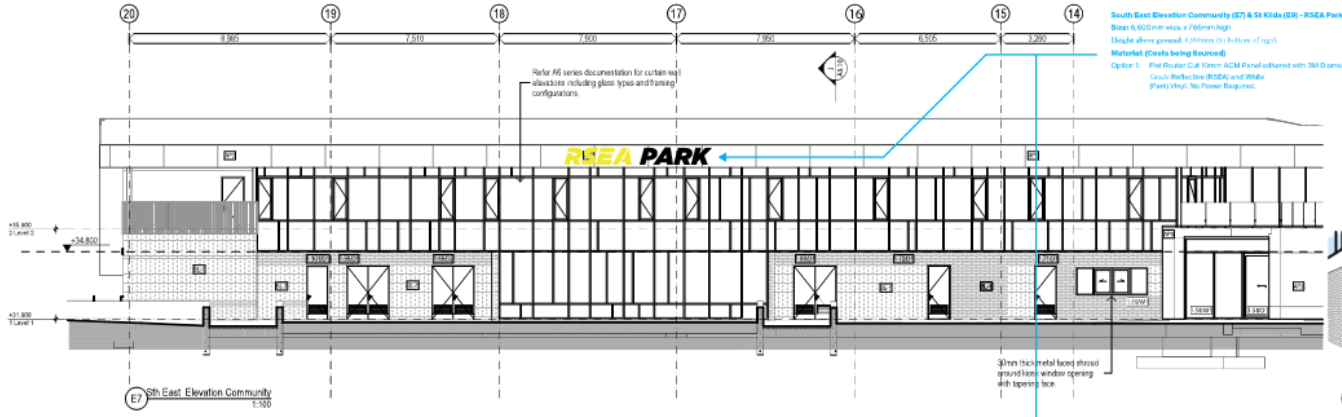
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Scale: 1:100  
 Date: 17/04/2017  
 Project: Moorabbin Reserve Redevelopment  
 Author: Williams Ross Architects  
 7/111 3401 2014  
 www.williamsross.com

Code	Description	Quantity
1	Brick to the Mullion 100	10000
2	1000mm x 1000mm Panel	20000
3	1000mm x 1000mm Panel	20000
4	1000mm x 1000mm Panel	20000
5	1000mm x 1000mm Panel	20000
6	1000mm x 1000mm Panel	20000
7	1000mm x 1000mm Panel	20000
8	1000mm x 1000mm Panel	20000
9	1000mm x 1000mm Panel	20000
10	1000mm x 1000mm Panel	20000

**williams ross architects**  
 St Kilda Football Club  
**Moorabbin Reserve Redevelopment**  
 Elevations

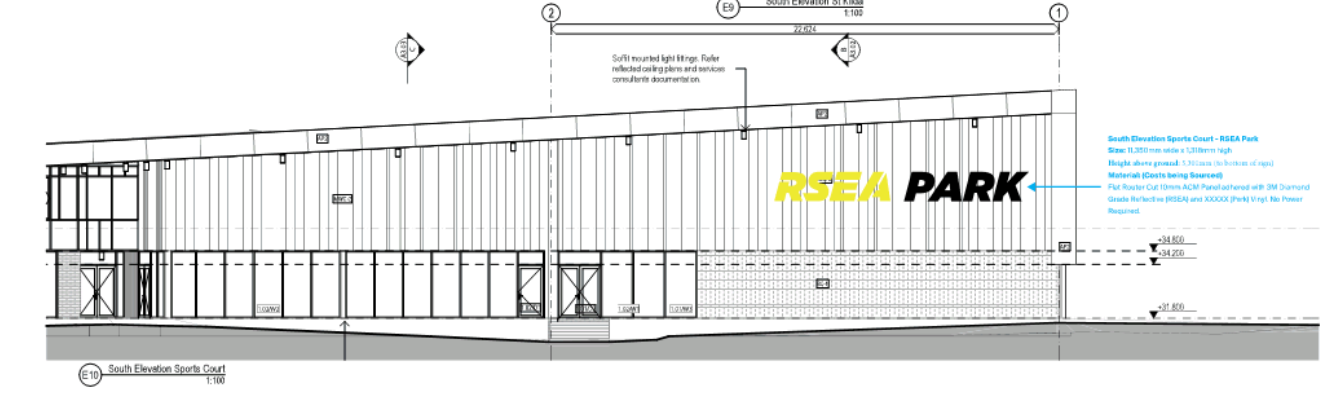
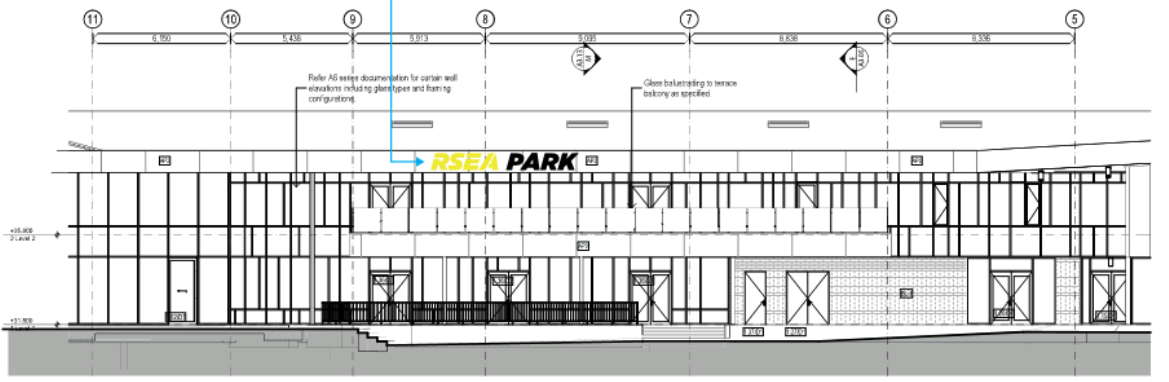
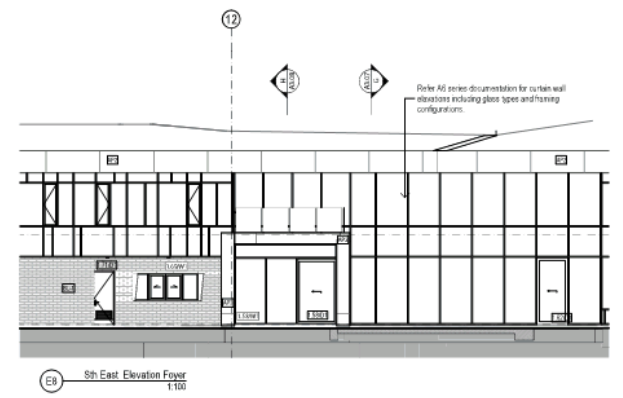
April 2017  
 1:100  
 1026  
**A1.13 A**



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Scale: 1:50 (see sheet E7-1000)  
 Date: 11/04/2017  
 Project: St Kilda Football Club  
 Drawing: 111 of 1043 sheets  
[www.williamsross.com](http://www.williamsross.com)

- CLADDING TYPES**
- E1** Metal Wall Cladding - Colour: XXXX  
 "Tudors Finest Resiltek" wall cladding fixed vertically over girts. Provide ceiling and cavity into void to achieve R 3.5 to building envelope.
  - E2** Metal Wall Cladding - Colour: XXXX  
 "Tudors Accent 3P" wall cladding fixed vertically over girts. Provide ceiling and cavity into void to achieve R 3.5 to building envelope.
  - E3** Perforated Aluminium Screen - Powdercoated finish  
 "Landscape - Accent 150" open woven perforated panels fixed over vertical balustrade over wall girts.
  - E4** Aluminium Composite Panels - White TBC (external aluminium core to meet fire-compatibility requirements of NBC)  
 Aluminium panels fixed over proprietary framing channels. Provide ceiling and cavity into void to achieve R 3.5 to building envelope.
  - E5** Aluminium Composite Panels - Black TBC (external aluminium core to meet fire-compatibility requirements of NBC)  
 Aluminium panels fixed over proprietary framing channels.
  - E6** 30 thick x 400 long x 50 high Concrete Blocks  
 Render external face of panels.  
 Provide ceiling and cavity into void to comply to achieve R 3.5 to building envelope.  
 Detail of blocks to have as follows:  
 10% - Acoustic Masonry / Smooth Sided / Nickel  
 15% - Acoustic Masonry / Horizontal Face / Porcelain  
 15% - Acoustic Masonry / Horizontal Face / Porcelain  
 15% - Acoustic Masonry / Horizontal Face / Porcelain



- E7** 30mm thick Compressed Corrosion Steel Cladding fixed over proprietary framing channels. Provide ceiling and cavity in addition to achieve R 3.3 to building envelope. Detail external paint finish.
  - E8** Poly-carbonate Translucent FRP Cladding  
 Cladding over proprietary wall cladding system.  
 2 layers of FRP sheets must seal and penetrate with cavity fixed to proprietary clip in void.
- AIR TIGHTNESS**
- Refer specification for sealing of all joints to the external building envelope to achieve air tightness as specified.  
 Common joints types typically include (but may not be limited to) the following:  
 - Joints used to metal wall cladding  
 - Wall cladding to window framing  
 - Joints used in metal louvre systems to parapet lining & roof  
 - All external penetrations including windows & doors

Item	Description	Quantity
1	Steel Reinforcement SP	100000
2	Steel Reinforcement SP	100000
3	Steel Reinforcement SP	100000
4	Steel Reinforcement SP	100000
5	Steel Reinforcement SP	100000
6	Steel Reinforcement SP	100000
7	Steel Reinforcement SP	100000
8	Steel Reinforcement SP	100000
9	Steel Reinforcement SP	100000
10	Steel Reinforcement SP	100000
11	Steel Reinforcement SP	100000
12	Steel Reinforcement SP	100000

