

Agenda

Planning Committee Meeting

Wednesday, 21st August 2019

Commencing at 7.00pm

Council Chamber
1230 Nepean Highway, Cheltenham

kingston.vic.gov.au

John Nevins
Chief Executive Officer
Kingston City Council



**City of Kingston
Planning Committee Meeting**

Agenda

21 August 2019

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, 21 August 2019.

1. Apologies

2. Confirmation of Minutes of Previous Meetings

Minutes of Planning Committee Meeting 17 July 2019

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-2019/90 - Bay Trail (Crown Land adjacent Rennison Street Parkdale to Main Street Mordialloc)	19
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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.

community inspired leadership

4. Planning and Development Reports

Planning Committee Meeting

21 August 2019

Agenda Item No: 4.1

TOWN PLANNING APPLICATION DECISIONS - JULY 2019

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

Town Planning Application Decisions – July 2019

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 July 2019.

A summary of the decisions is as follows:

Type of Decision	Number of Decisions Made	Percentage (%)
Planning Permits	76	70
Notice of Decision	12	11
Refusal to Grant a Permit	7	7
Other - Withdrawn (11) - Prohibited (0) - Permit not required (2) - Lapsed (0) - Failure to Determine (0)	13	12
Total	108	100

(NB: Percentage figures have been rounded)

OFFICER RECOMMENDATION

That the report be noted.

Appendices

Appendix 1 - Town Planning Application Decisions July 2019 (Ref 19/183496) [↓](#)

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 - JULY 2019

1	Town Planning Application Decisions July 2019.....	9
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Planning Decisions July 2019							
APPL. No.	PROPERTY ADDRESS	SUBURB	APPL. DATE	DATE DECIDED	PROPOSAL DESCRIPTION	DECISION	VCAT DECISION
KP-2019/345	44 Glenola Road	CHELSEA	7/06/2019	31/07/2019	Subdivide the Land into Three (3) Lots	Permit	No
KP-2019/256	1 244 Nepean Highway	EDITHVALE	30/04/2019	31/07/2019	Use land to consume liquor under a General license associated with a food and drinks premises (bar/cafe) and associated works	Notice of Decision	No
KP-2019/373	37 The Boulevard	PATTERSON LAKES	18/06/2019	31/07/2019	The construction of buildings and works comprising a ground floor extension to the dwelling	Permit	No
KP-2019/434	491-493 Main Street	MORDIALLOC	18/07/2019	31/07/2019	Buildings and works in a Heritage Overlay and a Design and Development Overlay	Permit	No
KP-2019/437	4 Granville Grove	CLAYTON SOUTH	18/07/2019	31/07/2019	Subdivide the Land into Two (2) Lots	Permit	No
KP-2019/154	9 Smith Street	CARRUM	15/03/2019	30/07/2019	Develop the land for the construction of four (4) dwellings and associated works in accordance with the endorsed plans	Notice of Decision	No
KP-2019/139	18 94-102 Keys Road	CHELTENHAM	14/03/2019	30/07/2019	Use the land for a Gymnasium	Notice of Decision	No
KP-2019/433	756-768 Springvale Road	BRAESIDE	17/07/2019	30/07/2019	Installation of eight (8) light poles at the existing sports grounds within the Special Use Zone	Permit	No
KP-2019/142	37 Marriott Street	PARKDALE	15/03/2019	30/07/2019	The development of two (2) dwellings	Permit	No
KP-2019/340	47 Levanswell Road	MOORABBIN	5/06/2019	30/07/2019	Use of the land for Industry (Coffee Roaster and Packing Line), a variation to the car parking requirement associated with the use and associated works in accordance with the endorsed plans	Permit	No

KP-2018/747/A	Unit 3 10 Bank Road	EDITHVALE	20/05/2019	30/07/2019	The development of a dwelling extension on a lot less than 300 square metres	Permit	No
KP-2019/206	11 Collins Street	MENTONE	4/04/2019	30/07/2019	Develop the land for the construction two (2) dwellings	Permit	No
KP-2015/993/A	20 Elora Road	OAKLEIGH SOUTH	15/07/2019	29/07/2019	Develop the land for the construction of one (1) double storey dwelling to the rear of the existing dwelling	Permit	No
KP-2019/431	79 Rae Avenue	EDITHVALE	17/07/2019	29/07/2019	Construction of a single-storey dwelling in a SBO	Permit	No
KP-2019/428	1 Wakool Avenue	MENTONE	17/07/2019	29/07/2019	Subdivide the Land into Two (2) Lots	Permit	No
KP-2019/427	91 Kinross Avenue	EDITHVALE	15/07/2019	26/07/2019	Develop the land for one (1) dwelling on land within a Special Building Overlay	Permit	No
KP-2014/201/A	70 Ella Grove	CHELSEA	13/06/2019	26/07/2019	Develop the Land for the Construction of Three (3) Dwellings	Permit	No
KP-2019/450	16 Rimmer Street	MENTONE	22/07/2019	26/07/2019	The development of an extension to the existing dwelling	Permit Not Required	No
KP-2019/425	154-158 Bernard Street	CHELTENHAM	12/07/2019	25/07/2019	Develop the land for buildings and works in an Industrial 1 Zone	Permit	No
KP-2018/730	1 29-31 Patty Street	MENTONE	10/09/2018	25/07/2019	Develop the Land for the Construction of four (4) double storey Dwellings	Permit	No
KP-2019/233	215 Chesterville Road	MOORABBIN	16/04/2019	25/07/2019	Subdivide the Land into 31 Lots adjacent to a Road Zone Category 1 and create two easements	Permit	No
KP-2019/390	42 Albenca Street	MENTONE	27/06/2019	25/07/2019	Subdivide the Land into Two (2) Lots	Permit	No
KP-2018/1010	11 Jodi Street	CHELTENHAM	19/12/2018	24/07/2019	Develop the land for the construction of two (2) dwellings	Refused	No
KP-2018/981	53-57 Westall Road	CLAYTON SOUTH	7/12/2018	24/07/2019	Use and develop the land for a service station and food and drink premises and alter/create access to	Refused	No

						a road in a Road Zone, Category 1		
KP-2019/424	41-45 Mills Road	BRAESIDE	12/07/2019	24/07/2019	Develop the land for the construction of buildings and works in an Industrial 1 Zone	Permit	No	
KP-2018/455	37 Robert Street	PARKDALE	6/06/2018	24/07/2019	Develop the land for the construction of two (2) dwellings	Permit	No	
KP-2019/188	1 Snowy Court	CLAYTON SOUTH	31/03/2019	24/07/2019	Develop the land for the construction of two (2) dwellings	Permit	No	
KP-2019/182	602 Lower Dandenong Road	BRAESIDE	28/03/2019	23/07/2019	The development of the land for buildings and works (sheds)	Permit	No	
KP-2018/609	225-249 Old Dandenong Road	HEATHERTON	25/07/2018	22/07/2019	Use and develop the land for a dwelling, outbuilding and associated works within land subject to inundation overlay	Permit	No	
KP-2013/587/A	540-600 Lower Dandenong Road	BRAESIDE	27/05/2019	22/07/2019	Partial use of the land for a Place of Assembly (Men's Shed)	Permit	No	
KP-2019/279	45 Pier One Drive	PATTERSON LAKES	11/05/2019	22/07/2019	Develop the land for the construction of one (1) dwelling on land subject to an Inundation Overlay (LSIO)	Permit	No	
KP-2019/151	1 Famechon Road	EDITHVALE	19/03/2019	22/07/2019	Subdivide the Land into Three (3) Lots	Permit	No	
KP-2018/64/A	2A Latrobe Street	MENTONE	23/05/2019	22/07/2019	The development of three (3) dwellings	Permit	No	
KP-2019/395/A	21 James Street	MORDIALLOC	10/07/2019	22/07/2019	lodged in error, please disregard	Withdrawn	No	
KP-2017/796	53 Beach Road	MENTONE	17/10/2017	19/07/2019	Develop the land for the construction of two (2) double storey dwellings and alter access to a Road Zone Category 1	Refused	No	
KP-1993/5158/A	19-71 Carroll Road	OAKLEIGH SOUTH	28/09/2017	19/07/2019	Use and Develop the Land for a Solid Inert Waste Landfill	Permit	No	

KP-2015/724/B	67 Swan Walk	CHELSEA	16/04/2019	19/07/2019	Develop the land for the construction of four (4) dwellings	Permit	No
KP-2018/1024	20 Wandoo Avenue	CLARINDA	20/12/2018	19/07/2019	The development of three (3) double storey dwellings	Permit	No
KP-2018/807	2 Newington Parade	CHELSEA	4/10/2018	19/07/2019	The development of six (6) dwellings and the waiver of the one (1) visitor car parking space requirement	Refused	No
KP-2019/181	8 Wolstenholme Gardens	BONBEACH	28/03/2019	19/07/2019	The development of an extension to the existing dwelling	Permit	No
KP-2019/317	22A Randall Avenue	EDITHVALE	27/05/2019	18/07/2019	Removal of the reserve status to create Lot 1	Permit	No
KP-2019/314	5 Genoa Avenue	BONBEACH	24/05/2019	18/07/2019	Subdivide the Land into Four (4) Lots	Withdrawn	No
KP-2000/706/B	40 Larnook Crescent	ASPENDALE	3/07/2019	18/07/2019	DO2 DUAL OCC. 2 NEW UNIT	Withdrawn	No
KP-2018/510	1 23 Oakes Avenue	CLAYTON SOUTH	29/06/2018	18/07/2019	Develop the land for the construction of five (5) dwellings and waive the visitor car parking requirement associated with the development	Permit	No
KP-2018/399	85 Nepean Highway	ASPENDALE	28/05/2018	18/07/2019	The development of two (2) dwellings and associated works in accordance with the endorsed plans	Notice of Decision	No
KP-2019/195	139A Westall Road	CLAYTON SOUTH	1/04/2019	17/07/2019	Use of the land for car sales	Permit	No
KP-2019/349	2 165 Westall Road	CLAYTON SOUTH	7/06/2019	17/07/2019	Use of the land for industry (food manufacturing) and reduce the car parking requirement associated with the use of the land for industry (food manufacturing) in accordance with the endorsed plans	Permit	No
KP-2017/755	122 Station Street	ASPENDALE	28/09/2017	17/07/2019	Develop the land for the construction of four (4) dwellings within a three (3) storey building	Notice of Decision	No
KP-2019/26	1 468 Station	BONBEACH	18/01/2019	17/07/2019	Develop the land for the	Permit	No

	Street							
KP-2018/866	264 Nepean Highway	EDITHVALE	23/10/2018	17/07/2019	Use the land for the sale and consumption of liquor (General Licence)	Permit	No	construction of six (6) dwellings
KP-2018/602	13-14 Station Street	ASPENDALE	25/07/2018	17/07/2019	Use and develop the land for a child care centre	Notice of Decision	No	
KP-2019/316	26 Gothic Road	ASPENDALE	24/05/2019	16/07/2019	Subdivide the Land into Eight (8) Lots	Withdrawn	No	
KP-2019/426	7 Conifer Crescent	DINGLEY VILLAGE	9/07/2019	16/07/2019	Develop the land for buildings and works (shade sail)	Permit	No	
KP-2019/419	86-88 Fairbank Road	CLAYTON SOUTH	10/07/2019	15/07/2019	Develop the land for the construction of building & works (five water tanks)	Permit	No	
KP-2019/81	1 Troy Street	BONBEACH	18/02/2019	15/07/2019	Construction of two (2) dwellings on a lot	Permit	No	
KP-2018/653	25 Worsley Avenue	CLAYTON SOUTH	14/08/2018	15/07/2019	Develop the land for the construction of one (1) dwelling to the rear of an existing dwelling created in error, please disregard	Notice of Decision	No	
KP-2019/422	19 Avondale Avenue	CHELSEA	11/07/2019	15/07/2019		Withdrawn	No	
KP-2017/895/A	5 Nowra Street	MOORABBIN	10/07/2019	15/07/2019	Develop the land for the construction of two (2) double-storey dwellings - file created in error	Withdrawn	No	
KP-2019/313	46 Bear Street	MORDIALLOC	24/05/2019	15/07/2019	Subdivide the land into three (3) lots	Permit	No	
KP-2019/169	1 7 Hayden Road	CLAYTON SOUTH	22/03/2019	15/07/2019	The development of three (3) dwellings	Notice of Decision	No	
KP-2019/201	6 Fielding Drive	CHELSEA HEIGHTS	3/04/2019	12/07/2019	Subdivide the Land into Two (2) Lots	Permit	No	
KP-2019/415	5 Golf View Road	HEATHERTON	10/07/2019	12/07/2019	Subdivide the Land into Two (2) Lots	Permit	No	
KP-2018/718	11 Evan Street	PARKDALE	5/09/2018	11/07/2019	The development of three (3) dwellings	Refused	No	
KP-2018/953	32 James Avenue	ASPENDALE	27/11/2018	11/07/2019	Develop the land for one (1) double storey dwelling and buildings and	Notice of Decision	No	

						works to the existing dwelling		
KP-2018/908	12-14 Ashley Park Drive	CHELSEA HEIGHTS	1/11/2018	11/07/2019	The use and development of a storage facility and a reduction of the required car parking spaces	Permit	No	
KP-2019/414	13 Lawborough Avenue	PARKDALE	9/07/2019	11/07/2019	Develop the land for the construction of one (1) dwelling on land within a Special Building Overlay	Permit	No	
KP-2018/920	28 Naples Road	MENTONE	15/11/2018	11/07/2019	Alterations and additions to existing dwelling	Permit	No	
KP-2019/190	43 Garden Boulevard	DINGLEY VILLAGE	29/03/2019	10/07/2019	Change of use to innominate (council depot)	Permit	No	
KP-2018/947	21 Tennyson Street	HIGHETT	27/11/2018	10/07/2019	Develop the land for the construction of two (2) dwellings	Notice of Decision	No	
KP-2016/1055/C	254-258 Chesterville Road	MOORABBIN	21/12/2018	10/07/2019	Use and development of the land for office, food and drink premises(caf�e)/convenience shop, restricted retail, restaurant and retail (market), for the display of advertising signage and a reduction in the car parking requirement; and	Withdrawn	No	
					Use and develop the Planning Unit shown as Area 1 on Survey Plan			
KP-2019/410	74 Blackwood Avenue	MENTONE	5/07/2019	9/07/2019	Construct a ground floor extension to an existing dwelling on land within a Special Building Overlay	Permit	No	
KP-2019/248	67 Albany Crescent	ASPENDALE	29/04/2019	9/07/2019	To vary easement E-1 on Lot 125 on Plan of Subdivision 056919	Permit	No	
KP-2019/266	40-46 Canterbury Road	BRAESIDE	3/05/2019	9/07/2019	Develop the land for the construction of a Warehouse on Land Subject to Inundation Overlay	Permit	No	
KP-2019/400	159 Parkers Road	PARKDALE	1/07/2019	9/07/2019	Subdivide the Land into Two (2) Lots on land affected by a Special Building Overlay	Permit	No	