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 St Kilda Football Club  
**Moorabbin Reserve**  
**Redevelopment**  
 Elevations

April 2017  
 1:50  
 1:50  
**A11.4**

**I SIGNAGE PROGRAM**  
SIGN TYPES

OPTION A



PROFILE VIEW



**TYPE A**  
**PILLAR**

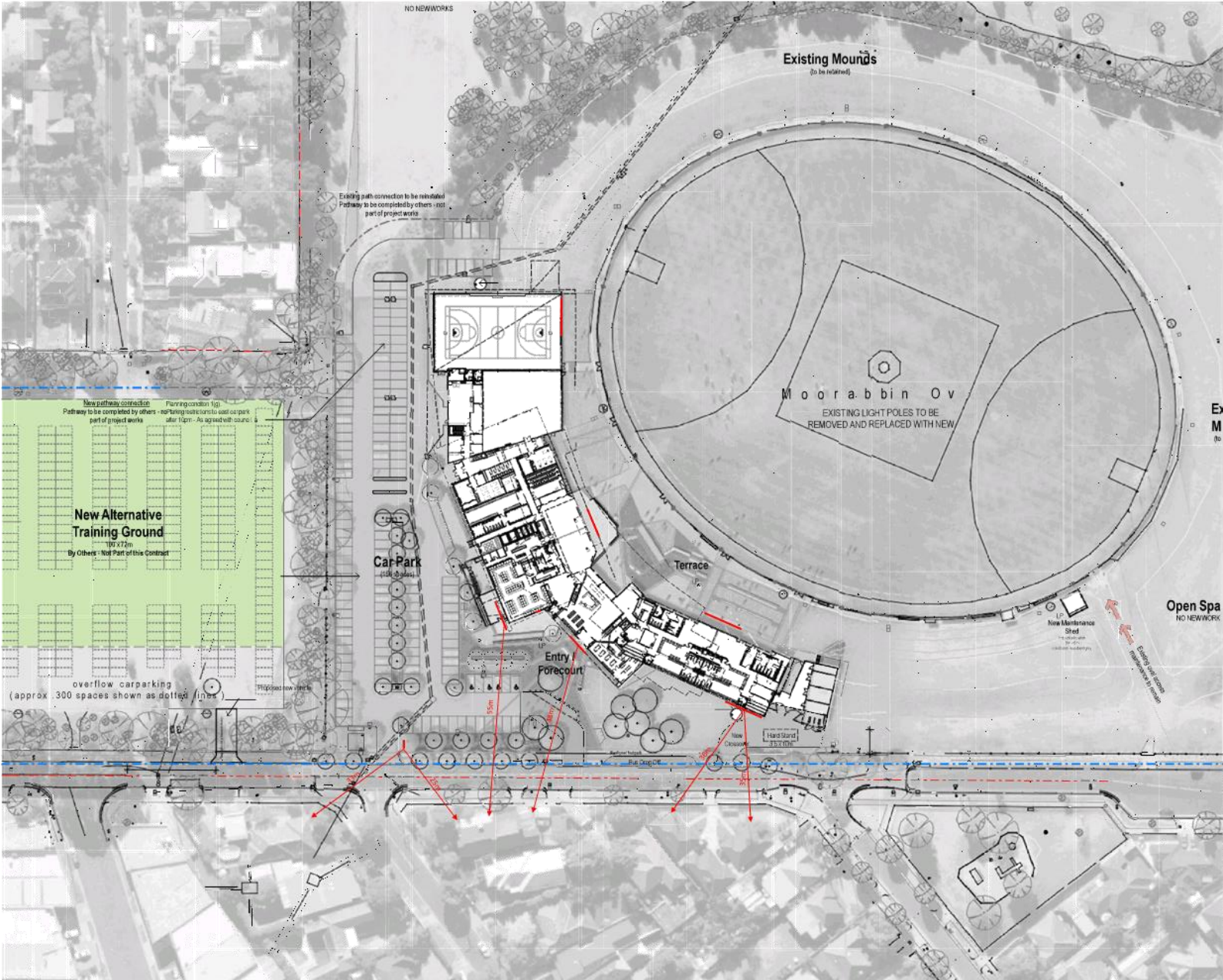
- SUBSTRATE**  
4mm laser-cut, folded Alucobond panels
  
- FRAME**  
150mm fabricated STS  
Potential for internal LED for backlit panels  
Cage for concrete footing
  
- COATING**  
Powder coating or two-pack finish (two colours)  
Anti-graffiti SAV
  
- GRAPHICS**  
SAV (one colour)  
Digitally printed SAV (clear)
  
- FIXINGS**  
Pins or cage at base for concrete footing

NB - Content is indicative only pending finalisation of architects drawings and scope.

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Scale: 1:100 (as shown)  
 Project Reference: 3001  
 Date: 11/11/2017  
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Rev	Description	Date
01	Issue for RFP	08/04/17
02	Issue for RFP	20/04/17
03	Issue for RFP	20/04/17
04	Issue for RFP	20/04/17
05	Issue for RFP	20/04/17
06	Issue for RFP	20/04/17

**williams ross architects**  
 St Kilda Football Club  
**Moorabbin Reserve Redevelopment**  
 Site Plan

April 2017  
 1:500  
 1529  
**A1.06**



## KINGSTON PLANNING SCHEME

**SCHEDULE TO THE PUBLIC PARK AND RECREATION ZONE**Proposed  
C166

<b>Public land</b>	<b>Use or development</b>	<b>Conditions</b>
None specified		

<b>Land</b>	<b>Advertising Sign Category</b>
Moorabbin Reserve, 32-64 Linton Street, Moorabbin	Category 3

---

# PLANNING PERMIT

GRANTED UNDER SECTION 96I OF THE  
PLANNING AND ENVIRONMENT ACT 1987

---

**Permit No.: KP121/2018**

**Planning scheme: Kingston Planning Scheme**

**Responsible authority: Kingston City Council**

**ADDRESS OF THE LAND:**

**THE PERMIT ALLOWS:**

**Develop the land for construction and display of business identification signage  
(including internally illuminated signage)**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

---

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

## **Construction**

2. Installation of the signs must be undertaken from within the site's Title Boundary and must not cause disruption to public safety, amenity or traffic movements, to the satisfaction of the Responsible Authority.
3. No existing landscaping may be removed as part of the works required to install the approved signs without the prior written consent of the Responsible Authority. Any vegetation which is removed must be replaced to Council's satisfaction.

## **Signage**

4. No additional signs or other advertising or identification, other than that shown on the endorsed plans, may be erected or displayed on the site without written Council consent.
5. The location and details of the signs as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
6. All signs must be located wholly within the title boundary of the land and unless where otherwise shown on the endorsed plans, must not protrude above the overall height of the building.

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## IMPORTANT INFORMATION ABOUT THIS PERMIT

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### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C166 to the Kingston Planning Scheme

### WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

### WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
  - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

### WHAT ABOUT REVIEWS?

- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.

**Permit No.: KP121/2018**

**Planning scheme: Kingston Planning Scheme**

**Responsible authority: Kingston City Council**

7. Signs must not be illuminated by external lights except with the prior written consent of the Responsible Authority.

8. The hours of signage illumination are as follows:

**Signs 1 and 3**

1700hrs – 2200hrs	Monday to Thursday: and
1700hrs – 0200hrs	the next day Friday to Sunday

**Sign 2 and 5**

1700hrs – 2200hrs	Monday to Sunday
-------------------	------------------

9. The signs must not be animated and no flashing or intermittent lights may be displayed.

10..The intensity of the light on the signs must be limited so as not to cause glare or distraction to motorists or other persons or loss of amenity in the surrounding area all to the satisfaction of the Responsible Authority.

11.Once the erection of the signs and the development have commenced they must be continued and completed to the satisfaction of the Responsible Authority.

12.The signs shown on the endorsed plans must be constructed to the satisfaction of the Responsible Authority and must be maintained to the satisfaction of the Responsible Authority.

**Time limits**

13.This permit expires 15 years from the date of issue of the permit.

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

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## IMPORTANT INFORMATION ABOUT THIS PERMIT

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### WHAT HAS BEEN DECIDED?

---

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C166 to the Kingston Planning Scheme

---

### WHEN DOES THE PERMIT BEGIN?

---

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

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### WHEN DOES A PERMIT EXPIRE?

---

1. A permit for the development of land expires if—
    - the development or any stage of it does not start within the time specified in the permit; or
    - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
    - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
  2. A permit for the use of land expires if—
    - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
    - the use is discontinued for a period of two years.
  3. A permit for the development and use of land expires if—
    - the development or any stage of it does not start within the time specified in the permit; or
    - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
    - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
    - the use is discontinued for a period of two years.
  4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
    - the use or development of any stage is to be taken to have started when the plan is certified; and
    - the permit expires if the plan is not certified within two years of the issue of the permit.
  5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.
- 

### WHAT ABOUT REVIEWS?

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- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.
-

# Planning Committee Meeting

17 October 2018

Agenda Item No: 4.6

## AMENDMENT C149 - ANOMALIES

Contact Officer: Sarah Capenerhurst, Principal Strategic Planner

### Purpose of Report

This report provides an update to the Planning Committee on the outcomes of the exhibition of Planning Scheme Amendment C149. The report recommends that Council adopt Amendment C149 and submit it to the Minister for Planning for approval.

### 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 the Planning Committee:

1. Adopt Amendment C149 to the Kingston Planning Scheme with the following changes:
  - 1.1 Removal of 2-8 Balcombe Road, Mentone at the request of VicRoads.
  - 1.2 Removal of 5 Long Island Point, Patterson Lakes at the request of Melbourne Water.
2. Submit Amendment C149 to the Minister for Planning for approval.

### 1. Executive Summary

Amendment C149 proposes to make various corrections to the mapping of zones and overlays to resolve anomalies in the Kingston Planning Scheme which were identified in the adopted Kingston Planning Scheme Review 2012. The anomalies include mapping errors, redundant overlay provisions, land affected by multiple zones and land where the zone is inconsistent with its use or ownership.

The explanatory report provided at Appendix 1 includes a list of all sites affected by the Amendment and a description of proposed changes.

The Amendment was placed on public exhibition for four (4) weeks from 15 June to 16 July 2018. During exhibition of the Amendment one submission was received from VicRoads in relation a site at 2-8 Balcombe Road, Mentone (Doris Stockton Park) and one late submission was received from Melbourne Water in relation a site at 5 Long Island Point, Patterson Lakes.

The submission received from VicRoads in relation land at 2-8 Balcombe Road objected to the site's proposed rezoning to Public Park and Recreation Zone (PPRZ) on the basis the land is still in the ownership of VicRoads. Following consultation with VicRoads, Council had previously resolved to explore acquisition of the site mindful its current use as a park and ongoing maintenance by Council. The acquisition of the site has not yet occurred and, as the land is not in Council ownership, VicRoads have submitted that it would be premature for Council to rezone the site from the current Commercial 1 Zone (C1Z) to the proposed Public Park and Recreation Zone (PPRZ).

A further late submission was received on the 20 August 2018, from Melbourne Water in relation a site at 5 Long Island Point, Patterson Lakes which is nominated to be rezoned from GRZ to PPRZ. Melbourne Water have stated in their submission that this site is used by their operations staff to provide maintenance around the lakes in addition to providing passive access to the lake. Melbourne Water have identified a preference for the site to remain as GRZ (of which the entire area of the lakes reserve is zoned).

On the basis of the submissions received, and subsequent discussions between Council officers, VicRoads and Melbourne Water, it is proposed that the properties at 2-8 Balcombe Road, Mentone and 5 Long Island Point, Patterson Lakes be removed from the Amendment. Both submitters have indicated that they are supportive of this outcome.

It is recommended that Council adopt Amendment C149, subject to the minor changes as outlined above and submit Amendment C149 to the Minister for Planning for approval.

## **2. Background**

At its Planning Committee Meeting of 22 November 2017, Council resolved to seek authorisation from the Minister for Planning to prepare Amendment C149 to the Kingston Planning Scheme.

Amendment C149, as exhibited, consisted of 268 anomalies which require rezoning of land that has been incorrectly zoned or is located in dual zones, and minor amendments to maps to correct errors including updating the Heritage Schedule to correctly identify the exact location of properties included in the Schedule. The identified anomalies are considered administrative in nature which are unlikely to negatively impact upon property owners, developers, current applicants or other parties.

The Amendment applies to sites throughout the City of Kingston. Council officers identified that those sites could be divided into the following categories:

- Council owned reserves not currently zoned Public Park and Recreation Zone (PPRZ) and Council owned land in dual or inconsistent zoning: 226 sites.
- Publically owned sites (Melbourne Water, CFA and MFA): 11 sites.
- Privately owned properties with dual zones or inconsistent zones: 15 sites.
- Sites which require overlay changes: 15 sites.

Detail of sites included in the exhibited Amendment is provided at Appendix 1.

Authorisation to prepare the Amendment was received from the Minister for Planning on 10 April 2018.



The Amendment was placed on public exhibition for a period of four (4) weeks between 14 June 2018 and 16 July 2018. During exhibition of the Amendment one submission was received from VicRoads in relation a site at 2-8 Balcombe Road, Mentone and one late submission was received from Melbourne Water in relation a site at 5 Long Island Point, Patterson Lakes. Both submissions requested that the above sites be removed from the proposed Amendment.

### **3. Discussion**

#### **3.1 Council Plan Alignment**

Goal 1 - Our well-planned, liveable city supported by infrastructure to meet future needs

Direction 1.1 - Intergenerational land use planning for a sustainable community

The Amendment will correct a range of zoning and overlay and mapping errors which will improve the efficiency of the Kingston Planning Scheme. Correcting these errors was identified in the Kingston Planning Scheme Review 2012, which was adopted by Council at its Ordinary Council Meeting of 26 March 2012.

#### **3.2 Exhibition**

Amendment C149 was placed on public exhibition for a period of four (4) weeks between 14 June 2018 and 16 July 2018. Notice was given as follows:

- Notice of the Amendment was published in the Victorian Government Gazette on 14 June 2018.
- Notice of the Amendment was published in the Moorabbin and Mordialloc/Chelsea Leaders on 14 June 2018.
- Direct notification was sent via ordinary mail to prescribed Ministers and all landowners and occupiers affected by the Amendment on 12 June 2018.
- Amendment documents were made available for viewing at the Cheltenham Customer Service Centre.
- Amendment documentation was made available on Council's website and the Department of Environment, Land, Water and Planning website from 14 June 2018.

#### **3.3 Submissions**

During exhibition of the Amendment one submission was received from VicRoads in relation a site at 2-8 Balcombe Road, Mentone and one late submission was received from Melbourne Water in relation a site at 5 Long Island Point, Patterson Lakes.

##### VicRoads Submission

A report was prepared and went to the Ordinary Council Meeting on 27 March 2017 to seek Council's approval to acquire land at 2-8 Balcombe Road (known as Doris Stockton Park). VicRoads had previously initiated discussions with Council mid 2016 regarding four parcels of land that they have deemed surplus to their needs. It is noted that the land is currently used as a park and is maintained by Council.

The acquisition of the site at 2-8 Balcombe Road, Mentone has not yet occurred and, mindful the land is still in the ownership of VicRoads, they submitted that it would be inappropriate for Council to prematurely rezone the site to the PPRZ from the Commercial 1 Zone (C1Z).

Following discussions with VicRoads and removal of the site from the Amendment, VicRoads agreed to withdraw their submission. Consequential changes to the Amendment were made to remove reference to the site from the exhibited explanatory report (refer to track changes at Appendix 1) and any maps that will be sent to the Minister for approval.

Subject to Council's future purchase of the land at 2-8 Balcombe Road, Mentone, the site would be included in a future anomalies amendment to be progressed by the Strategic Planning Team.

Melbourne Water Submission

One late submission was received on the 20 August 2018, from Melbourne Water. During the course of the Planning Scheme Review 2012, a number of sites including 5 Long Island Point, Patterson Lakes were nominated to be rezoned from GRZ to PPRZ.

Melbourne Water have stated in their late submission that this site is used by their operations staff to provide maintenance around the lakes in addition to providing passive access to the lake. As this site is owned by Melbourne Water and they would prefer it to remain as GRZ (of which the entire area of the lakes reserve is zoned), Council Officers have removed this site from the list of anomalies within the explanatory report (refer to track changes at Appendix 1).

With removal of the site at 2-8 Balcombe Road, Mentone, and 5 Long Island Point Patterson Lakes, the total number of sites to be impacted by the Amendment has reduced from 268 to 266.

**3.4 Options**

**3.4.1 Option 1**

Request that the Minister for Planning approve Amendment C149 in line with the attached explanatory report and updated zoning map. This is the preferred option as the Amendment will correct a range of zoning and mapping errors which will improve the efficiency of the Kingston Planning Scheme.

**3.4.2 Option 2**

Do not proceed with the Amendment. This is not the preferred option as it would leave Council's Planning Scheme with mapping errors and would not deliver on the adopted outcomes of the 2012 Planning Scheme Review.

**4. Conclusion**

Amendment C149 seeks to tidy up the Kingston Planning Scheme by correcting anomalies that are in the existing Scheme in line with the adopted Kingston Planning Scheme Review 2012. Following exhibition, one submission was received and subsequently withdrawn subject to removal of the subject site from the Amendment. It is recommended that Council adopt the Amendment and that a request be made to the Minister for Planning to approve Amendment C149.

## Appendices

Appendix 1 - Kingston Amendment C149 - Explanatory Report (Ref 18/493228) [↓](#)

Author/s: Sarah Capenerhurst, Principal Strategic Planner  
Reviewed and Approved By: Paul Marsden, Manager City Strategy  
Jonathan Guttman, General Manager Planning and  
Development

# 4.6

## AMENDMENT C149 - ANOMALIES

1	Kingston Amendment C149 - Explanatory Report.....	233
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*Planning and Environment Act 1987*

**KINGSTON PLANNING SCHEME**  
**AMENDMENT C149**  
**EXPLANATORY REPORT**

**Who is the planning authority?**

This amendment has been prepared by the City of Kingston, which is the planning authority for this amendment.

The Amendment has been made at the request of the City of Kingston.

**Land affected by the Amendment**

The Amendment applies to 267 sites throughout the City of Kingston. Council has identified that these sites can be divided into the following categories;

- Council owned reserves (currently not zoned PPRZ) and Council owned land in dual or inconsistent zoning: 226
- Publicly owned sites (Melbourne Water, CFA, MFA): 11
- Privately owned properties with dual zones or inconsistent zone: 15 sites

A mapping reference table is attached at Appendix A to this Explanatory Report.

These 267 sites have been individually listed, with a detailed explanation and are listed by suburb below.

There are also 15 sites which require overlay changes which are listed in the below list under their relevant suburb.