KP-2019/387	55A Swan Walk	CHELSEA	27/06/2019	9/07/2019	Subdivide the Land into Two (2) Lots	Permit	No
KP-2019/338	15 Manoon Road	CLAYTON SOUTH	5/06/2019	9/07/2019	Subdivide the Land into Four (4) Lots	Permit	No
KP-2016/714	160 Como Parade West	PARKDALE	5/09/2016	9/07/2019	Removal of Easement and creation of easement	Permit	No
KP-2019/386	26 Balmoral Drive	PARKDALE	25/06/2019	8/07/2019	Develop the land for the construction of one (1) dwelling on land within a Special Building Overlay	Permit	No
KP-2018/271	27 Breeze Street	BONBEACH	12/04/2018	8/07/2019	The development of two (2) dwellings	Refused	No
KP-2015/358/A	55 Plummer Road	MENTONE	9/05/2019	8/07/2019	Develop the land for the construction of two (2) dwellings	Permit	No
KP-2019/82	5 Admirals Quay	PATTERSON LAKES	18/02/2019	8/07/2019	The development of two (2) double storey dwellings (side by side)	Permit	No
KP-2018/353	50-76 Deals Road	CLAYTON SOUTH	11/05/2018	8/07/2019	Construct an extension to the existing Go Kart track	Permit	No
KP-2018/344	4 Stanley Avenue	CHELTENHAM	8/05/2018	8/07/2019	Construction of building and works in the Activity Centre Zone for construction of seven three storey dwellings in accordance with the endorsed plans.	Permit	No
KP-2018/262	126 Como Parade West	PARKDALE	11/04/2018	8/07/2019	Develop the land for the construction of seven (7) double storey dwellings and waiver of visitor space requirements	Permit	No
KP-2019/397	14 MacGregor Street	PARKDALE	28/06/2019	5/07/2019	Subdivide the Land into Two (2) Lots	Permit	No
KP-2018/794	6-8 Roper Street	MOORABBIN	1/10/2018	5/07/2019	Subdivide the Land into Two (2) Lots	Permit	No
KP-2018/798	4 Greenways Court	PARKDALE	1/10/2018	5/07/2019	The development of three (3) dwellings and associated works in accordance with the endorsed plans	Notice of Decision	No
KP-2019/354	5 Ti Tree Avenue	BONBEACH	7/06/2019	5/07/2019	Develop the land for one (1) dwelling in a DDO Schedules 1 and 7	Permit Not Required	No

KP-2018/656	21 Fifth Street	PARKDALE	15/08/2018	5/07/2019	The development of two (2) dwellings on land affected by a Special Building Overlay	Permit	No
KP-2019/382	215 Wickham Road	MOORABBIN	25/06/2019	5/07/2019	Subdivide the Land into Two (2) Lots	Permit	No
KP-2019/318	1 538-539 Nepean Highway	BONBEACH	27/05/2019	5/07/2019	Subdivide the Land into Seven (7) Lots	Permit	No
KP-2015/826/B	84 Valetta Street	CARRUM	16/04/2019	5/07/2019	Develop the land for the construction of two (2) dwellings in a Special Building Overlay	Withdrawn	No
KP-2016/661	225-249 Old Dandenong Road	HEATHERTON	15/08/2016	5/07/2019	Use the land for rural industry in association with the servicing and repairing of agricultural equipment and a reduction to the car parking requirements under Clause 52.06 of the Kingston Planning Scheme	Refused	No
KP-2018/921	59 Lochiel Avenue	EDITHVALE	15/11/2018	5/07/2019	The development of two (2) dwellings on land affected by a Special Building Overlay	Permit	No
KP-2019/394	6 Julie Court	DINGLEY VILLAGE	28/06/2019	5/07/2019	Construct a fence on land in a Special Building Overlay	Permit	No
KP-2019/392	1 70 Turner Road	HIGHETT	27/06/2019	5/07/2019	To construct a new timber fence	Permit	No
KP-2019/347	15 Fourth Avenue	ASPENDALE	7/06/2019	5/07/2019	Develop the land for the construction of alterations & additions	Permit	No
KP-2018/887	2 40 Oakes Avenue	CLAYTON SOUTH	1/11/2018	4/07/2019	The development of an extension to the existing dwelling on a lot less than 300sqm	Permit	No
KP-2019/58	210-218 Boundary Road	BRAESIDE	7/02/2019	4/07/2019	Subdivide the Land into 33 Lots (Staged subdivision) in a Design and Development Overlay Schedule 5 and Land Subject to Inundation Overlay	Permit	No
KP-2019/159	73 Rae	EDITHVALE	20/03/2019	4/07/2019	Develop the land for the	Permit	No

	Avenue					construction of two (2) dwellings to the rear of an existing, on Land subject to a Special Building Overlay		
KP-2003/172/C	8 Irish Court	BONBEACH	25/01/2016	4/07/2019	Develop the land for the construction of sixty six (66) dwellings	Withdrawn	No	
KP-2019/396	541 Main Street	MORDIALLOC	28/06/2019	3/07/2019	Construction of a Minor Utility Installation within a road median strip and land within an Environmental Significance Overlay.	Permit	No	
KP-2018/905	7 Faye Street	MOORABBIN	8/11/2018	3/07/2019	Construct two (2) dwellings on a lot	Notice of Decision	No	
KP-2019/283	28 Hillston Road	MOORABBIN	14/05/2019	3/07/2019	Develop the land for the construction of building and works	Permit	No	
KP-2019/5	548-588 Clayton Road	CLAYTON SOUTH	7/01/2019	3/07/2019	Buildings and works for buildings to be used for restricted retail premises and warehouse (in accordance with Clause 53.10); a reduction of the required car parking spaces; and create/alter access to a road in a Road Zone Category 1	Withdrawn	No	
KP-2018/938	266 Osborne Avenue	CLAYTON SOUTH	23/11/2018	2/07/2019	Subdivide the Land into Twenty four (24) Lots - stage 12	Withdrawn	No	
KP-2018/817	1 Ozone Avenue	ASPENDALE	8/10/2018	2/07/2019	Develop three (3) dwellings with basement parking in accordance with the endorsed plans	Permit	No	
KP-2014/367/A	6-8 Roper Street	MOORABBIN	2/11/2018	1/07/2019	Develop the land for the construction of two (2) warehouses, a reduction in the car parking requirements and a reduction in the loading and unloading requirements.	Permit	No	

Planning Committee Meeting

21 August 2019

Agenda Item No: 4.2

KP-2019/90 - BAY TRAIL (CROWN LAND ADJACENT RENNISON STREET PARKDALE TO MAIN STREET MORDIALLOC)

Contact Officer: Amy Lin, Statutory Planning

Purpose of Report

This report is for Council to consider Planning Permit Application No. KP-2019/90 - Crown Land adjacent Rennison Street Parkdale to Main Street Mordialloc.

Disclosure of Officer / Contractor Direct or Indirect Interest

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

OFFICER RECOMMENDATION

That the Planning Committee determine to support the proposal and issue a Notice of Decision to Remove vegetation and alter access to a Road Zone Category 1 at Crown Land adjacent Rennison Street Parkdale to Main Street Mordialloc, subject to the conditions contained within this report.

PLANNING OFFICER REPORT	
APPLICANT	Kingston City Council (Infrastructure Department)
ADDRESS OF LAND	Crown Land adjacent Rennison Street Parkdale to Main Street Mordialloc
PLAN OF SUBDIVISION REFERENCE	Crown Allotment 19A Section 24 Parish of Mordialloc
PROPOSAL	Remove vegetation and alter access to a Road Zone Category 1
PLANNING OFFICER	Amy Lin
REFERENCE NO.	KP-2019/90
ZONE	Clause 36.02: Public Park and Recreation Zone (PPRZ) Clause 36.04: Road Zone (adjacent zoning)
OVERLAYS	Clause 43.01: Heritage Overlay Schedule 108 Clause 43.02: Design and Development Overlay Schedule 1 and 7 Clause 44.05: Special Building Overlay
OBJECTIONS	53
CONSIDERED PLAN REFERENCES/DATE RECEIVED	Kingston Bay Trail – Shared Path Naples Road to Nepean Highway Detail plan, Revision A, dated 12/04/18, Sheets 14-19 of 19 prepared by CRE Consulting Engineers and Received 5 June 2019 Matter 27529, Sheets Figure 1, 2.1-2.4, Dated 15 April 2019 by Biosis and Received 18 April 2019
ABORIGINAL CULTURAL HERITAGE SENSITIVITY	Yes (CHMP 15350 – Approved on 15 May 2018)

1.0 RELEVANT LAND HISTORY

- 1.1. Planning Permit No. KP14/317 was issued on 31 March 2015 for the removal of vegetation along the foreshore reserve between Sea Parade and Mentone Lifesaving Club, Mentone (commonly referred to as Stage 1). This permit was issued at the direction of the Victorian Civil and Administrative Tribunal.
- 1.2. Planning Permit No. KP17/832 was issued on 01 Oct 2018 for the removal of vegetation and alter access to a Road Zone, Category 1 along the foreshore reserve between Kitchener Street (Mentone Lifesaving Club) to Rennison Street, Parkdale (commonly referred to as Stage 2). This permit was issued at the direction of the Victorian Civil and Administrative Tribunal.

2.0 SITE & SURROUNDS

- 2.1. The subject site comprises of a 1.0 km section of Crown land located along the foreshore adjacent (from) Rennison Street, Parkdale to Main Street Mordialloc.

- 2.2. The subject site contains a range of vegetation including planted locally indigenous coastal trees and shrubs. The site also contains remnant and naturally colonised locally indigenous coastal flora. The area contains two ecological vegetation classes, being Coastal Dune Scrub (EVC 160) and Coastal Headland Scrub (EVC161).
- 2.3. Land in the immediate area also consists of informal vegetation, pedestrian pathways, car parks, public transport links and Beach Road.
- 2.4. The section of land (identified in red on the map below) is located along the foreshore and abuts the beach. The Mordialloc Activity Centre, Mordialloc Lifesaving Club and Mordialloc Creek is located to the southern section of the proposal. The Sunnyboy Beach Club restaurant is also located within the Crown land, south of the proposal Land to the north of Beach Road predominantly consists of single and double storey dwellings.
- 2.5. The following map illustrates the subject site in its surrounding context.



[Source: Hansen Partnership]

3.0 TITLE DETAILS

- 3.1. There are no restrictions listed on the Crown Diagram CD062857T, Crown Allotment 19A Section 24 Parish of Mordialloc, The Crown Land administrator is the Kingston City Council.

4.0 PROPOSAL

- 4.1. The proposal seeks to remove 0.098 hectares of native vegetation along the coastal foreshore reserve. This is made up 0.004 hectares of Coastal Dune Scrub (EVC160) and 0.094 hectares of Coastal Headland Scrub (EVC161).
- 4.2. The proposal also seeks to alter access arrangements to Beach Road in the following locations:
 - Removal and replacement of the crossovers at the car park between Bay Street and High Street.
 - Removal of the existing crossover and construction of new crossover near the bus stop adjacent to Epsom Road.
 - Removal of crossover on the northern side of Beach Road adjacent Mordialloc Life Saving Club car park.
 - Modification of the Pier Car Park access road at Peter Scullin Reserve to remove the left turn slip lane into the car park from Beach Road.
- 4.3. The proposed vegetation removal and alterations of access arrangements seek to facilitate the bay trail extension (commonly known as Stage 3 of the Bay Trail). The bay trail is proposed to be 3.0 metres wide with a 1.0 metre road buffer.
- 4.4. Offset planting is also proposed to take place in the form of third party offsets and rehabilitation of the foreshore reserve within the Port Phillip and Western Port Catchment Area or the City of Kingston.

5.0 PLANNING CONTROLS

- 5.1. The subject site is located within a Public Park and Recreation Zone (PPRZ) and the Road Zone Category 1 (RDZ1).
- 5.2. The subject site is also subject to a Design and Development Overlay Schedule 1 and Schedule 7 (DDO1 and DDO7).
- 5.3. The subject site is also subject to a Heritage Overlay Schedule 108 (HO108).
- 5.4. The subject site is also subject to a Special Building Overlay (SBO).
- 5.5. Adjoining the land is Beach Road, which is identified in a Road Zone Category 1.