These are:

- 1 Station Street, Aspendale, VIC 3195
- Rear of 440-443 Nepean Highway, Chelsea, VIC 3196
- 466 Warrigal Road, Heatherton, 3202
- Lot 1, Warrigal Road, Heatherton, 3203
- 34 Larnook Cres, Aspendale, VIC 3195
- Mordialloc Creek, Browns Reserve, Aspendale, VIC 3195
- 55 Nepean Highway, Aspendale, VIC 3195
- 16A Canberra St, Carrum, VIC 3197
- 3 Swan Walk, Chelsea, VIC 3196
- 1-3 Lynne St, Chelsea Heights, VIC 3196
- 4 Rimmer St, Mentone, VIC 3194
- 18-36 Levanto Street Mentone, VIC 3194
- 944-954 Nepean Highway, Moorabbin, VIC 3189
- 8-12 Lochiel Avenue, Edithvale, VIC 3196
- 1 The Fairway, Bonbeach, VIC 3196

### What the amendment does

The amendment proposes to implement various corrections to the mapping of zones and overlays, in order to resolve anomalies in the Kingston Planning Scheme.

The anomalies include mapping errors, redundant overlay provisions, land affected by multiple zones and land where the zone is inconsistent with its use or ownership.

The amendment proposes to implement the following corrections:

#### Aspendale

- Rezone 89 Ebb Street, Aspendale, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 57 Ebb Street, Aspendale, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 6A Gnotuk Avenue, Aspendale, from General Residential Zone (Schedule 2) to Public Park and Recreation Zone (PPRZ).
- Update 1 Station Street, Aspendale heritage overlay map as (HO14) to change to Station Street frontage. Incorrectly identified on the current heritage overlay map.
- 34 Larnook Crescent, Aspendale, remove Environmental Significance Overlay (ESO) from the site as the tree has been removed.
- Mordialloc Creek, Browns Reserve, Aspendale, remove Environmental Significance Overlay (ESO) from the site as the tree has been removed.
- 55 Nepean Highway, Aspendale, remove Environmental Significance Overlay (ESO) from the site as the tree has been removed.

#### Aspendale Gardens

- Rezone 11 Ferntree Grove, Aspendale Gardens from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 19 Clair Court, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 18 Amott Court, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 56A Kearney Drive, Aspendale Gardens, from General Residential Zone (Schedule 3) and Public Use Zone (Schedule 1) to Public Park and Recreation Zone (PPRZ).
- Rezone 17-25 Winners Circle, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 12-14 Kerr Crescent, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 25A Branagan Drive, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 12A Jacqueline Drive, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 47 Nurten Parade, Aspendale Gardens, from General Residential Zone (Schedule 3) and Public Use Zone (Schedule 1) to Public Park and Recreation Zone (PPRZ).

- Rezone 44A Branagan Drive, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 18 Atherton Close, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 77-83 Nurten Parade Aspendale Gardens, from General Residential Zone (Schedule 3) and Public Use Zone (schedule 1) to Public Park and Recreation Zone (PPRZ).
- Rezone 10-20 Palm Grove Boulevard, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 82-92 Branagan Drive, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 27A Lance Close, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 208 Wells Road, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 35-39 Pacific Drive, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 14-16 Jackie Court, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 21 Denahy Court, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 68-72 Pacific Drive, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 25 Nurten Parade, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 15 Wildoer Drive, Aspendale Gardens, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).

#### **Bonbeach**

- Rezone 43-45 Fowler Street Bonbeach, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 86 Mascot Avenue Bonbeach, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 10 Coast Banksia Drive, Bonbeach, from General Residential Zone (Schedule 2) to Public Park and Recreation Zone (PPRZ).
- Rezone Rear 12 Mascot Avenue, Bonbeach, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 26 Coast Banksia Drive, Bonbeach, from General Residential Zone (Schedule 2) to Public Park and Recreation Zone (PPRZ).
- Rezone 70 Coast Banksia Drive, Bonbeach, from General Residential Zone (Schedule 2) to Public Park and Recreation Zone (PPRZ).
- Rezone 2-4 Williams Grove Bonbeach as the site is located in two zones (Commercial 1 Zone and General Residential Zone Schedule 2). The site is a four lot development. This address is the common driveway. The site should be located within the General Residential Zone Schedule 2.
- Rezone 1-2/2-4 Williams Grove, Bonbeach- the site is located within two zones. Incorrectly zoned as part of the commercial precinct to the east. Proposed to remove



Commercial 1 Zone and replace entirely within the General Residential Zone Schedule 2.

- Rezone 538-539 Nepean Highway, Bonbeach- a small strip of land associated with this site is incorrectly located within the General Residential Zone (Schedule 2). The site is predominately located within the Commercial 1 Zone and should be rezoned accordingly.
- 1 The Fairway, Bonbeach, update the Heritage Overlay Map (HO18) as it is described incorrectly at the Patterson River Country Club.

### **Carrum**

- Rezone Reserve (440241) Launching Way, Carrum, from General Residential Zone (schedule 3) to Public Use Zone (Schedule 1).
- Rezone 5 Dyson Road, Carrum, from General Residential Zone (Schedule 3 and Schedule 2) to Public Park and Recreation Zone (PPRZ).
- 16A Canberra Street, Carrum, remove Environmental Significance Overlay (ESO) from the site as the tree has been removed

### **Chelsea**

- Rezone 87 Argyle Avenue, Chelsea, from General Residential Zone (Schedule 2) to General Residential Zone (Schedule 3).
- Rezone 14 Baxter Avenue, Chelsea, from General Residential Zone (Schedule 3) to Public Use Zone (Schedule 6).
- Rezone 3-5 Showers Avenue, Chelsea, from General Residential Zone (Schedule 2) to Public Park and Recreation Zone (PPRZ).
- Rezone 13-15 Chelsea Road, Chelsea, from Commercial 1 Zone to Public Use Zone (Schedule 6).
- Rezone 8 Chelsea Road, Chelsea, from Commercial 1 Zone to Public Use Zone (Schedule 6).
- Rezone 2 Thames Promenade, Chelsea. Site is the RSL Chelsea, a small portion of the building is located in the General Residential Zone (Schedule 2) along the western boundary. The site should be correctly rezoned into the Commercial 1 Zone.
- 3 Swan Walk, Chelsea, remove Environmental Significance Overlay (ESO) from the site as the tree has been removed
- Rear of 440-443 Nepean Highway, Chelsea, remove the Public Acquisition Overlay (Schedule 3) as the site has already been acquired by Council.

### **Chelsea Heights**

- Rezone 1A Nimrod Rise, Chelsea Heights, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 21 Amaroo Drive, Chelsea Heights, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 50-58 Enterprize Avenue, Chelsea Heights, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 30-38 Sixth Avenue, Chelsea Heights, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 31-33 Talab Court, Chelsea Heights, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ). 7-9 Endeavour Drive Chelsea Heights, VIC 3196

- Rezone 11A Puffin Close, Chelsea Heights, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 22-24 Linton Close, Chelsea Heights, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 73 Jabiru Drive, Chelsea Heights, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 43-49 Fielding Drive Chelsea Heights, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 9 Zeus Court, Chelsea Heights, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone Lot A (Prop No. 445153) Fielding Drive, Chelsea Heights, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- 1-3 Lynne Street, Chelsea Height, remove Environmental Significance Overlay (ESO) from the site as the tree has been removed

### **Cheltenham**

- Rezone 25 Evergreen Circuit, Cheltenham, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 10 Tintern Grove, Cheltenham, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 131 Wilson Street, Cheltenham, from General Residential Zone (Schedule 2) to Public Park and Recreation Zone (PPRZ).
- Rezone 1A Dissik Street, Cheltenham, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 47-49 Farm Road, Cheltenham, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 27-29 Lorna Street, Cheltenham, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 15-17 Bettina Court, Cheltenham, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone Prop #481453 Evergreen Circuit, Cheltenham, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 30-32 Blackburn Drive, Cheltenham, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 1 Evergreen Circuit, Cheltenham, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 4A Farm Road, Cheltenham, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 50-52 Lincoln Drive, Cheltenham, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 22A Hibiscus Avenue, Cheltenham, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 5A Snowdon Drive, Cheltenham, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 41 Nancy Street, Cheltenham, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 1 Derring Lane, Cheltenham, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).

- Rezone 2 Booker Street, Cheltenham, from Public Use Zone (Schedule 4) to Public Park and Recreation Zone (PPRZ).
- Rezone 8-12 Judd Parade, Cheltenham, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 7-9 Elliott Street, Cheltenham, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 6-18 Stanley Avenue, Cheltenham, from General Residential Zone (Schedule 3) to Activity Centre Zone (Schedule 1).
- Rezone 1A Goulbourn Street, Cheltenham, from Commercial 1 Zone to Activity Centre Zone (Schedule 1).
- Rezone 1 Farm Road, Cheltenham from Public Park and Recreation Zone to Green Wedge Zone (Schedule 2) as identified by the Green Wedge Plan 2012.

#### **Clarinda**

- Rezone 1-2 Shannon Court, Clarinda, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 13 Broadchapel Place, Clarinda, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 11-13 Debbie Close, Clarinda, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 26-30 Dalbeattie Drive, Clarinda, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 9 Hendon Court, Clarinda, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 8 Tatra Close, Clarinda, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 37-39 Leonard Close, Clarinda, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 53A Schneider Crescent, Clarinda, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 19-21 Jacobs Drive, Clarinda, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 5-9 Drushi Court, Clarinda, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 10 Rosewall Place, Clarinda, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).

#### **Clayton South**

- Rezone 525-529 Clayton Road, Clayton South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 13-15 Bemboka Avenue, Clayton South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 69-79 Springs Road, Clayton South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 54 Glenelg Drive, Clayton South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 7-9 Meppel Drive, Clayton South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).

- Rezone 65 Botanic Drive, Clayton South, from General Residential Zone (Schedule 2) and the Public Use Zone (Schedule 4) to Public Park and Recreation Zone (PPRZ).
- Rezone Reserve (471649) Botanic Drive, Clayton South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 12-14 Sheldon Place, Clayton South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 15 Evergreen Boulevard, Clayton South, from General Residential Zone (Schedule 2) to Public Park and Recreation Zone (PPRZ).
- Rezone 3-4 Ricki Court, Clayton South, from General Residential Zone (Schedule 2) to Public Park and Recreation Zone (PPRZ).
- Rezone 123 Rosebank Avenue, Clayton South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 9-13 Scott Avenue, Clayton South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 515-521 Clayton Road, Clayton South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 5-7 Melosa Avenue, Clayton South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 1A Kitson Road, Clayton South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 64-72 Main Road, Clayton South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone Lot 1 (458553) Main Road, Clayton South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 136-176 Osborne Avenue, Clayton South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 5 Larado Place, Clayton South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 26A Audsley Street, Clayton South from Commercial 1 Zone to General Residential Zone (Schedule 3).

### **Dingley**

- Rezone 38-40 Wyndarra Crescent, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 26-28 Aisha Crescent, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 8 Newbridge Close, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone (454295) Fernhill Drive, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 1A Caruana Drive, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 2A Wheatpark Crescent, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 13-15 Golfwood Close, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 8 Village Drive, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 18-22 Christina Terrace, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).

- Rezone 22 Golfwood Close, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 31-33 Heathland Way, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 22A Holpark Avenue, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 41 Kingston Drive, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 10 Heathland Way, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone Rear 110-116 Howard Road, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 14 Seaton Drive, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 100-116 Howard Road, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 12-14 Greenwoods Close, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 18 Cannery Place, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 619-623 Lower Dandenong Road, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 359 Spring Road, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 26 Golf Links Crescent, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 13A Teralba Close, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 8 Williams Close, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone Tree Reserve (451696) Howard Road, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 15 Balcombe Place, Dingley Village, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).

#### **Edithvale**

- Rezone 206 Station Street, Edithvale, from General Residential Zone (Schedule 2) to Public Park and Recreation Zone (PPRZ).
- Rezone Reserve Randall Avenue, Edithvale, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 47A Lochiel Avenue, Edithvale, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone Reserve 51 Hughes Avenue, Edithvale, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 45A Randall Avenue, Edithvale, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 8-12 Northcliffe Road, Edithvale, from General Residential Zone (Schedule 3) to Public Use Zone (Schedule 6).

- Rezone 3-4 Waters Edge Place from Commercial 1 Zone to General Residential Zone (Schedule 2). Both sites are residential units and have their rear (eastern boundary) secluded private open space incorrectly located within the Commercial 1 Zone.
- Rezone 256-260 Station Street, Edithvale which is a privately run Aged Care Facility. Currently located within the Public Use Zone (Schedule 1) and General Residential Zone (Schedule 3). The PUZ1 should be removed.
- 8-12 Lochiel Avenue, Edithvale- site is affected by both HO47 and ESO3. It is described and mapped incorrectly. Site is St. Columbus Church. Under HO47, it states the wrong address.

### Heatherton

- Rezone Reserve at rear of 49-59 Sunmore Close/Barkers Street, Heatherton, from Commercial 2 Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 10 Henry Street, Heatherton, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 105 St Andrews Drive, Heatherton, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 42 San Lorenzo Court, Heatherton, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 74 St Andrews Drive, Heatherton, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 88-90 St Andrews Drive Heatherton, from Road Zone Category 1 Zone and General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 23 Birkdale Avenue, Heatherton from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 16 Augusta Square, Heatherton, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ). 26 St Andrews Drive Heatherton, from General Residential Zone (Schedule 3) to Public Use Zone (Schedule 6).
- Rezone 68 St Andrews Drive Heatherton, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 26 Muirfield Close, Heatherton, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 15 Augusta Square, Heatherton, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 15 St Andrews Drive, Heatherton, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone Reserve (471409) Augusta Square, Heatherton, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 28 Oakmont Crescent, Heatherton, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 24-30 St Georges Crescent, Heatherton, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 17-23 Cypress Point Parade Heatherton, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 2-6 Sunningdale Way Heatherton, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).

- Rezone Tree Reserve (471285) Pinehurst Way, Heatherton, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 8-10 Oakmont Crescent, Heatherton, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 2-4 Arco Lane, Heatherton, from Commercial 2 Zone to Public Use Zone (Schedule 1).
- 466 Warrigal Road, Heatherton, remove the Public Acquisition Overlay (Schedule 1) as the site has already been acquired by Council.
- Lot 1 Warrigal Road, Heatherton, remove the Public Acquisition Overlay (Schedule 2) as the site has already been acquired by Council.
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### **Highett**

- Rezone 150 Wickham Road, Highett, from General Residential Zone (Schedule 3) to Public Use Zone (Schedule 1).
- Rezone 152 Wickham Road, Highett, a small triangular piece of land located in the south west corner of the site is incorrectly located in the Public Use Zone (Schedule 1). The site should only be located within the General Residential Zone (Schedule 3).
- Rezone 1 McFarlane Court, Highett, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).

### **Mentone**

- Rezone 200-204 Balcombe Road, Mentone, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 1A Phillip Street, Mentone, from General Residential Zone (Schedule 2) to Public Park and Recreation Zone (PPRZ).
- Rezone 22-24 Mentone Parade Mentone, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- 4 Rimmer Street, Mentone, remove Environmental Significance Overlay (ESO) as tree has been removed.
- 18-36 Levanto Street, Mentone, remove Development Plan Overlay (Schedule 3) as this is a redundant control.

### **Moorabbin**

- Rezone 462678 (Property Number) Cooma Street, Moorabbin, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).  
Rezone 4 Kingsway, Moorabbin, a small section of the north east corner of the site is incorrectly located within the Industrial 3 Zone. The site is used for industry purposes with a number of warehouses on the site and should be located in the Industrial 1 Zone only.
- Rezone 22-36 Bulli Street, Moorabbin. The site is located within two zones and is used by the Holmesglen Institute of TAFE. Industrial 3 Zone should be removed from the site and replaced with Industrial 1 Zone.
- 944-954 Nepean Highway, Moorabbin, update Heritage Overlay (HO119) as the site is incorrectly map (Moorabbin Tenpin Bowls site).

### **Mordialloc**

- Rezone 31 Albert Street, Mordialloc, from General Residential Zone (Schedule 2) to Public Park and Recreation Zone (PPRZ).



- Rezone Lot 1 (493241) Ashmore Avenue, Mordialloc, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 1 McDonald Street, Mordialloc, from Mixed Use Zone to Public Use Zone (Schedule 1).
- Rezone 13 Centreway, Mordialloc, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 2 Duggan Street, Mordialloc, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 31 Waratah Avenue Mordialloc, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 59A Brownfield Street Mordialloc, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 26 Purtell Close, Mordialloc, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 34A Purtell Close, Mordialloc, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 7-9 Hall Mark Road, Mordialloc, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 15 Reckless Lane, Mordialloc, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 8-10 Hall Mark Road, Mordialloc, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 72-76 Jack Holt Way Mordialloc, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 65-85 Governor Road, Mordialloc, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone Epsom Grassparks (495821) Jack Holt Way, Mordialloc, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 27 Chute Street, Mordialloc, from General Residential Zone (Schedule 3) to Public Use Zone (Schedule 6).

#### **Oakleigh South**

- Rezone 28 Dowling Road, Oakleigh South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 1A Washington Drive, Oakleigh South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 61-65 Dowling Road Oakleigh South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 97 Clarinda Road, Oakleigh South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 43A Dealing Drive, Oakleigh South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 8 Cypress Court Oakleigh South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 40A Sherbrooke Avenue Oakleigh South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 548-558 Warrigal Road, Oakleigh South, from General Residential Zone (Schedule 3) to Road Zone (Category 1).
- Rezone 10 Vanessa Court, Oakleigh South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).

- Rezone 17 Vanessa Court, Oakleigh South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 57-59 Dowling Road Oakleigh South, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 1-17 Carroll Road, Oakleigh South, from Special Use Zone (Schedule 2) and Road Zone (Category 1) to Public Park and Recreation Zone (PPRZ).

#### **Parkdale**

- Rezone 4A-4B Meribah Court, Parkdale, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 94-120 Parkers Road, Parkdale, from Mixed Use Zone to Public PaUse Zone (Schedule 6).
- Rezone 275-295, Nepean Highway, Parkdale, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 9 Grey Street, Parkdale, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 58A Robert Street, Parkdale, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).

#### **Patterson Lakes**

- Rezone 52-70 Thompson Road Patterson Lakes, from General Residential Zone (Schedule 3) to Public Use Zone (Schedule 6).
- Rezone 15-17 Harbour Drive Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 2A Gladesville Boulevard Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 11 William Salthouse Way Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 48 Wetland Drive Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 14-16 Portal Place Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 56 Wetland Drive Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone Reserve 1 Riverside West Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ)
- .Rezone Reserve Riverside West, Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone Reserve Schooner Bay Drive, Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 21 Boloka Court Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 30A Snapper Point Drive Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 36 Myola Street Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 31 Arrunga Court Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).