Marine and Coastal Act

- 5.6. Pursuant to section 68(3) of the *Marine and Coastal Act 2018*, the application is deemed to be an application for consent for the use and development of coastal Crown land. The proposed development is also subject to conditions. The Department of Environment, Land, Water and Planning (DELWP) has recommended that conditions given under the MCA consent be included on any planning permit issued.

6.0 PLANNING PERMIT REQUIREMENTS

- 6.1. Pursuant to Clause 43.01-1 – Heritage Overlay, a planning permit is required to carry out works, including remove, destroy or lop a tree if the schedule to the overlay specifies the heritage place as one where tree controls apply. Tree controls are applicable under schedule HO108 – *Mordialloc Creek and Foreshore Precinct*.
- 6.2. Pursuant to Clause 52.17-1 – Native Vegetation, a planning permit is required to remove, destroy or lop native vegetation, including dead native vegetation. The permit applicant has relied on the planted vegetation exemption as part of the application. The requirements of this exemption have been satisfied with consent provided in accordance with Clause 52.17-7. It is also noted that offset requirements are applicable under Clause 52.17-5.
- 6.3. Pursuant to Clause 52.29-2 – Land Adjacent to a Road in a Road Zone Category 1, a Planning Permit is required to create or alter access to a Road in a Road Zone Category 1.
- 6.4. Pursuant to Clause 62.02-2 (Buildings and works not requiring a permit unless specifically required by the Kingston Planning Scheme) includes:
- Roadworks; and
 - Bicycle pathways and trails.
- 6.5. The proposal therefore does not trigger a planning permit under the following zones and overlays:
- Clause 36.02 - Public Park & Recreation Zone
 - Clause 43.02 - Design Development Overlay - Schedule 1 and 7
 - Clause 44.05 - Special Building Overlay
- 6.6. Given these buildings and works do not require a planning permit unless specifically required by the Kingston Planning Scheme. They are exempt from a planning permit.
- 6.7. The clause 62.02-2 exemptions do not apply to the removal, destruction or lopping of trees and the removal of vegetation pursuant to Clause 62.02-3.

7.0 RELEVANT HISTORY

- 7.1. Council records indicate the following Planning Permits have been issued for native vegetation removals within last five years within the same contiguous ownership:
- Planning Permit No. KP-2014/317 was issued on 31 March 2015 for the removal of vegetation along the foreshore reserve between Sea Parade and Mentone Lifesaving Club, Mentone. This permit was issued at the direction of the Victorian Civil and Administrative Tribunal and commonly known as Stage 1 of the Bay Trail.
 - Planning Permit No. KP-2017/832 was issued on 1 October 2018 for the removal of vegetation and alter access to a Road Zone, Category 1 along the foreshore reserve between Kitchener Street (Mentone Lifesaving Club) to Rennison Street, Parkdale. This permit was issued at the direction of the Victorian Civil and Administrative Tribunal and commonly known as Stage 2 of the Bay Trail.
 - Planning Permit No. KP-2015/999 was issued on 18 May 2016 for the removal of vegetation at Part 221 – 231 Bay Trail Mordialloc (adjacent to Mordialloc Life Saving Club and Aboriginal Gathering Place).

- Planning Permit No. KP-2014/657 was issued on 30 March 2015 for the removal of native vegetation at Part 221 – 231 Bay Trail Mordialloc (adjacent to Mordialloc Life Saving Club).

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 from 11 April 2019 to 16 May 2019. It is noted amended advertising letters were posted by Council's Planning Department on 29 April 2018 with advertising extended pursuant to section 57A of the *Planning and Environment Act 1987*.
- 8.2. 53 objections and one letter of support to the proposal were received. The grounds of objection raised are summarised as follows:
- Loss of vegetation and impact on environment.
 - Loss of habitat and impacts on fauna.
 - Loss of car parking spaces.
 - Lack of community benefit as there is an existing footpath.
 - Expenditure to construct path when there is an existing path.
 - Loss of privacy and increased traffic noise for users of the existing walking path.
 - Objection to the stage 2 application.
 - Concerns with replacement plantings.
 - Relocation of bus stop in front of the iconic racehorse statue.

9.0 AMENDMENT TO THE APPLICATION AFTER NOTIFICATION

- 9.1. An application to amend the proposal pursuant to section 57A of the *Planning and Environment Act 1987* following notice was received on 18 April 2019. The amendment sought to increase the area of native vegetation removal to 0.098ha (from 0.084ha).
- 9.2. An application to amend the proposal pursuant to section 57A of the *Planning and Environment Act 1987* following notice was received on 23 April 2019. The amendment sought to include the removal of vegetation within the Heritage Overlay. In accordance with section 57B of the *Planning and Environment Act 1987*, notice of this amendment was considered unnecessary as the amended application would not cause material detriment to any person for the following reasons:
- The applicable heritage citation for Schedule 108 states that the trees of interest relates to planted palm trees which are not proposed for removal.
 - Trees proposed for removal within the Heritage Overlay were planted recently approximately in the past ten years as part of the construction of the Peter Scullin Reserve car park. These trees were therefore planted after the heritage study and therefore considered to have no heritage significance.

10.0 PLANNING CONSULTATION MEETING

- 10.1. A planning consultation meeting was held on 5 June 2019 with the relevant Planning Officer, the Manager and General Manager of City Development, two ward Councillors (Cr West and Cr Brownless), the Permit Applicant and 12 objectors in attendance. The above-mentioned issues were discussed at length.

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

11.0 REFERRALS

11.1. The application was referred to the following external referral authorities:

Internal Referrals

Department / Area	Comments
Council's Vegetation Management Officer	<p>The two vegetated related issues are:</p> <ul style="list-style-type: none"> - Native vegetation; this is addressed by the Biosis native vegetation report. - Heritage Overlay; the impact on vegetation within the HO appears to predominantly be restricted to removal of vegetation on the Beach Road side of the carpark near the surf lifesaving club. At the time the site was assessed for the Heritage Overlay, the area where the vegetation is proposed to be removed, had not yet been planted.

External Referrals

Department	Section 52/55	Determining / Recommending	Objection	Comments
Department of Environment Land Water and Planning (DELWP)	55	Recommending	None	Advised of no objection subject to the inclusion of conditions on any planning permit issued.
VicRoads	55	Determining	None	Advised of no objection subject to the inclusion of conditions on any planning permit issued.
External Ecological Consultant	Council's City Development Department also engaged an external ecological consultant to undertake a peer review of the submitted documents, maps and to undertake an independent assessment of the permitted clearing of native vegetation. The peer review has been undertaken, and reviewers are satisfied with the vegetation assessment and conclusions provided.			

12.0 RELEVANT POLICIES

12.1. Planning Policy Framework (PPF)

- Clause 11 – Settlement
- Clause 12 – Environmental and Landscape Values
- Clause 13 – Environmental Risks and Amenity
- Clause 15 – Built Environment and Heritage
- Clause 15.03-1S – Heritage Conservation
- Clause 18 – Transport
- Clause 19.02 – Community Infrastructure

12.2. **Local Planning Policy Framework (LPPF)**

- Clause 21.08 – Foreshore
- Clause 21.09 – Environment, Wetlands and Waterways
- Clause 21.11 – Open Space
- Clause 21.12 – Transport, Movement and Access
- Clause 22.16 – Heritage Overlay

12.3. **Zoning**

- 12.4. Pursuant to Clause 36.02 - Public Park and Recreation Zone, a planning permit is not required for the use of the land as a shared pedestrian/bicycle path and for the carrying out of works, construct or carry out buildings where the works are undertaken by or on behalf of the public land manager under any of the following Acts:

A building or works carried out by or on behalf of a public land manager or Parks Victoria under the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958 or the Crown Land (Reserves) Act 1978.

- 12.5. In this instance, Council is the public land manager.

- 12.6. Refer to section 6.3 in relation to buildings and works where no permit is required.

12.7. **Overlays**

The following Overlay Controls apply to this site:

- Clause 43.01: Heritage Overlay Schedule 108
- Clause 43.02 – Design and Development Overlay
 - DDO1 – Urban Coastal Height Control Area
 - DDO07 – Urban Coastal Foreshore Setback Control Area
- Clause 44.05 – Special Building Overlay

- 12.8. In this instance, the roadworks, bicycle pathways and trails are not specifically listed under the Design and Development Overlay and Special Building Overlay. Accordingly, no planning permit is required under the overlays listed above.

- 12.9. Refer to section 6 in relation to buildings and works where no permit is required

12.10. **Particular Provisions**

The following Clauses are applicable to this application:

- Clause 52.17 – Native Vegetation
- Clause 52.29 – Land Adjacent to a Road Zone

12.11. **General Provisions**

Clause 65: Decision Guidelines

Clause 65.01: Approval of an Application or Plan

13.0 PLANNING CONSIDERATIONS:

Planning Policy Framework

- 13.1. An assessment has been undertaken against the applicable state planning policies relevant to the planning permit requirements of the application.
- 13.2. Clause 11 (Settlement) seeks 'to facilitate sustainable development that takes advantage of existing settlement patterns, through the provision of zoned and serviced land.'
- 13.3. Clause 12.01-2S (Native vegetation management) seeks to protect biodiversity and conservation of sites by ensuring that permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity.
- 13.4. Clause 12.02-1S (Protection of coastal areas) seeks 'to recognise the value of coastal areas to the community, conserve and enhance coastal areas and ensure sustainable use of natural coastal resources.' This is balanced by Clause 12.02-2S (Coastal Crown land) which seeks 'to achieve coastal crown land development that provides an environmental, social and economic balance'
- 13.5. Clause 15.03-1S (Heritage Conservation) seeks to ensure the conservation of places of heritage significance.
- 13.6. Clause 18 (Transport) facilitates an integrated and sustainable transport system that provides access to social and economic opportunities. Specific objectives at Clause 18.02-2 seek to integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.
- 13.7. Clause 19.02-06S (Open Space) contained within Clause 19.02 (Community Infrastructure) seeks "to establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community" and to ensure that open space networks are linked, including through the provision of walking and cycling trails.
- 13.8. The proposal seeks to remove 0.098 hectares of native vegetation and to alter or remove access to a Road Zone, to facilitate the construction of a shared user path with direct links to an existing constructed trail between Sea Parade and Mentone Lifesaving Club, Mentone and an approved trail between Kitchener Street (Mentone Lifesaving Club) to Rennison Street, Parkdale. The proposal has been reviewed by qualified ecologists who advise the trail has been sited to minimise the loss of vegetation.
- 13.9. The trail is considered to make positive social and economic benefits to the greater area by providing additional transport links for more sustainable modes of transport. The proposal also updates existing community infrastructure to benefit the recreational needs for surrounding residents. On balance the proposal is considered to be consistent with relevant policies contained within the applicable state planning policy.
- 13.10. Clause 15.03-2S (Aboriginal cultural heritage) is discussed below in section 13.35.

Local Planning Policy Framework

13.11. Clause 21.08 (Foreshore) seeks to provide for the responsible management of the foreshore in order to protect the social, ecological and environmental values of the foreshore. Through the application of strategies, the policy seeks:

Objective 1: To provide fair and equitable access to all coastal areas and to promote a wide range of social, recreational and coastal experiences which seek to optimise community enjoyment of the foreshore.

Objective 2: To protect and where possible, restore the integrity of natural ecosystems and coastal processes, and to minimise adverse environmental impacts on the coastal and marine environments.

Objective 3: To promote opportunities for innovative recreational, tourism and commercial development in recognised 'activity nodes' on the foreshore where development is sensitive to natural coastal systems and compatible with the character and scale of the surrounding landscape.

13.12. Whilst not part of the application (baytrail), the proposed removal of vegetation seeks to facilitate the construction of the bay trail (stage 3), which forms part of the larger cycling networks proposed under the following strategies:

- *Further develop the existing network of pedestrian and cycling trails along the coast and to inland areas such as larger cycling networks, including the Round the Bay Trail provided their use does not threaten fragile coastal environments or fragment narrow strips of coastal vegetation.*
- *Improve accessibility to the foreshore for local residents and visitors by encouraging a range of transport/access options including boat, private motor vehicle, public transport, bicycle, walking and disabled access.*

13.13. Whilst the removal of native vegetation is sought, the location of the vegetation removal is sited to avoid fragmenting the existing vegetation by dissecting the foreshore reserve into parts. It is also noted that vegetation removal has been limited where possible. Further to this, third party offsets are proposed and rehabilitation of the foreshore reserve is also proposed as part of the application.

13.14. In light of this, it is deemed that an appropriate balance has been struck. The benefits of the bay trail will be accompanied by the rehabilitation of the foreshore and additional offsets provided to ensure that there is no not loss in relation to biodiversity and the coastal environment is appropriately managed.

13.15. The balancing of competing demands of recreation and environment is further discussed within Clause 21.11 (Open Space), which seeks (as relevant to this application):

Objective 1: To provide fair and equitable access to a range of high quality open space areas located within Kingston's urban and non-urban environments which aim to optimise community enjoyment of open space.

Objective 2: To promote a diverse range of social and recreational opportunities which provide for the changing leisure needs of the municipality's current and future populations.

Objective 3: To protect significant natural landscapes and open space areas with an identified environmental significance from degradation as a result of community recreational demands.

13.16. The proposal is also considered to accord with Clause 21.12 (Transport, Movement and Access) which seeks 'to integrate public transport, road, pedestrian and cycle systems with activity centres, schools and other community and social infrastructure, as a means of providing equitable and safe vehicular, pedestrian and cyclist movement and access for the community.' The proposal will facilitate additional bicycle pathways which assists with meeting the objective above.