- Rezone 16 Manhattan Court Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 2A Lagoon Place Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 22 Kalang Court Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 3A Acacia Crescent Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 11 Balarang Court Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ). Rezone 52 Palm Beach Drive Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Reserve 14 Illawong Court Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 9A Erinka Crescent Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 27 Colac Court Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 165 Gladesville Boulevard, Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 131 Gladesville Boulevard Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone Reserve 3 Wetland Drive, Patterson Lakes, from General Residential Zone (Schedule 3) to Public Use Zone (Schedule 1).
- Rezone Reserve 4 Wetland Drive Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 42-44 Palm Beach Drive Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 2A Shell Court, Patterson Lakes, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 96-100 Gladesville Boulevard, Patterson Lakes. This is the car park associated with the shopping centre at Patterson Lakes. Used solely for commercial purposes yet has a dual zone. The General Residential Zone (Schedule 2) should be removed and replaced with the Commercial 1 Zone.
- Rezone 14A/102-114 Gladesville Boulevard, Patterson Lakes. This is the car park associated with the shopping centre at Patterson Lakes. Used solely for commercial purposes yet has a dual zone. The General Residential Zone (Schedule 2) should be removed and replaced with the Commercial 1 Zone.

### **Waterways**

- Rezone 28-36 Macquarie Circle Waterways, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone Reserve (496004) Lake King Circle, Waterways, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 22 Macquarie Circle, Waterways, from Public Use Zone (Schedule 6) to Public Park and Recreation Zone (PPRZ).
- Rezone 12-16 Princetown Drive, Waterways, from Public Use Zone (Schedule 6) to Public Park and Recreation Zone (PPRZ).

- Rezone 5-7 Broadwater Drive, Waterways, from Public Use Zone (Schedule 6) to Public Park and Recreation Zone (PPRZ).
- Rezone 5-7 Shoalwater Drive Waterways, from Public Use Zone (Schedule 6) to Public Park and Recreation Zone (PPRZ).
- Rezone 2 Paragon Way, Waterways, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 1-3 Shoalwater Drive, Waterways, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 31 Coorong Circle, Waterways, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 7 Coorong Circle, Waterways, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 2-36 Tyrrell Terrace Waterways, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 3 Mitta Avenue, Waterways, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone 26 Portpark Place Waterways, from General Residential Zone (Schedule 3) to Public Park and Recreation Zone (PPRZ).
- Rezone Reserve South (495992) Lake King Circle, Waterways, from Public Use Zone (Schedule 6) to Public Park and Recreation Zone (PPRZ).

## **Strategic assessment of the Amendment**

### **Why is the Amendment required?**

The Amendment is required to correct zoning and overlay anomalies and errors that exist within the maps of the current Kingston Planning Scheme.

In order to provide continuous improvement of the Kingston Planning Scheme, practical resolutions of the identified zoning inconsistencies at each of the 269 sites are necessary. Additionally, the corrections will allow for greater consistency with State Policies. The Strategic Planning Unit keeps a record of errors and anomalies that have been identified in the Scheme. All of the anomalies and errors are minor in nature and do not affect the intent of policy or controls.

### **How does the Amendment implement the objectives of planning in Victoria?**

The amendment gives effect to the following objectives of planning in Victoria identified in Section 4(1) of the *Planning and Environment Act 1987*:

- To provide for the fair, orderly, economic and sustainable use, and development of land;
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- To protect public utilities and other facilities for the benefit of the community;
- To facilitate development in accordance with the above objectives;
- To balance the present and future interests of all Victorians.

### **How does the Amendment address any environmental, social and economic effects?**

The amendment will not have any significant environmental, social or economic effects, as the amendment is correctional in nature. It will have a slight positive net community impact by enhancing the effectiveness and efficiency of the Kingston Planning Scheme

#### **Does the Amendment address relevant bushfire risk?**

There is no bushfire risk identified for the subject land and it is considered that these provisions are not relevant to this amendment.

#### **Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The Amendment is consistent with *Ministerial Direction 11 – Strategic Assessment of Amendments* under section 7(5) of the Planning and Environment Act 1987.

The amendment is consistent with Ministerial Direction: The Form and Content of Planning Schemes.

The amendment complies with *Ministerial Direction No. 9: Metropolitan Planning Strategy* which requires amendments to have regard to *Plan Melbourne: Metropolitan Planning Strategy*. The amendment also addresses the requirements of *Ministerial Direction No. 11: Strategic Assessment of Amendments*.

Specifically, the amendment will assist in the implementation of the objectives of *Plan Melbourne: Metropolitan Planning Strategy* and the objectives of planning in Victoria, as it will resolve inconsistencies and errors in the Kingston Planning Scheme.

The requirements of *Ministerial Direction No. 1: Potentially Contaminated Land* have also been considered and addressed.

#### **How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?**

The amendment supports the State Planning Policy Framework (SPPF) by implementing corrections to anomalies in the Kingston Planning Scheme.

Clause 10.02 of the SPPF includes the objective to *ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development*.

The amendment is consistent with this objective as it ensures that the planning controls which apply to land within the municipality are accurate, appropriate and consistent with the SPPF

#### **How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment supports and will help to implement the following objectives and strategies of the *Local Planning Policy Framework*:

*Clause 21.14 – Performance Monitoring and Review* by ensuring the Kingston Planning Scheme is responsive to changing local circumstances and new land use opportunities and issues. This

requires the Kingston Planning Scheme is to be reviewed at least once every three years. The proposed corrections have been identified through an on-going review of the Kingston Planning Scheme.

#### **Does the Amendment make proper use of the Victoria Planning Provisions?**

The amendment is correctional in nature and seeks to resolve anomalies in the Kingston Planning Scheme. All proposed changes to the Kingston Planning Scheme are consistent with the Victorian Planning Provisions.

#### **How does the Amendment address the views of any relevant agency?**

Internal consultation occurred between the relevant departments with regards to all Council-owned land and any inconsistencies that should necessitate a zone change. The views of relevant agencies were considered through preliminary consultation as part of the Planning Scheme Review.

#### **Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment will not have a significant impact on the transport system, as defined by section 3 of the *Transport Integration Act 2010*.

#### **Resource and administrative costs**

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

It is not anticipated that the amendment will add additional resource costs for Council. The proposed corrections should result in a slight reduction in officer time required for the assessment of planning permit application through removing unnecessary or inconsistent planning controls. Overall this is not expected to result in a significant impact on the resource

#### **Where you may inspect this Amendment**

The Amendment is available for public inspection, free of charge, during office hours at the following places:

City of Kingston  
Level 1  
1230 Nepean Hwy, Cheltenham  
[www.kingston.vic.gov.au](http://www.kingston.vic.gov.au)

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.delwp.vic.gov.au/public-inspection](http://www.delwp.vic.gov.au/public-inspection).

For further information about amendment C149, please contact Sarah Capenerhurst, Principal Strategic Planner, at Kingston City Council on 95814364.

#### **Submissions**

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 16 July 2018. A submission must be sent to:

City of Kingston  
PO Box 1000  
Mentone 3194

### Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: 27 August 2018
- panel hearing: 18 September 2018

### ATTACHMENT A - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Highett	150 Wickham Road "Highett, VIC 3190"	Kingston C149 001znMap01 Exhibition
Highett	1 McFarlane Court "Highett, VIC 3190"	Kingston C149 001znMap01 Exhibition
Moorabbin	462678 (Property Number) Cooma Street "Moorabbin, VIC 3189"	Kingston C149 001znMap01 Exhibition
Heatherston	24-30 St Georges Crescent "Heatherston, VIC 3202"	Kingston C149 Map 02ZN and 05ZN Exhibition
Clarinda	1-2 Shannon Court "Clarinda, VIC 3168"	Kingston C149 002znMap02 Exhibition
Clarinda	13 Broadchapel Place "Clarinda, VIC 3169"	Kingston C149 002znMap02 Exhibition
Clarinda	11-13 Debbie Close "Clarinda, VIC 3169"	Kingston C149 002znMap02 Exhibition
Clarinda	26-30 Dalbeattie Drive "Clarinda, VIC 3169"	Kingston C149 002znMap02 Exhibition
Clarinda	9 Hendon Court "Clarinda, VIC 3169"	Kingston C149 002znMap02 Exhibition
Clarinda	8 Tatra Close "Clarinda, VIC 3169"	Kingston C149 002znMap02 Exhibition
Clarinda	37-39 Leonard Close "Clarinda, VIC 3169"	Kingston C149 002znMap02 Exhibition
Clarinda	53A Schneider Crescent "Clarinda, VIC 3169"	Kingston C149 002znMap02 Exhibition
Clarinda	19-21 Jacobs Drive "Clarinda, VIC 3169"	Kingston C149 002znMap02 Exhibition



Clarinda	10 Rosewall Place "Clarinda, VIC 3196"	Kingston C149 002znMap02 Exhibition
Heatherton	Reserve at rear of 49-59 Sunmore Close/Barkers Street "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	10 Henry Street "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	105 St Andrews Drive "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	42 San Lorenzo Court "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	74 St Andrews Drive "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	88-90 St Andrews Drive "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	23 Birkdale Avenue "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	16 Augusta Square "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	26 St Andrews Drive "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	68 St Andrews Drive "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	26 Muirfield Close "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	15 Augusta Square "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	15 St Andrews Drive "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	Reserve (471409) Augusta Square "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	28 Oakmont Crescent "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	17-23 Cypress Point Parade "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	2-6 Sunningdale Way "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	Tree Reserve (471285) Pinehurst Way "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Heatherton	2-4 Arco Lane "Heatherton, VIC 3202"	Kingston C149 002znMap02 Exhibition
Oakleigh South	28 Dowling Road "Oakleigh South, 3167"	Kingston C149 002znMap02 Exhibition

Oakleigh South	1A Washington Drive "Oakleigh South, VIC 3167"	Kingston C149 002znMap02 Exhibition
Oakleigh South	61-65 Dowling Road "Oakleigh South, VIC 3167"	Kingston C149 002znMap02 Exhibition
Oakleigh South	97 Clarinda Road "Oakleigh South, VIC 3167"	Kingston C149 002znMap02 Exhibition
Oakleigh South	43A Dealing Drive "Oakleigh South, VIC 3167"	Kingston C149 002znMap02 Exhibition
Oakleigh South	8 Cypress Court "Oakleigh South, VIC 3167"	Kingston C149 002znMap02 Exhibition
Oakleigh South	40A Sherbrooke Avenue "Oakleigh South, VIC 3167"	Kingston C149 002znMap02 Exhibition
Oakleigh South	548-558 Warrigal Road "Oakleigh South, VIC 3167"	Kingston C149 002znMap02 Exhibition
Oakleigh South	10 Vanessa Court "Oakleigh South, VIC 3167"	Kingston C149 002znMap02 Exhibition
Oakleigh South	17 Vanessa Court "Oakleigh South, VIC 3167"	Kingston C149 002znMap02 Exhibition
Oakleigh South, VIC	57-59 Dowling Road "Oakleigh South, VIC, 3167"	Kingston C149 002znMap02 Exhibition
Oakleigh South, VIC	1-17 Carroll Road "Oakleigh South, VIC, 3167"	Kingston C149 002znMap02 Exhibition
Clarinda	5-9 Drushi Court "Clarinda, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Clayton South	525-529 Clayton Road "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Clayton South	13-15 Bemboka Avenue "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Clayton South	69-79 Springs Road "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Clayton South	54 Glenelg Drive "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Clayton South	7-9 Meppel Drive "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Clayton South	65 Botanic Drive "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Clayton South	Reserve (471649) Botanic Drive "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Clayton South	12-14 Sheldon Place "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Clayton South	15 Evergreen Boulevard "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition

Clayton South	3-4 Ricki Court "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Clayton South	123 Rosebank Avenue "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Clayton South	9-13 Scott Avenue "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Clayton South	515-521 Clayton Road "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Highet	Highet	Kingston C149 Map 03ZN Exhibition
Clayton South	1A Kitson Road "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Clayton South	64-72 Main Road "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Clayton South	Lot 1 (458553) Main Road "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Clayton South	136-176 Osborne Avenue "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Clayton South	5 Larado Place "Clayton South, VIC 3169"	Kingston C149 Map 03ZN Exhibition
Cheltenham	2 Booker Street "Cheltenham, VIC 3192"	Kingston C149 Map 04ZN Exhibition
Cheltenham	6-18 Stanley Avenue "Cheltenham, VIC 3192"	Kingston C149 Map 04ZN Exhibition
Cheltenham	1A Goulbourn Street "Cheltenham, VIC 3192"	Kingston C149 Map 04ZN Exhibition
Mentone	200-204 Balcombe Road "Mentone, VIC 3194"	Kingston C149 Map 04ZN Exhibition
Mentone	1A Phillip Street "Mentone, VIC 3194"	Kingston C149 Map 04ZN Exhibition
Mordialloc	72-76 Jack Holt Way "Mordialloc, VIC 3195"	Kingston C149 Map 05ZN and 07ZN Exhibition
Mordialloc	Epsom Grassparks (495821) Jack Holt Way "Mordialloc, VIC 3195"	Kingston C149 Map 05ZN and 07ZN Exhibition
Cheltenham	25 Evergreen Circuit "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition
Cheltenham	10 Tintern Grove "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition
Cheltenham	131 Wilson Street "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition
Cheltenham	1A Dissik Street "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition
Cheltenham	47-49 Farm Road "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition

Cheltenham	27-29 Lorna Street "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition
Cheltenham	15-17 Bettina Court "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition
Cheltenham	Prop #481453 Evergreen Circuit "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition
Cheltenham	30-32 Blackburn Drive "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition
Cheltenham	1 Evergreen Circuit "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition
Cheltenham	4A Farm Road "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition
Cheltenham	50-52 Lincoln Drive "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition
Cheltenham	22A Hibiscus Avenue "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition
Cheltenham	5A Snowdon Drive "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition
Cheltenham	41 Nancy Street "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition
Cheltenham	1 Derring Lane "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition
Cheltenham	8-12 Judd Parade "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition
Cheltenham	7-9 Elliott Street "Cheltenham, VIC 3192"	Kingston C149 Map 05ZN Exhibition
Heatherton	8-10 Oakmont Crescent "Heatherton, VIC 3202"	Kingston C149 Map 05ZN Exhibition
Mentone	22-24 Mentone Parade "Mentone, VIC 3194"	Kingston C149 Map 05ZN Exhibition
Mordialloc	Lot 1 (493241) Ashmore Avenue "Mordialloc, VIC 3195"	Kingston C149 Map 05ZN Exhibition
Mordialloc	1 McDonald Street "Mordialloc, VIC 3195"	Kingston C149 Map 05ZN Exhibition
Mordialloc	2 Duggan Street "Mordialloc, VIC 3195"	Kingston C149 Map 05ZN Exhibition
Mordialloc	31 Waratah Avenue "Mordialloc, VIC 3195"	Kingston C149 Map 05ZN Exhibition
Mordialloc	59A Brownfield Street "Mordialloc, VIC 3195"	Kingston C149 Map 05ZN Exhibition
Mordialloc	26 Purtell Close "Mordialloc, VIC 3195"	Kingston C149 Map 05ZN Exhibition

Mordialloc	34A Purtell Close "Mordialloc, VIC 3195"	Kingston C149 Map 05ZN Exhibition
Mordialloc	7-9 Hall Mark Road "Mordialloc, VIC 3195"	Kingston C149 Map 05ZN Exhibition
Mordialloc	15 Reckless Lane "Mordialloc, VIC 3195"	Kingston C149 Map 05ZN Exhibition
Mordialloc	8-10 Hall Mark Road "Mordialloc, VIC 3195"	Kingston C149 Map 05ZN Exhibition
Parkdale	4A-4B Meribah Court "Parkdale, VIC 3165"	Kingston C149 Map 05ZN Exhibition
Parkdale	94-120 Parkers Road "Parkdale, VIC 3195"	Kingston C149 Map 05ZN Exhibition
Parkdale	275-295 Nepean Highway "Parkdale, VIC 3195"	Kingston C149 Map 05ZN Exhibition
Parkdale	9 Grey Street "Parkdale, VIC 3195"	Kingston C149 Map 05ZN Exhibition
Parkdale	58A Robert Street "Parkdale, VIC 3195"	Kingston C149 Map 05ZN Exhibition
Dingley Village	38-40 Wyndarra Crescent "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	26-28 Aisha Crescent "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	8 Newbridge Close "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	(454295) Fernhill Drive "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	1A Caruana Drive "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	2A Wheatpark Crescent "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	13-15 Golfwood Close "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	8 Village Drive "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	18-22 Christina Terrace "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	22 Golfwood Close "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	31-33 Heathland Way "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	22A Holpark Avenue "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	41 Kingston Drive "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition

Dingley Village	10 Heathland Way "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	Rear 110-116 Howard Road "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	14 Seaton Drive "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	100-116 Howard Road "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	12-14 Greenwoods Close "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	18 Cannery Place "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	619-623 Lower Dandenong Road "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	359 Spring Road "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	26 Golf Links Crescent "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	13A Teralba Close "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	8 Williams Close "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	Tree Reserve (451696) Howard Road "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Dingley Village	15 Balcombe Place "Dingley Village, VIC 3172"	Kingston C149 Map 06ZN Exhibition
Aspendale	89 Ebb Street "Aspendale, VIC 3195"	Kingston C149 Map 07ZN Exhibition
Aspendale	57 Ebb Street "Aspendale, VIC 3195"	Kingston C149 Map 07ZN Exhibition
Aspendale	6A Gnotuk Avenue "Aspendale, VIC 3195"	Kingston C149 Map 07ZN Exhibition
Edithvale	206 Station Street "Edithvale, VIC 3196"	Kingston C149 Map 07ZN Exhibition
Mordialloc	31 Albert Street "Mordialloc, VIC 3195"	Kingston C149 Map 07ZN Exhibition
Mordialloc	13 Centreway "Mordialloc, VIC 3195"	Kingston C149 Map 07ZN Exhibition
Mordialloc	65-85 Governor Road "Mordialloc, VIC 3195"	Kingston C149 Map 07ZN Exhibition
Mordialloc	27 Chute Street "Mordialloc, VIC 3195"	Kingston C149 Map 07ZN Exhibition

Aspendale Gardens	17-25 Winners Circle "Aspendale Gardens, VIC 3195"	Kingston C149 Map 07ZN Exhibition
Aspendale Gardens	19 Clair Court "Aspendale Gardens, VIC 3195"	Kingston C149 Map 07ZN Exhibition
Chelsea	13-15 Chelsea Road "Chelsea, VIC 3196"	Kingston C149 Map 08ZN and 09ZN Exhibition
Chelsea	8 Chelsea Road "Chelsea, VIC 3196"	Kingston C149 Map 08ZN and 09ZN Exhibition
Chelsea Heights	1A Nimrod Rise "Chelsea Heights, VIC 3196"	Kingston C149 Map 08ZN Exhibition
Chelsea Heights	21 Amaroo Drive "Chelsea Heights, VIC 3196"	Kingston C149 Map 08ZN Exhibition
Chelsea Heights	50-58 Enterprize Avenue "Chelsea Heights, VIC 3196"	Kingston C149 Map 08ZN Exhibition
Chelsea Heights	30-38 Sixth Avenue "Chelsea Heights, VIC 3196"	Kingston C149 Map 08ZN Exhibition
Chelsea Heights	31-33 Talab Court "Chelsea Heights, VIC 3196"	Kingston C149 Map 08ZN Exhibition
Chelsea Heights	7-9 Endeavour Drive "Chelsea Heights, VIC 3196"	Kingston C149 Map 08ZN Exhibition
Chelsea Heights	22-24 Linton Close "Chelsea Heights, VIC 3196"	Kingston C149 Map 08ZN Exhibition
Chelsea Heights	73 Jabiru Drive "Chelsea Heights, VIC 3196"	Kingston C149 Map 08ZN Exhibition
Chelsea	14 Baxter Avenue "Chelsea, VIC 3196"	Kingston C149 Map 08ZN Exhibition
Chelsea	3-5 Showers Avenue "Chelsea, VIC 3196"	Kingston C149 Map 08ZN Exhibition
Edithvale	Reserve Randall Avenue "Edithvale, VIC 3196"	Kingston C149 Map 08ZN Exhibition
Edithvale	47A Lochiel Avenue "Edithvale, VIC 3196"	Kingston C149 Map 08ZN Exhibition
Edithvale	Reserve 51 Hughes Avenue "Edithvale, VIC 3196"	Kingston C149 Map 08ZN Exhibition
Edithvale	45A Randall Avenue "Edithvale, VIC 3196"	Kingston C149 Map 08ZN Exhibition
Edithvale	8-12 Northcliffe Road "Edithvale, VIC 3196"	Kingston C149 Map 08ZN Exhibition
Waterways	28-36 Macquarie Circle "Waterways, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Waterways	Reserve (496004) Lake King Circle "Waterways, VIC 3195"	Kingston C149 Map 08ZN Exhibition