13.17. Clause 22.16 (Heritage Policy) seeks *to discourage the removal or lopping of trees and hedges identified in the Heritage Overlay Schedule as they make a significant contribution to the setting and heritage value of the heritage place.* A review of the applicable heritage citation for Schedule 108 states that the trees of interest relates to planted palm trees which are not proposed for removal as part of this permit. The permit applicant also confirmed that trees proposed to be removed were planted approximately 10 years ago, which predates the heritage study and therefore have no heritage significance. On this basis, the removal of the recently planted trees is supported.

13.18. **Particular Provisions**

13.19. The relevant particular provisions as they relate to the permit application is considered and assessed below.

Clause 52.17 – Native Vegetation:

13.20. The purpose of Clause 52.17 is to:

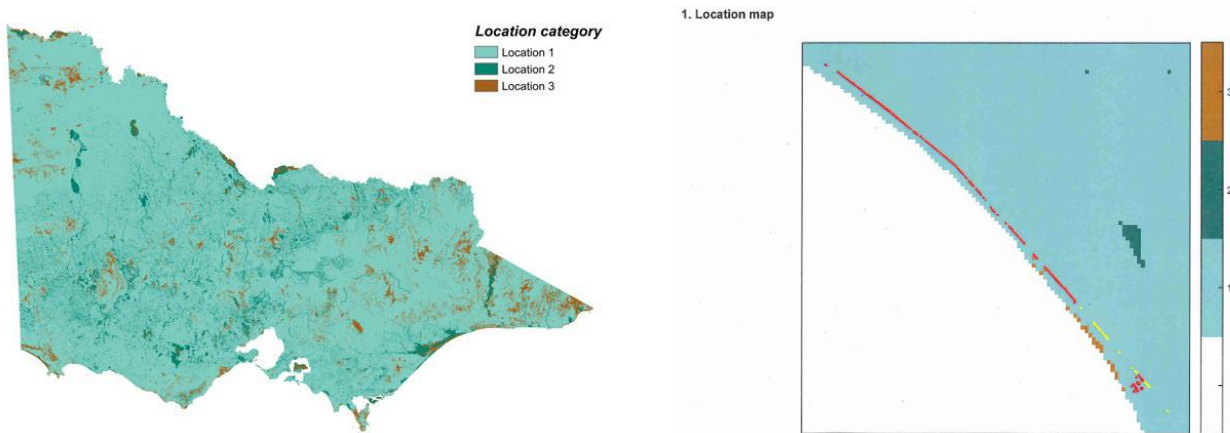
- Ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017) (the Guidelines):
 1. Avoid the removal, destruction or lopping of native vegetation.
 2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
 3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation. To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

13.21. In accordance with Clause 52.17-1, a planning permit is required to remove native vegetation including dead vegetation. An application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines.

13.22. An application to remove native vegetation must comply with the application requirements outlined at Section 6.4 of the Guidelines.

13.23. The submitted Biodiversity Assessment prepared by the permit applicant (and subsequently peer reviewed), is considered to address the relevant application requirements. The permit applicant outlines the type of native vegetation to be removed, the condition score of native vegetation and confirms the assessment pathway required by the Guidelines.

13.24. The subject site is located within Location 1.



[Source: DELWP]

[Source:

DELWP]

13.25. The extent or overall area to be removed at part of this application is less than 0.5 hectares. However, the cumulative permitted native vegetation removal along the foreshore in the previous five years was calculated at 0.834ha plus the proposed 0.098ha of native vegetation. This therefore exceeds the 0.5ha and requires the application to be assessed under the detailed assessment pathway specified below.

Table 3: Determining the assessment pathway

Extent of native vegetation	Location category		
	Location 1	Location 2	Location 3
Less than 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed
Less than 0.5 hectares and including one or more large trees	Intermediate	Intermediate	Detailed
0.5 hectares or more	Detailed	Detailed	Detailed

¹¹ If the native vegetation to be removed does not meet the definition of a patch or a scattered tree outlined in section 3.1, the application is considered in the Basic Assessment Pathway.

[Source: DELWP]

13.26. The permit applicant submitted site-based data to DELWP as required by the detailed assessment pathway.

13.27. The permit applicant has submitted all the relevant documentation required under the detailed assessment pathway, including the site based data which generates a native vegetation removal report, an avoid and minimise statement and offset requirements under the Guidelines. It is noted offset requirements are applicable at Clause 52.17-5 and appropriate conditions will be recommended to ensure a compliant offset is secured before the native vegetation is removed, if a permit were to issue.

13.28. Clause 52.17-4 states 'before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the decision guidelines specified in the Guidelines as appropriate.' The applicable decision guidelines together with the planning officer's assessment is provided below:

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1	<p>Efforts to avoid the removal of, and minimise the impacts on, native vegetation should be commensurate with the biodiversity and other values of the native vegetation, and should focus on areas of native vegetation that have the most value. Taking this into account consider whether:</p> <ul style="list-style-type: none"> • the site has been subject to a regional or landscape scale strategic planning process that appropriately avoided and minimised impacts on native vegetation • the proposed use or development has been appropriately sited or designed to avoid and minimise impacts on native vegetation • feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal. 	<p>The proposed alignment of the trail has been designed to minimise the amount of native vegetation to be removed.</p> <p>The majority of vegetation proposed to be removed is planted vegetation.</p> <p>The permit applicant also indicates there is no feasible opportunity to further avoid and minimise impacts on native vegetation without facilitating the bay trail extension under the current proposal. This is supported when balanced with the objectives of applicable state and local planning policies as discussed above, particularly as the trail is considered to make positive social and economic benefits to the greater area.</p>
	<p>The role of native vegetation to be removed in:</p> <ul style="list-style-type: none"> • Protecting water quality and waterway and riparian ecosystems, particularly within 30 metres of a wetland or waterway in a special water supply catchment area listed in the Catchment and Land Protection Act 1994. • Preventing land degradation, including soil erosion, salination, acidity, instability and water logging particularly: <ul style="list-style-type: none"> - where ground slopes are more than 20 per cent - on land which is subject to soil erosion or slippage - in harsh environments, such as coastal or alpine areas. • Preventing adverse effects on groundwater quality, particularly on land: <ul style="list-style-type: none"> - where groundwater recharge to saline water tables occurs - that is in proximity to a discharge area - that is a known recharge area. 	<p>The site is not considered within any special water supply catchment areas listed in the Catchment and Land Protection Act 1994 and the vegetation is not within 30m of a waterway or riparian ecosystems. The removal is not considered to result in any land degradation.</p> <p>The topography of the subject site is relatively flat and no erosion is anticipated as water runoff is dispersed. It is noted the permit applicant advises there have been no erosion issues from the constructed first stage between Sea Parade and Mentone Lifesaving Club, Mentone. Appropriate conditions will also be recommended to reduce stormwater pollution from the proposal.</p>
3	<p>The need to manage native vegetation to preserve identified landscape values</p>	<p>The amount of native vegetation to be removed in this stage will be 0.098 hectares over a 1.0km area. This is considered to be managed and will still preserve the landscape value of the existing coastal environment.</p>
4	<p>Whether any part of the native vegetation to be removed, destroyed or lopped is</p>	<p>The site has an approved Cultural Heritage Management Plan. This plan</p>

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	protected under the Aboriginal Heritage Act 2006.	does not identify any native vegetation with cultural heritage significance.
5	The need to remove, destroy or lop native vegetation to create defensible space to reduce the risk of bushfire to life and property, having regard to other available bushfire risk mitigation measures.	Not applicable
6	Whether the native vegetation to be removed is in accordance with any Property Vegetation Plan that applies to the site.	Not applicable
7	Whether an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.	Evidence has been provided that the required offset of 0.031 general biodiversity can be secured. Conditions in relation to offset requirements are recommended to form conditions of any planning permit issued.
10	For applications in the Detailed Assessment Pathway only – consider the impacts on habitat for rare or threatened species. Where native vegetation to be removed is habitat for rare or threatened species according to the Habitat importance maps, consider the following: <ul style="list-style-type: none"> • The total number of species' habitats. • The species habitat(s) that require a species offset(s). • The proportional impact of the native vegetation removal on the total habitat for each species, as calculated in section 5.3.1. • The conservation status of the species (per the Advisory Lists maintained by DELWP). • Whether the habitats are highly localised habitats, dispersed habitats, or important areas of habitat within a dispersed species habitat. 	A Native Vegetation Removal Report was submitted which details any rare or threatened species habitats on site. The proposed native vegetation removal is not expected to have an impact on any rare or threatened fauna species. Conditions will also require a suitably qualified wildlife handler or zoologist is to be present when felling trees/removing native vegetation, to ensure affected wildlife is not harmed.

Clause 52.29 – Land Adjacent to a Road Zone Category 1

- 13.29. Pursuant to Clause 52.29-2, a permit is required to create or alter access to a Road Zone, Category 1. The purpose of Clause 52.29 seeks to *ensure appropriate access to identified roads*.
- 13.30. Four crossovers are proposed to be altered to Beach Road which is a Road Zone, Category 1. A permit is required according to Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road. The decision guidelines in this clause state:
- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. The views of the relevant road authority.*

- *The views of the relevant road authority.*
- *The effect of the proposal on the operation of the road and on public safety.*
- *Any policy made by the relevant road authority pursuant to Schedule 2, Clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.*

13.31. The proposal has been reviewed by VicRoads, who have reviewed the functional layout plans provided for the altered crossovers and had regard to the relevant requirements of Clause 52.29.

13.32. On the basis of this assessment VicRoads has no objection to the application subject to conditions that must be included on any permit issued. One such condition requires more detailed engineering design plans to be submitted for approval prior to commencement. It is understood that VicRoads will undertake a further assessment once these plans have been submitted.

Aboriginal Cultural Heritage

13.33. The Subject Land is identified as an area of Aboriginal Cultural Heritage Sensitivity.

13.34. 'The *Aboriginal Heritage Act 2006* (the Act) and Aboriginal Heritage Regulations 2018 provides for the protection and management of Victoria's Aboriginal heritage with streamlined processes linked to the Victorian planning system. The Act also provides clear guidance to planners and developers about when, and how, Aboriginal cultural heritage needs to be considered, and in some situations work cannot proceed until compliance is met. Large developments and other high impact activities in culturally sensitive landscapes can cause significant harm to Aboriginal cultural heritage'.

13.35. In this instance, the proposed activity is not exempt under the Regulations of the *Aboriginal Heritage Act 2018*, the Permit Applicant is required to prepare and submit a Cultural Heritage Management Plan (CHMP) to Council. Accordingly, CHMP 15350 prepared on 4 April 2018 has been prepared by a qualified Cultural Heritage Advisor and submitted to Council. The Plan was approved by the Director Heritage Services Aboriginal Victoria, acting under authority delegated by the Secretary, Department of Premier and Cabinet on 15 May 2018.

13.36. The approved CHMP contains the results of an assessment of the potential impact of the proposed activity on Aboriginal cultural heritage. Further, it outlines measures to be taken before, during and after the activity in order to manage and protect Aboriginal cultural heritage in the activity area. Notes are recommended to form any planning permit issued to ensure the all works are carried out in accordance with the approved CHMP.

14.0 RESPONSE TO GROUNDS OF OBJECTIONS

14.1. The objectors' concerns in relation to vegetation removal and impact on fauna have been examined and considered by two separate qualified ecologists. A review of the justification provided for this removal has been assessed within this report and deemed to be satisfactory when balanced against applicable policy. On balance, the removal of vegetation sought is supported in this instance.

14.2. A number of other concerns have been raised, which do not relate to the planning permissions sought. For the purpose of assessing the application, the following concerns are considered to fall outside of the scope of planning considerations, when assessing the planning permit trigger:

- Loss of car parking spaces
- Lack of community benefit as there is an existing footpath
- Expenditure to construct path when there is an existing path
- Loss of privacy and increased traffic noise for users of the existing walking path
- Objection to the stage 2 application (KP832/2017)
- Concerns with replacement plantings
- Relocation of bus stop in front of the iconic racehorse statue

14.3. Although these matters are deemed to fall outside of the planning permit triggers given the application is for a project being pursued by Council's Infrastructure Department, they have been provided in full to the relevant Council officers.

15.0 CONCLUSION:

15.1. On balance, the proposal is considered to be acceptable having regard to the applicable State and Local Planning Policies which seeks consent for the removal of vegetation and to create or alter access in a Road, Zone, Category 1.

15.2. As outlined above, it has been determined that prior to deciding on this application all factors pursuant to section 12 and 60(1) of The Act have been considered. Further to this, the proposal does not give rise to any significant social and economic effects.

16.0 RECOMMENDATION

16.1 That Council / Planning Committee determine to support the proposal and issue a Notice of Decision to Grant a Permit to remove vegetation and alter access to a road in a Road Zone, Category 1 at Crown Land adjacent to Rennison Street Parkdale to Main Street Mordialloc, subject to the following conditions:

1. Before works start, a plan to the satisfaction of the responsible authority identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.
2. The development and works as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. Except with the written consent of the Responsible Authority, within the area of native vegetation to be retained and any tree protection zone associated with the permitted development, the following is prohibited:
 - a) vehicular or pedestrian access
 - b) trenching or soil excavation
 - c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
 - d) entry and exit pits for underground services
 - e) any other actions or activities that may result in adverse impacts to retained native vegetation.

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4. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.
5. The works hereby approved must be carried out in accordance with the approved Cultural Heritage Management Plan No 15350 prepared by Biosis and approved by the Director Heritage Services Aboriginal Victoria, acting under authority delegated by the Secretary, Department of Premier and Cabinet on 15 May 2018.

Department of Environment, Land, Water and Planning

6. The works are to be carried out generally in accordance with the application titled:
 - 'Removal of Native Vegetation and Alteration of Access to a Road Zone Category 1' prepared by Hansen Partnership, received on 7 May 2019.
7. Any modification to the works proposed will require further approval by the Regional Director, Port Phillip Region, DELWP.
8. Prior to works commencing a construction environmental management plan must be prepared to the satisfaction of Kingston City Council.
9. The construction site must be managed in accordance with EPA Publication No. 981 Reducing Stormwater Pollution from Construction Sites (May 2005).
10. Construction equipment, building materials, refuse and site run-off must be contained and controlled and not permitted to impact on the beach or enter Port Phillip Bay.
11. All works must be completed and maintained to the satisfaction of Kingston City Council.
12. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.
13. The total area of native vegetation proposed to be removed must not exceed 0.098 hectares comprising of:
 - a) 13 patches of native vegetation with a total area of 0.098 hectares [containing 0 large trees].
14. To offset the permitted clearing in accordance with Guidelines for removal, destruction or lopping of native vegetation (DELWP 2017), the permit holder must secure general offset of 0.031 general habitat units:
 - a) located within the Port Phillip and Westernport Catchment Management boundary or Kingston municipality area
 - b) with a minimum strategic biodiversity score of at least 0.283
15. Before any native vegetation is removed, evidence that the required offset by this permit has been secured must be provided to the satisfaction of Kingston Council. This evidence must be one or both of the following:
 - a) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site and/or

- b) credit extract(s) allocated to the permit from the Native Vegetation Credit Register.
16. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Environment, Land, Water and Planning.
17. Where the offset includes a first party offset(s), the permit holder must provide an annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.
18. Within 6 months of the conclusion of the permitted clearing of native vegetation under this permit, the offset requirements can be reconciled with the written agreement of the responsible authority and the Department of Environment, Land, Water and Planning.
19. A suitably qualified wildlife handler or zoologist is to be present when felling trees/removing native vegetation, to ensure affected wildlife is not harmed. If displaced wildlife that cannot be relocated on site to an appropriate location away from the construction footprint, or injured wildlife is capture, please contact DELP on 136 186 for further advice.
20. The consent under the Marine and Coastal Act 2018 will expire if the works are not completed within two years of the date of issue, unless an extension of time is applied for and granted by the Regional Director, Port Phillip Region, DELWP.

VicRoads

21. Prior to the commencement of any roadworks, detailed engineering design plans must be submitted to and approved by VicRoads. The plans must be generally in accordance with the approved Functional Layout Plans (FLPs) and to the satisfaction of VicRoads.
22. Prior to the commencement of the use, all works as required by VicRoads must be completed generally in accordance with approved FLP and detailed design plans to the satisfaction of VicRoads and at no costs to VicRoads.

Expiry

23. In accordance with section 68 of the Planning and Environment Act 1987 (the Act), this permit will expire if one of the following circumstances applies:
- The development and works are not started within two (2) years from the date of permit issue.
 - The development and works are not completed within four (4) years from the date of permit issue.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

- Note:** Prior to the commencement of the development you are required to obtain the necessary Building Permit.
- Note:** The preparation of the detailed engineering design and the construction and completion of all work must be undertaken in a manner consistent with current VicRoads' policy, procedures and standards and at no cost to VicRoads.
- Note:** In order to meet VicRoads' requirements for these tasks the applicant will be required to comply with the requirements documented as "Standard Requirements – Developer Funded Projects" and any other requirements considered necessary depending on the nature of the work.
- Note:** Functional layout plans may need to be amended to accommodate any changes that may arise during the detailed design stage review; in response to the road safety audit; in relation to services and their relocation; vegetation; drainage; treatment of hazards within clear zones and other matters.
- Note:** No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approvals under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts.
- Note:** All buildings and works must be carried out in accordance with the approved Cultural Heritage Management Plan as required by the *Aboriginal Heritage Act 2006*. A copy of the approved CHMP must be held on site during the construction activity.

Or in the event that the Planning Committee determines to refuse the application, it could do so on the following grounds:

1. The proposal fails to comply with relevant local planning policies contained within of the Kingston Planning Scheme.
2. The proposal fails to comply with relevant guidelines and objectives of Clause 52.17.

Appendices

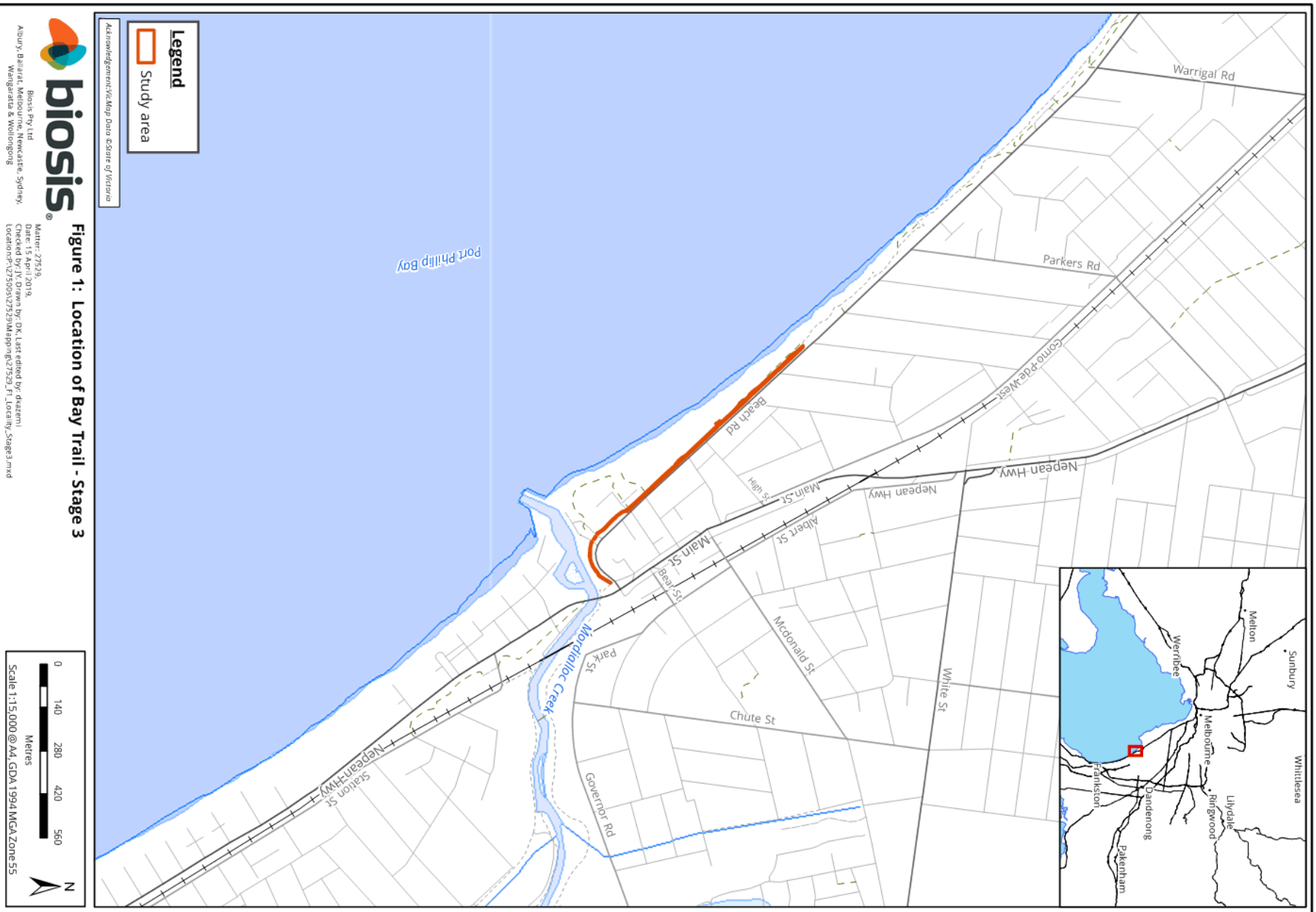
Appendix 1 - KP-2019/90 - Crown Land adjacent Rennison Street Parkdale to Main Street Mordialloc - CONSIDERED PLANS (Ref 19/128890) [↓](#)

Author/s: Amy Lin, Statutory Planning
Reviewed and Approved By: Nicole Bartley, Team Leader Statutory Planning

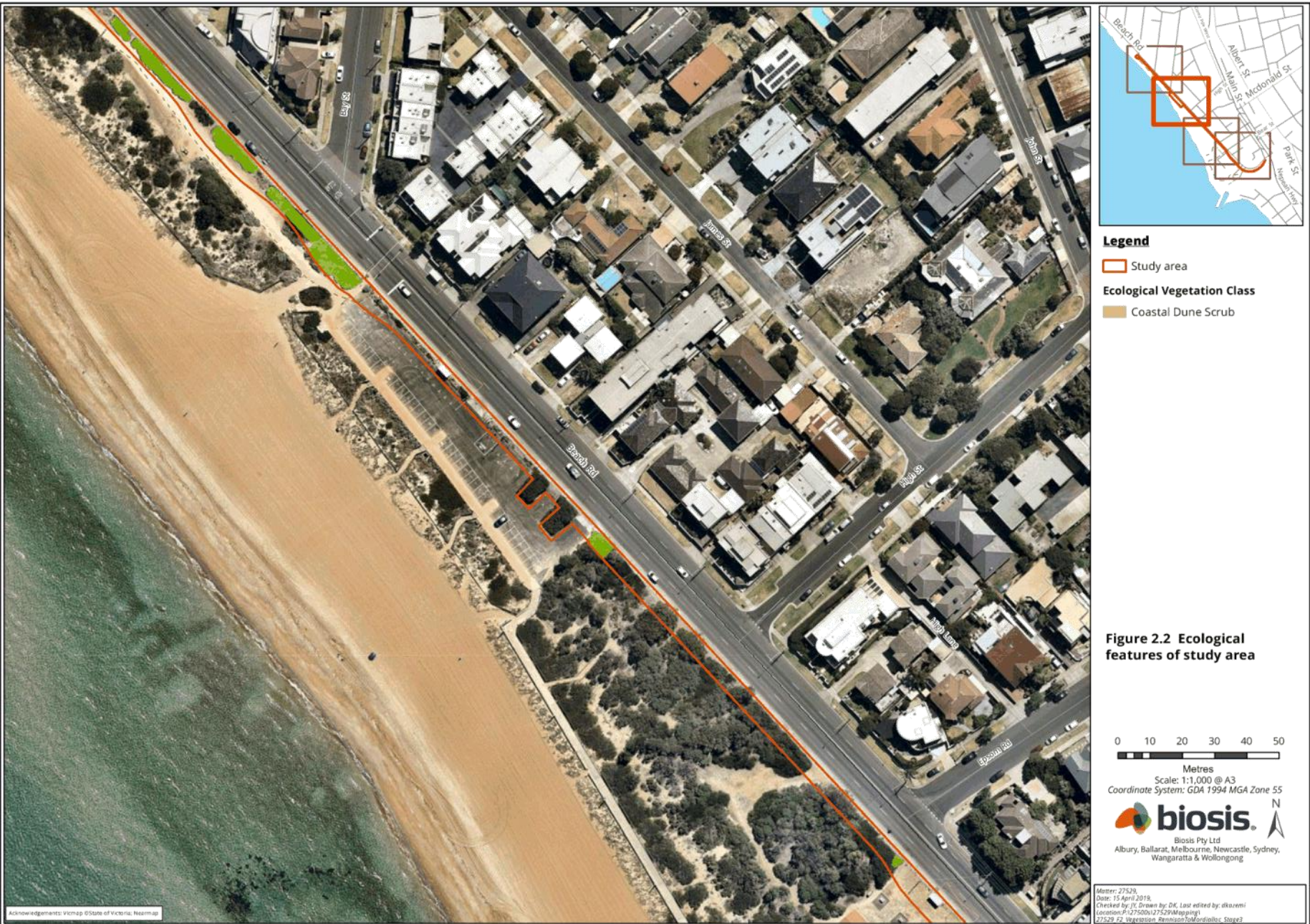
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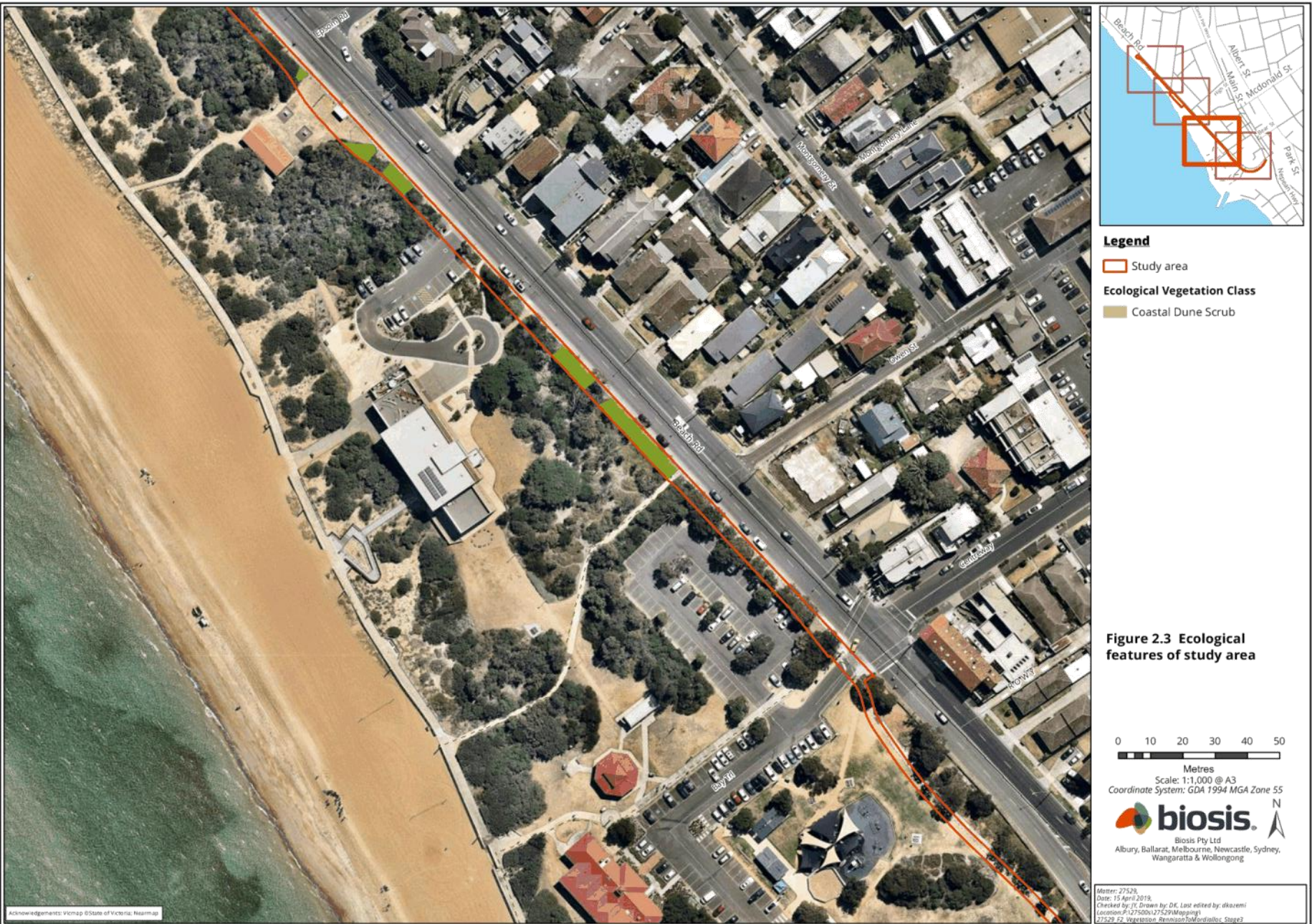
KP-2019/90 - BAY TRAIL (CROWN LAND ADJACENT RENNISON STREET PARKDALE TO MAIN STREET MORDIALLOC)