Waterways	22 Macquarie Circle "Waterways, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Waterways	12-16 Princetown Drive "Waterways, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Waterways	5-7 Broadwater Drive "Waterways, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Waterways	5-7 Shoalwater Drive "Waterways, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Waterways	2 Paragon Way "Waterways, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Waterways	1-3 Shoalwater Drive "Waterways, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Waterways	31 Coorong Circle "Waterways, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Waterways	7 Coorong Circle "Waterways, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Waterways	2-36 Tyrrell Terrace "Waterways, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Waterways	3 Mitta Avenue "Waterways, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Waterways	26 Portpark Place "Waterways, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Waterways	Reserve South (495992) Lake King Circle "Waterways, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	11 Ferntree Grove "Aspendale Gardens, VIC 3196"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	18 Amott Court "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	56A Kearney Drive "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	12-14 Kerr Crescent "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	25A Branagan Drive "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	12A Jacqueline Drive "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	47 Nurten Parade "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	44A Branagan Drive "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	18 Atherton Close "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition

Aspendale Gardens	77-83 Nurten Parade "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	10-20 Palm Grove Boulevard "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	82-92 Branagan Drive "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	27A Lance Close "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	208 Wells Road "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	35-39 Pacific Drive "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	14-16 Jackie Court "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	21 Denahy Court "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	68-72 Pacific Drive "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	25 Nurten Parade "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Aspendale Gardens	15 Wildoer Drive "Aspendale Gardens, VIC 3195"	Kingston C149 Map 08ZN Exhibition
Carrum	5 Dyson Road "Carrum, VIC 3197"	Kingston C149 Map 09ZN and 10ZN Exhibition
Bonbeach	43-45 Fowler Street "Bonbeach, VIC 3196"	Kingston C149 Map 09ZN Exhibition
Bonbeach	86 Mascot Avenue "Bonbeach, VIC 3196"	Kingston C149 Map 09ZN Exhibition
Bonbeach	10 Coast Banksia Drive "Bonbeach, VIC 3196"	Kingston C149 Map 09ZN Exhibition
Bonbeach	Rear 12 Mascot Avenue "Bonbeach, VIC 3196"	Kingston C149 Map 09ZN Exhibition
Bonbeach	26 Coast Banksia Drive "Bonbeach, VIC 3197"	Kingston C149 Map 09ZN Exhibition
Bonbeach	70 Coast Banksia Drive "Bonbeach, VIC 3197"	Kingston C149 Map 09ZN Exhibition
Carrum	Reserve (440241) Launching Way "Carrum, VIC 3197"	Kingston C149 Map 09ZN Exhibition
Chelsea	87 Argyle Avenue "Chelsea, VIC 3196"	Kingston C149 Map 09ZN Exhibition
Chelsea Heights	11A Puffin Close "Chelsea Heights, VIC 3196"	Kingston C149 Map 10ZN Exhibition

Chelsea Heights	43-49 Fielding Drive "Chelsea Heights, VIC 3196"	Kingston C149 Map 10ZN Exhibition
Chelsea Heights	9 Zeus Court "Chelsea Heights, VIC 3196"	Kingston C149 Map 10ZN Exhibition
Chelsea Heights	Lot A (Prop No. 445153) Fielding Drive "Chelsea Heights, VIC 3196"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	52-70 Thompson Road "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	15-17 Harbour Drive "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	2A Gladesville Boulevard "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	11 William Salthouse Way "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	48 Wetland Drive "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	14-16 Portal Place "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	56 Wetland Drive "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	Reserve 1 Riverside West "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	Reserve Riverside West "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	Reserve Schooner Bay Drive "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	21 Boloka Court "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	30A Snapper Point Drive "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	36 Myola Street "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	31 Arrunga Court "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	16 Manhattan Court "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	2A Lagoon Place "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	22 Kalang Court "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	3A Acacia Crescent "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition

Patterson Lakes	11 Balarang Court "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	52 Palm Beach Drive "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	Reserve 14 Illawong Court "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	9A Erinka Crescent "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	27 Colac Court "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	165 Gladesville Boulevard "Patterson Lakes, Vic 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	131 Gladesville Boulevard "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	Reserve 3 Wetland Drive "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	Reserve 4 Wetland Drive "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	42-44 Palm Beach Drive "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Patterson Lakes	2A Shell Court "Patterson Lakes, VIC 3197"	Kingston C149 Map 10ZN Exhibition
Bonbeach	2-4 Williams Grove "Bonbeach, VIC, 3195"	Kingston C149 009zn Map09 Exhibition
Chelsea	2 Thames Promenade "Chelsea, VIC 3196"	Kingston C149 008zn Map08 Exhibition
Bonbeach	1/2-4 Williams Grove "Bonbeach, VIC 3195"	Kingston C149 009zn Map09 Exhibition
Bonbeach	2/2-4 Williams Grove "Bonbeach, VIC 3195"	Kingston C149 009zn Map09 Exhibition
Bonbeach	538-539 Nepean Highway "Bonbeach, VIC 3196"	Kingston C149 009zn Map09 Exhibition
Cheltenham	100 Farm Road "Cheltenham, VIC 3192"	Kingston C149 005zn Map05 Exhibition
Edithvale	256-260 Station Street "Edithvale, VIC 3196"	Kingston C149 008zn Map08 Exhibition
Highett	152 Wickham Road "Highett, VIC 3190"	Kingston C149 001zn Map01 Exhibition
Moorabbin	4 Kingsway "Moorabbin, VIC 3189"	Kingston C149 001zn Map01 Exhibition
Patterson Lakes	100 Gladesville Boulevard "Patterson Lakes, VIC 3197"	Kingston C149 010zn Map10 Exhibition
Moorabbin	22-36 Bulli Street "Moorabbin, VIC, 3189"	Kingston C149 001zn Map01 Exhibition

Edithvale	3 & 4 Waters Edge Place "Edithvale, VIC 3196"	Kingston C149 007zn Map07 Exhibition
Clayton South	26A Audsley Street "Clayton South, VIC 3169"	Kingston C149 003zn Map03 Exhibition
Patterson Lakes	96-100 Gladesville Boulevard "Patterson Lakes, VIC 3197"	Kingston C149 010zn Map10 Exhibition
Patterson Lakes	14A 102-114 Gladesville Boulevard "Patterson Lakes, VIC 3197"	Kingston C149 010zn Map10 Exhibition
Aspendale	1 Station Street, Aspendale Vic 3195	Kingston C149 011d-hoMap07 Exhibition and Kingston C149 012hoMap07 Exhibition
Chelsea	Rear of 440-443 Nepean Highway, Chelsea VIC 3196	Kingston C149 023d-paoMap09 Exhibition
Heatherton	466 Warrigal Road, Heatherton VIC 3203	Kingston C149 024d-paoMap02 Exhibition
Heatherton	Lot 1 Warrigal Road, Heatherton VIC 3203	Kingston C149 024d-paoMap02 Exhibition
Aspendale	34 Larnook Crescent, Aspendale VIC 3195	Kingston C149 016d-esoMap07 Exhibition
Browns Reserve Aspendale	Mordialloc Creek, Browns Reserve Aspendale VIC 3195	Kingston C149 019d-esoMap07 Exhibition
Aspendale	55 Nepean Highway, Aspendale VIC 3195	Kingston C149 019d-esoMap07 Exhibition
Carrum	16A Canberra Street, Carrum VIC 3197	Kingston C149 020d-esoMap10 Exhibition
Chelsea	3 Swan Walk, Chelsea VIC 3196	Kingston C149 021d-esoMap08 Exhibition
VIC	1-3 Lynne Street, Chelsea Heights, VIC 3196	Kingston C149 022d-esoMap08 Exhibition
Mentone	4 Rimmer Street, Mentone VIC 3194	Kingston C149 018d-esoMap04 Exhibition
Mentone	18-36 Levanto Street, Mentone VIC 3194	Kingston C149 015d-dpoMap05 Exhibition
Moorabbin	944-954 Nepean Highway, Moorabbin VIC 3189	Kingston C149 013hoMap01 Exhibition
Edithvale	8-12 Lochiel Avenue, Edithvale VIC 3196	Kingston C149 017d-esoMap07 Exhibition and Kingston C149 014ho Map07 Exhibition
Bonbeach	1 The Fairway, Bonbeach VIC 3196	Update to the Schedule to Heritage Overlay