- 1 KP-2019/90 - Crown Land adjacent Rennison Street Parkdale
to Main Street Mordialloc - CONSIDERED PLANS..... 41













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City of KINGSTON

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**KINGSTON BAY TRAIL - SHARED PATH
 NAPLES ROAD TO NEPEAN HIGHWAY
 DETAIL PLAN**

ENGINEERING DESIGN DEPARTMENT	
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CRE CONSULTING ENGINEERS PTY LTD

704 Mount Alexander Road, Moorabool, Vic. 3039
 Phone: (03) 8370 9522 Fax: (03) 8370 9533
 Email: info@creconsulting.com.au





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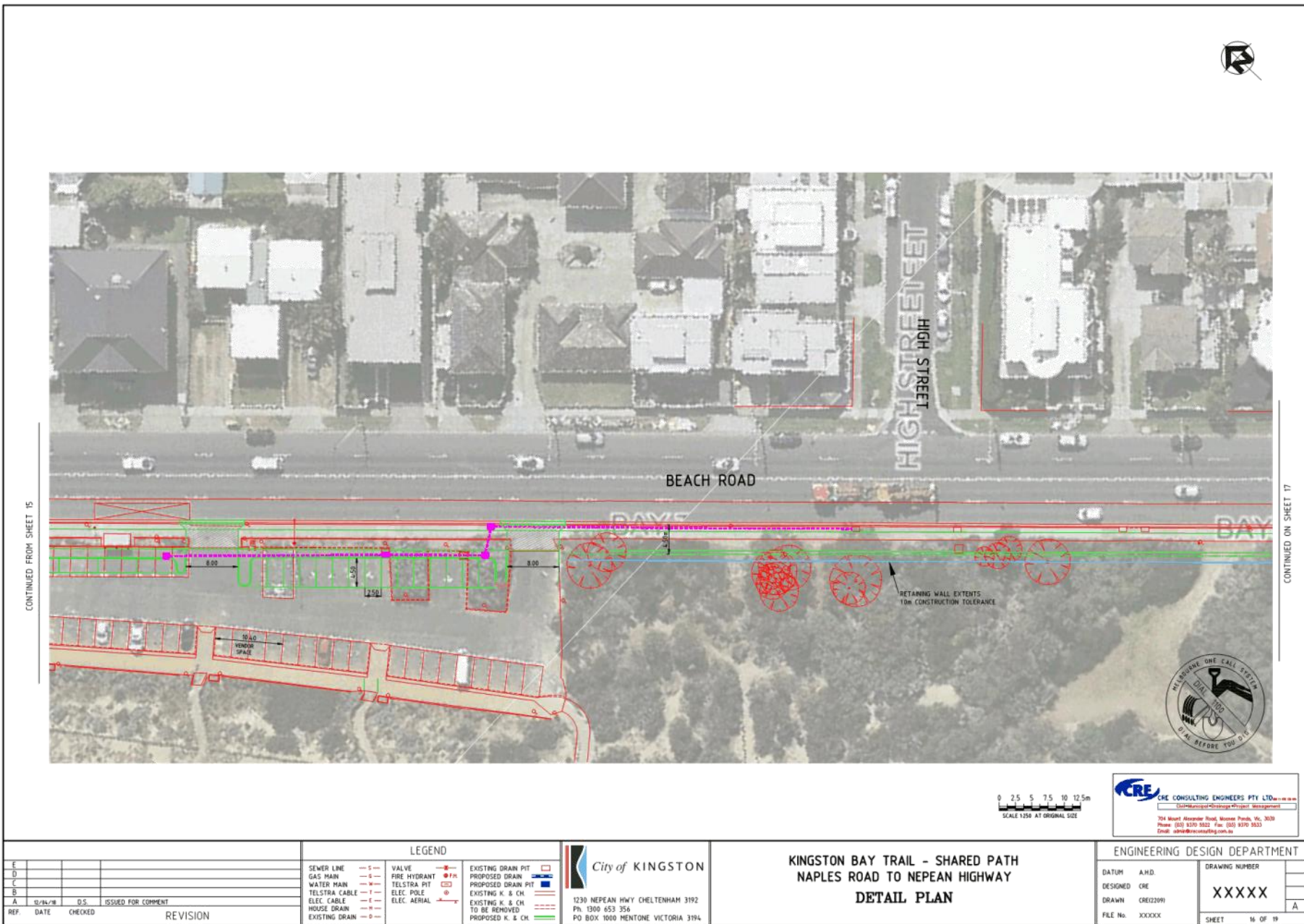
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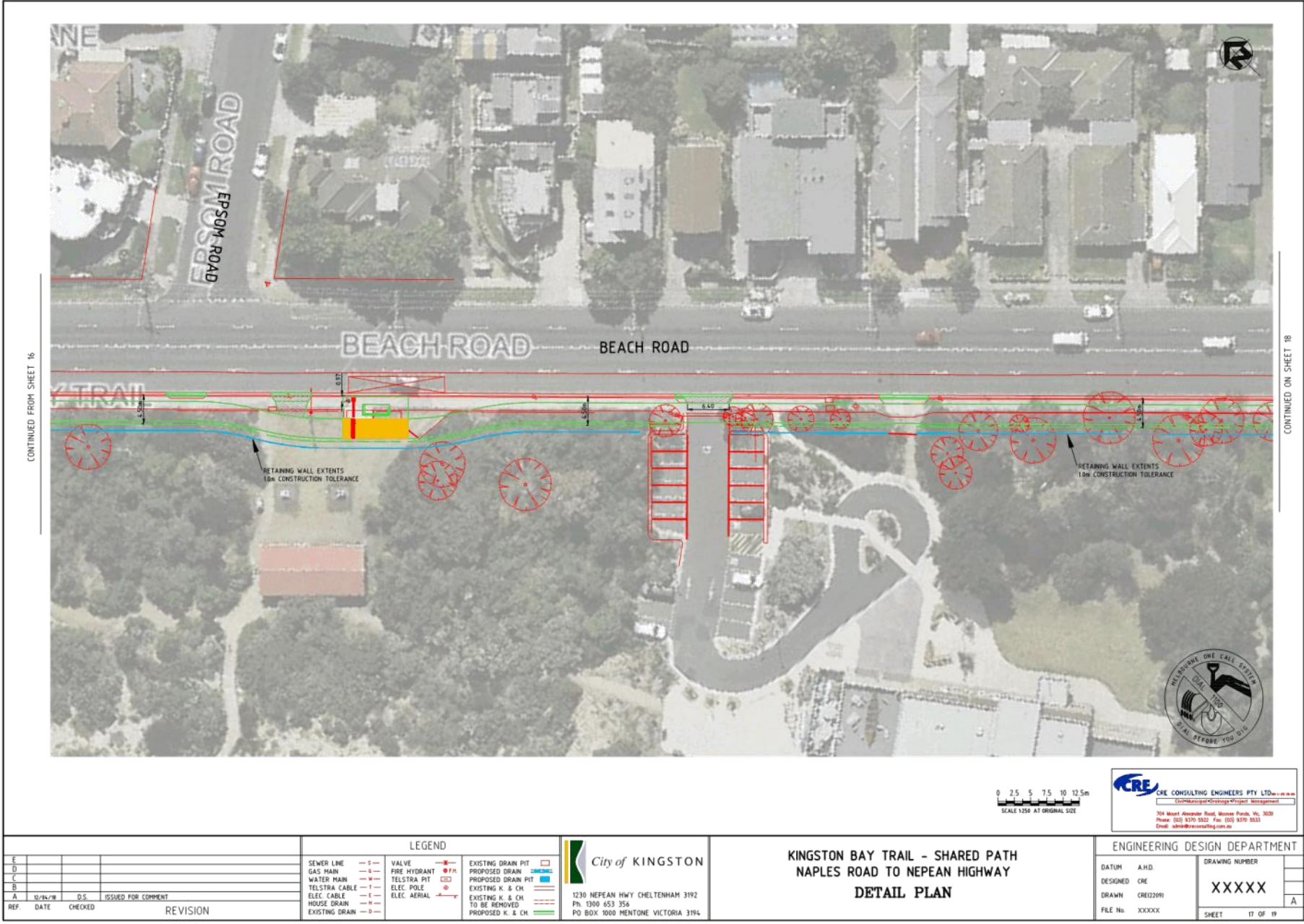
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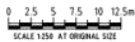
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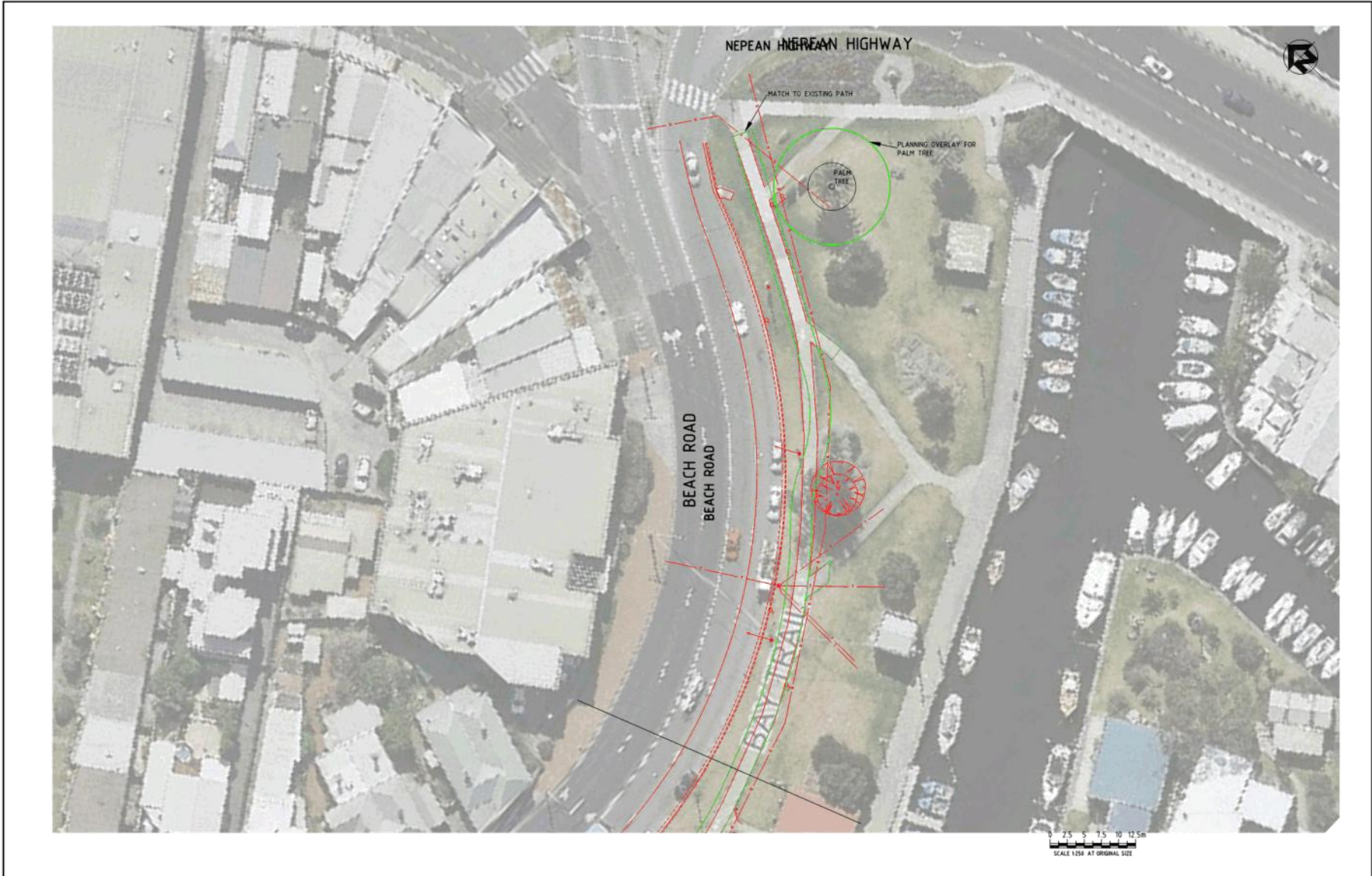
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Planning Committee Meeting

21 August 2019

Agenda Item No: 4.3

KP-2019/48 - 11 POWLETT STREET MORDIALLOC

Contact Officer: Beau McKenzie, Senior Statutory Planner

Purpose of Report

This report is for the Planning Committee to consider Planning Permit Application No. KP-2019/48 - 11 Powlett Street Mordialloc.

Disclosure of Officer / Contractor Direct or Indirect Interest

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

OFFICER RECOMMENDATION

That the Planning Committee determine to support the proposal and issue a Notice of Decision for the development of eight (8) dwellings at 11 Powlett Street Mordialloc, subject to the conditions contained within this report.

This application requires a decision by the Planning Committee as the proposal involves five (5) or more dwellings on a lot with double storey at the rear which has received three (3) or more objections.

EXECUTIVE SUMMARY			
Address	11 Powlett Street Mordialloc		
Legal Description	Lot 1 on Title Plan 447937F		
Applicant	ABP Consultants Pty Ltd		
Planning Officer	Beau McKenzie		
PLANNING REQUIREMENTS			
Planning Scheme	Kingston		
Zoning	Clause 32.08 – General Residential Zone (Schedule 2)		
Overlays	None		
Particular Provisions	Clause 55 – Two or more dwellings on a Lot and Residential Buildings		
Permit Trigger/s	Clause 52.06 – Car Parking		
	Clause 32.08-6 – Construct two or more dwellings on a lot		
APPLICATION / PROCESS			
Proposal	The development of eight (8) dwellings		
Reference No.	KP-2019/48	RFI Received	17 April 2019
App. Received	5 February 2019	App. Amended	N/A
Site inspection	Yes		
S.52 Advertising	Commenced: 2 May 2019	Advertising Completed	20 May 2019
S.55 Referrals	None		
Internal referrals	Yes		
Objection(s)	29 (TRIM checked on 10 July 2019)		
Mandatory Garden area requirement	Complies (39.5%)	Mandatory Building Height requirement	Complies (8m and 3 storeys)
LEGISLATIVE			
Covenant/other Restriction	No	Complies: N/A	
CHMP	No		
Considered Plans	ABP Consultants Pty Ltd, drawing no. 2018-194TP, Sheets 1 to 15 inclusive, Revision A, submitted on 17 April 2019		

1.0 RELEVANT LAND HISTORY

- 1.1 There are no recent planning decisions relevant to the assessment of this application. However, it is noted that pre-application advice was provided to the applicant on 4 December 2019.

2.0 SITE PARTICULARS

Aerial image of subject site:



Source: Nearmaps, 26 June 2019

Built form

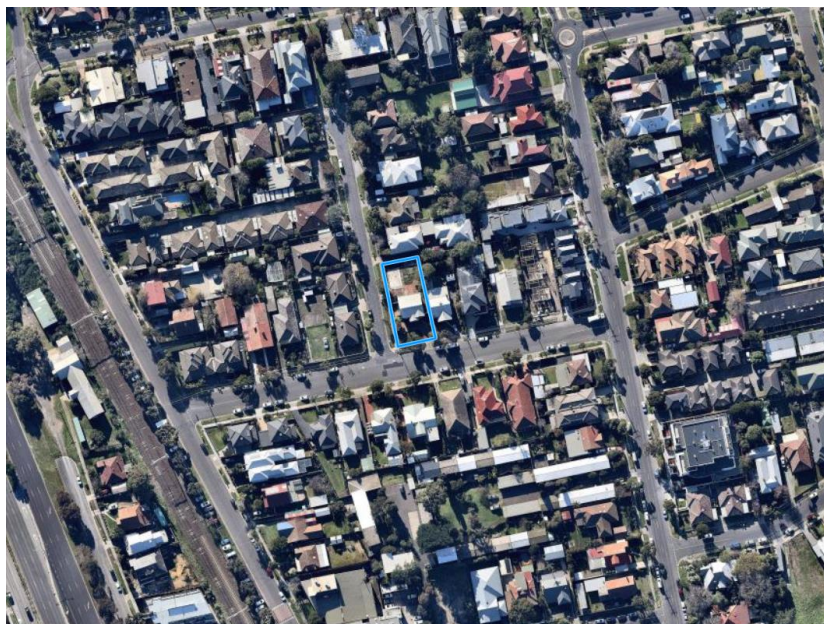
A single storey weatherboard dwelling with gable corrugated iron roof. Associated outbuildings were to the rear of the dwelling, however these have since been demolished. The dwelling is set back 11.2 metres from the front property boundary and the existing porch is set back 10 metres from the boundary.



Size (m²)	688.6 m ²
Topography	The land is generally flat with only a slight slope in the front south-east corner of the site.
Fencing	Approximately 1 metre high timber pickets along the Powlett Street frontage. 1.9 metre high timber paling fencing tapered to the corner on the Eurythmic Street frontage. 1.8 metre high timber paling fencing along the rear and side property boundaries.
Vegetation	Void of any significant vegetation.
Easement(s)	None.
Footpath assets / access	Two (2) existing crossovers (one to each street frontage). Two (2) power poles including one on the corner and another on the Eurythmic Street frontage. Three (3) street trees including two (2) <i>Agonis flexuosa</i> on the Eurythmic Street frontage and one (1) <i>Melaleuca linariifolia</i> on the Powlett Street frontage.
Covenant(s) / Restrictions	There are no restrictions 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 Land directly abutting the subject site and opposite is described as follows:

North

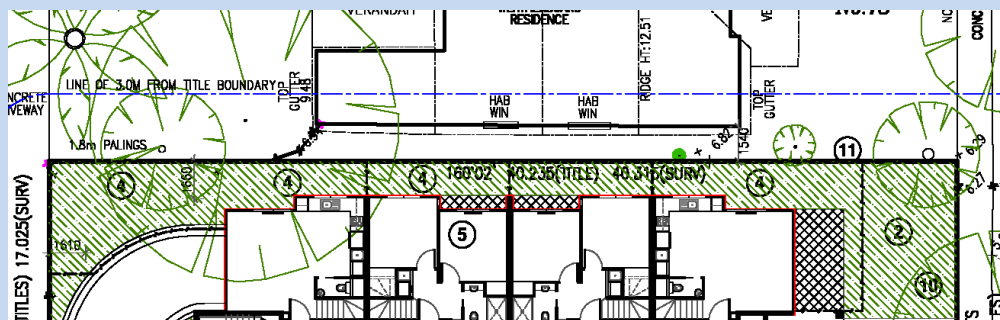
No. 9 and 9A Eurythmic Street – occupied by two (2) single storey brick and weatherboard dwellings with metal hip roofs. The dwellings are in a tandem arrangement. The front dwelling/garage is set back 5.09 metres from the street. There is a high horizontal timber board and brick pillar fence along the front boundary. There is no vegetation located on this site which would be impacted by the proposed development.


The driveway of the rear dwelling runs along the common boundary with the subject site. Highlight windows for the front dwelling face this driveway as shown in the image below:



East

No. 13 Powlett Street – single storey bungalow style dwelling with weatherboard walls and corrugated iron gable roof. The dwelling is setback 9.68 metres from the street. No front fencing. The property contains trees in proximity to the common boundary of the subject site that will require protection if a Permit is granted. As depicted on the plan below, the dwelling's secluded private open space, service yard and habitable room windows are adjacent to the shared boundary with the subject site.



South	Opposite side of Powlett Street No. 8 Powlett Street – single storey bungalow style dwelling with weatherboard walls and corrugated iron gable roof. The dwelling is setback 12.11 metres from the street. There is a low height timber picket fence along the front property boundary. No. 10 & 10A Powlett Street – Single storey brick dwellings with hip tile roof. The dwellings are in a side by side arrangement. The dwellings have a minimum setback of 6.1 metres from the street. A low brick wall runs along the property frontage of each dwelling.
West	Opposite side of Eurythmic Street No. 7 Powlett Street – Single storey brick dwelling with hip tile roof. The dwelling is set back 5.95 metres to Powlett Street and has a side set back of 3.09 metres to Eurythmic Street. A high picket and brick fence runs along each street frontage. No. 8B Eurythmic Street – Single storey brick dwelling with hip tile roof. The dwelling is set back 3.15 metres to Eurythmic Street. A high picket and brick fence runs along the front boundary.
Neighbourhood character	The surrounding area incorporates a mix of housing types and styles. This is due to the area being identified for increased housing diversity given its proximity to Mordialloc Activity Centre and railway station (less than 500m). As depicted in the following images, the immediate vicinity of the subject site consists of older housing stock including single storey bungalows with weatherboard walls and corrugated iron gable roofing. Post-war style brick dwellings with hip tile roofing is also featured. 





Older and contemporary medium density housing can be found further afield on Powlett Street and the surrounding neighbourhood. Villa unit, side by side developments and two dwelling tandem developments are all commonplace in the neighbourhood. More intensive medium density developments in the form of townhouses have occurred at no. 21 Powlett Street and no. 34 Barkly Street which have each been developed with four (4) attached double storey dwellings with brick, render, vertical clad walls and gable/flat colorbond roofing – see images below:



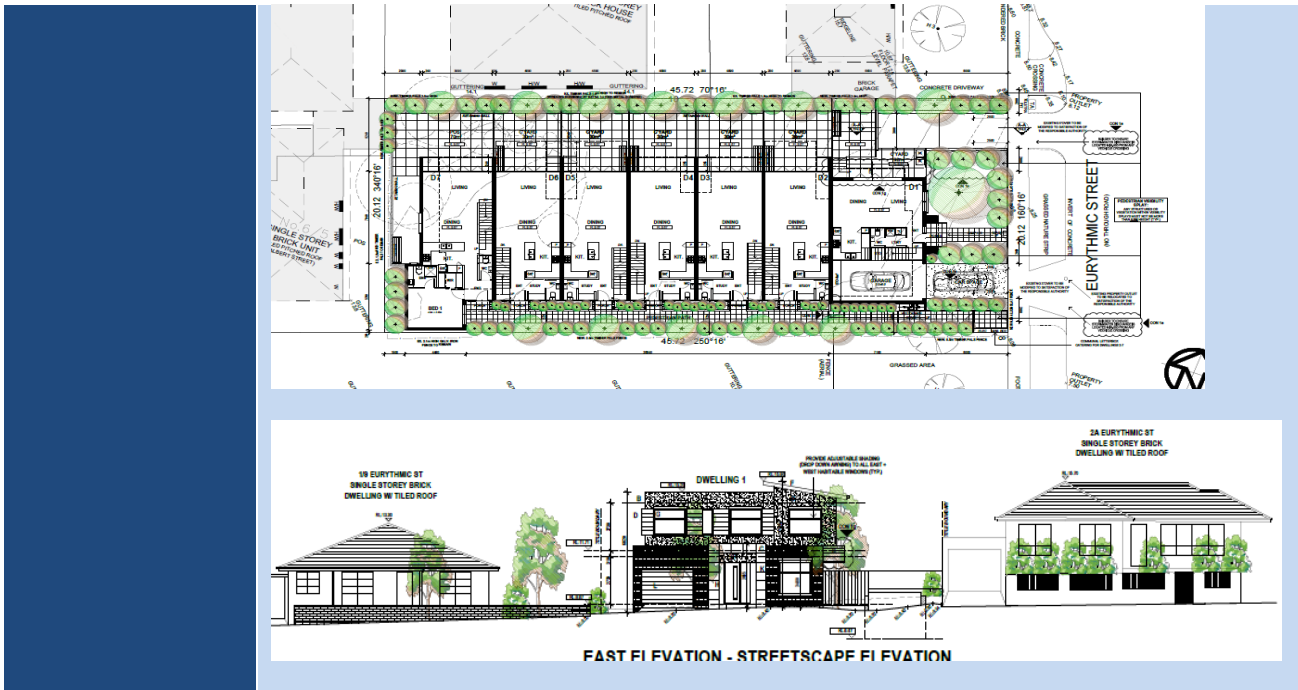
There is also more intensive housing typology in the area with a three storey contemporary apartment development at no. 55-57 Barkly Street:



A 10 dwelling double storey development with basement parking has recently been completed at no. 81 Barkly Street. The development is like the one proposed under this application:



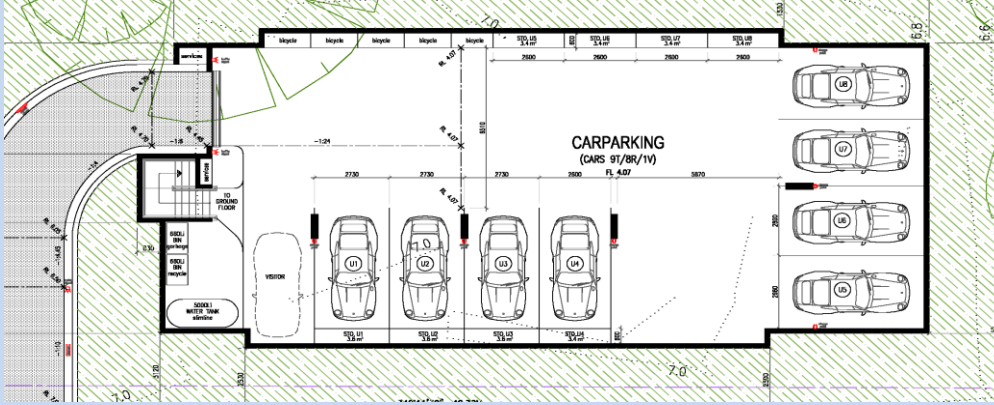
No. 4 Eurythmic Street has approval (reference KP-2017/21) for the development of seven (7) attached double storey dwellings with basement comprising render and horizontal clad walls with combining flat and skillion colorbond roof forms – see endorsed plans below:



4.0 PROPOSAL

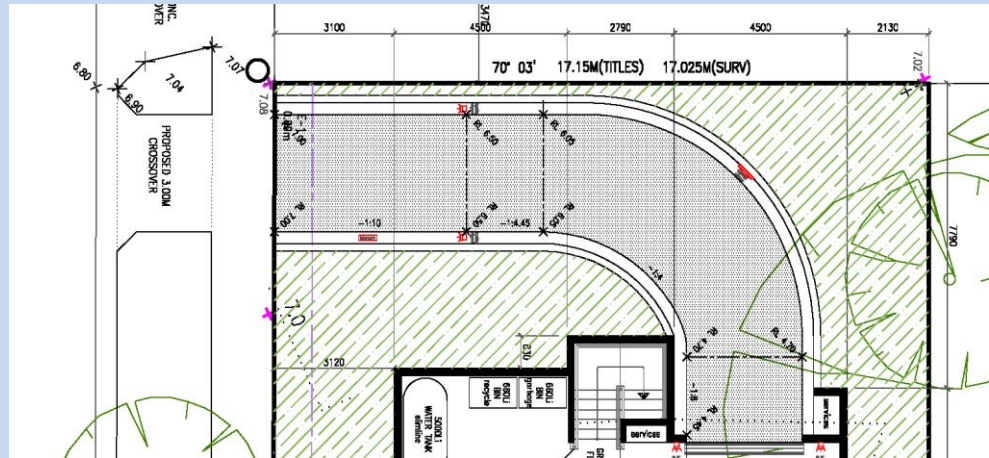
4.1 A summary of the proposal is provided in the table below.

<p>Description</p>	<p>Develop the land for eight (8) dwellings</p>
<p>Storeys</p>	<p>Three storey (including an attic within the roofline) plus basement. See typical section below:</p> <p>The section drawing shows a cross-section of a unit. From top to bottom, it includes: an attic with two storage areas (1080mm high); a first floor (FL 10.00) with a raked ceiling, containing two units (Unit 5 and Unit 6) with kitchen/dining areas, two bedrooms (BED 1), two laundry rooms (L'DRY), and a central hallway; a ground floor (FL 7.15) with a ceiling height of 500mm; and a basement (FL 4.45) with a height of 2200mm. A car is shown parked in the basement. The roof ridge is at RL 14.89 with a 22.5-degree pitch. Other ceiling heights are noted as 2380mm and 2740mm.</p> <p>SECTION @ UNITS 5 AND 6 (typical ceiling heights)</p>
<p>Maximum building height</p>	<p>8 metres</p>

Bedrooms (including study)	2 bedrooms per dwelling		
Car parking	Basement car parking with nine (9) spaces in total, including one (1) visitor space and one (1) space for each dwelling.		
			
Front setback	6.78 metres from the front wall of the building to the nominated front street (Powlett Street) 2.51 metres from the front wall of the building to the nominated side street (Eurythmic Street)		
Private Open Space (POS)	Dwelling 1 40.6m ² secluded POS (ground level) 49.5m ² total POS	Dwelling 2 31.2m ² secluded POS (ground level) 40.1m ² total POS	Dwelling 3 8.1m ² secluded POS (balcony) 26m ² total POS
	Dwelling 4 8.1m ² secluded POS (balcony) 19.4m ² total POS	Dwelling 5 8.1m ² secluded POS (balcony) 25.8m ² total POS	Dwelling 6 8.1m ² secluded POS (balcony) 19.4m ² total POS
	Dwelling 7 28.2m ² secluded POS (ground level) 49.1m ² total POS	Dwelling 8 41.4m ² secluded POS (ground level) 51m ² total POS	
Site Coverage	52.39%		
Permeability	37.4%		

Access

A new single width crossover on the northern end of the Eurythmic Street frontage providing access to the basement car park.



Front fencing

1 to 1.8m high timber picket fencing along each street frontage.



Vegetation removal/retention

No significant vegetation located on the subject site. There are existing trees on the adjoining property at no. 13 Powlett Street in proximity to the shared boundary of the subject site that will require protection if any Permit is issued.

Building materials

As shown in the below perspectives and schedule, there will be a blend of weatherboard look cladding (white and dark brown), rendering (light and dark brown, charcoal finish) and gable galvanised iron roof.



5.0 PLANNING PERMIT PROVISIONS

Zone

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

Overlay

5.2 No overlays affect the land.

Particular Provisions

5.3 **Clause 52.06 - Car Parking** contains the following residential car parking rates (emphasis in bold):

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

This equates to a parking requirement of nine (9) spaces (including **one** visitor spaces) for the proposed development.

As the required number of car parking spaces is provided on the site, a planning permit is not required for a reduced car parking rate pursuant to Clause 52.06-3.

Clause 52.06 – 8 Design standards, includes vehicle movements, access, splays, parking dimensions have been reviewed and are considered compliant.

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

General Provisions

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

6.0 RELEVANT POLICIES

6.1 Planning Policy Framework (PPF)

Clause 11 Settlement

Clause 15 Built Environment and Heritage

Clause 16 Housing

6.2 Local Planning Policy Framework (LPP)

Clause 21.05 Residential Land Use

Clause 22.11 Residential Development Policy

Clause 22.19 Public Open Space Contributions

Clause 22.20 Stormwater Management

Clause 22.21 Environmentally Sustainable Development

6.3 Other

- 6.4 Neighbourhood Character Area Guidelines (Incorporated Document under **Clause 21.05** – Residential Land Use of the LPPF). The land is located within Area 27 of the Neighbourhood Character Guidelines. It is noted that there are no characteristics that are considered to make a major or critical contribution to the neighbourhood in this area.

- 6.5 Design Contextual Housing Guidelines (April 2003 – reference document within **Clause 22.11** – Residential Development Policy). The Design Contextual Housing Guidelines offer a range of design techniques and suggestions to assist with residential design, which is responsive to local character.

7.0 ADVERTISING

- 7.1 The proposal was advertised by sending notices to adjoining and opposite property owners and occupiers and by maintaining a notice on site for fourteen (14) days. Twenty-nine (29) objections to the proposal were received. The grounds of objection raised are summarised as follows:

- Parking/traffic impacts;
- Neighbourhood character;
- Density/Overdevelopment/Visual bulk;
- Street setback;
- Overlooking/lack of privacy;
- Overshadowing;
- Loss of garden/vegetation;
- Impracticable storage;
- Accessibility; and
- Noise increase.

The following objections received are not valid planning considerations:

- Damage to neighbouring properties from construction; and
- Devaluation of property.

8.0 PLANNING CONSULTATION MEETING

8.1 A planning consultation meeting was held on 4 June 2019 with the relevant Planning Officer, Ward Councillors, the Permit Applicant and 17 objectors in attendance. The above-mentioned issues were discussed at length.

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

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

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

10.0 REFERRALS

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

Internal Referrals

Department / Area	Comments
Council's Vegetation Management Officer	No objection raised, subject to conditions included on any permit issued relating to the provision of a landscape plan and the protection of street trees and neighbouring trees at no. 13 Powlett Street.
Council's Development Engineer	No objection raised, subject to conditions included on any permit issued relating to stormwater management and works and the requirement for a groundwater assessment report in relation to the proposed basement.
Roads and Drains	No objection raised, subject to conditions included on any permit issued relating to works within the road reserve including the proposed vehicle crossing.
Traffic Engineer	No objection raised in relation to access arrangements, parking provision and traffic management and generation. The Engineer raised no concerns with traffic generation from the development to the surrounding road network.

Department / Area	Comments
Environmental Sustainable Design Advisor	No objection subject to conditions requiring changes to the Sustainable Design Assessment, BESS report and drawings.
Construction Liaison Officer	No objection raised subject to condition requiring the provision of a Construction Management Plan.
Waste Engineer	No objection raised with the proposed waste management plan.
Urban Design Advisor	No objection subject to conditions to redesign the western elevation to remove highlight windows on the upper level of Dwelling 1, 3, 5 and 7 to full size windows and to slightly extend the roof line beyond the building edge to create eaves and allow retractable sunshades/awnings to be concealed. These changes have been incorporated into the plans forming the basis of this assessment.

External Referrals

Department	Section 52/55	Determining / Recommending	Objection	Comments
None	N/A	N/A	N/A	N/A

11.0 PLANNING CONSIDERATIONS:

Planning Policy Framework

- 11.1 The State Planning Policy Framework sets out the relevant state-wide policies for residential development at **Clause 11** (Settlement), **Clause 15** (Built Environment and Heritage) and **Clause 16** (Housing). Essentially, the provisions within these clauses seek to achieve the fundamental objectives and policy outcomes sought by 'Plan Melbourne 2017-2050: Metropolitan Planning Strategy' (Department of Environment, Land, Water and Planning, 2017).
- 11.2 The settlement policies at **Clause 11** seek to promote sustainable growth and development and deliver choice and opportunity through a network of settlements. Of particular relevance to housing, **Clause 11** promotes housing diversity and urban consolidation objectives in the established urban realm. **Clause 11.02-1S** (Supply of urban land) states that Planning Authorities should plan to accommodate projected population growth over at least a 15 year period, taking account of opportunities for redevelopment and intensification of existing urban areas as well consideration being had for environmental aspects, sustainable development and the costs associated with providing infrastructure. This clause states:

Planning for urban growth should consider:

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

- 11.3 **Clause 11.01-1R1** (Settlement – Metropolitan Melbourne) and **Clause 11.03-1S** (Activity centres) places particular emphasis on providing increased densities of housing in and around activity centres or sites that have good access to a range of services, facilities and transport options.
- 11.4 **Clause 11.02** (Managing Growth) main directive is to ensure a sufficient supply of land is made available for a variety of purposes, including residential. To achieve this, it takes into account sufficient land availability to meet forecasted demand. **Clause 11.03-1S** places emphasis on providing a diversity of housing, including forms of higher density housing, in defined activity centres to cater for different households that are close to jobs and services.
- 11.5 **Clause 15** (Built Environment and Heritage) aims to ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.
- 11.6 Policies pertaining to urban design, built form and heritage outcomes are found at Clause 15 of the Planning Policy Framework. **Clause 15.01-1S** (Urban design) and **Clause 15.01-1R** (Urban Design – Metropolitan Melbourne) encourages development to achieve high quality architectural and urban design outcomes that contribute positively to neighbourhood character, minimises detrimental amenity impacts and achieves safety for future residents, and the community, through good design. The provisions of **Clause 15.02** (Sustainable Development) promotes energy and resource efficiency through improved building design, urban consolidation and promotion of sustainable transport.
- 11.7 **Clause 15.03-2S (Aboriginal Cultural Heritage)** seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.
- 11.8 The Subject Land **is not** identified in an area of Aboriginal Cultural Heritage Sensitivity.
- 11.9 Housing objectives are further advanced at **Clause 16**. This Clause aims to encourage increased diversity in housing to meet the needs of the community through different life stages and respond to market demand for housing. In much the same vein as **Clause 11**, this Clause advances notions of consolidation of existing urban areas, particularly in and around activity centres and employment corridors that are well served by all infrastructure and services.
- 11.10 The policies contained within **Clause 16.01-3S** (Housing diversity) encourage the provision of range of housing types to meet the increasingly diverse needs of the community. Emphasis is placed on development of well-designed medium density housing with respect to neighbourhood character. Further, this Clause aims to make better use of the existing infrastructure and provide more energy efficient housing. **Clause 16.01-4S** (Housing affordability) raises the objective of delivering more affordable housing closer to jobs, transport and services.
- 11.11 It is submitted that the proposed development satisfies the State strategies and policy direction. Specifically, the subject site is located on land earmarked for residential purposes, whereby residential development is an 'as of right' use under the zoning provisions. Subject to appropriate conditions on any permit issued, the development itself achieves an acceptable design outcome for the site and its immediate abutments, whilst enjoying convenient and direct access to community facilities and the like, including public transport nodes.

Local Planning Policy Framework

- 11.12 The City of Kingston's MSS at **Clause 21.05 - 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.
- 11.13 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 ensure residential development does not exceed known physical infrastructure capacities.*
 - *To recognise and respond to special housing needs within the community.*
- 11.14 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.
- 11.15 **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.
- 11.16 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.*

- 11.17 **Clause 22.19 (Public Open Space Contributions)** forms the prevailing policy that guides Council to apply a land or cash public open space contribution, which is applicable to all subdivision applications. This policy identifies the important role that contributions play in funding new open space areas and facilitating capital improvements to existing public open space to meet the needs of the future population growth in Kingston.
- 11.18 Whilst the application at hand does not propose to subdivide the land, it is imperative to identify at this stage of the process whether a public open space contribution requirement is likely to be applied should the site be subdivided and, if so, whether the land is located in a 'cash' or 'land' preferred area. If in a land preferred area, the proposed design and layout must be considered as it will ultimately shape the subdivision configuration and whether any land is set aside for public open space purposes.
- 11.19 The subject site is located in area 7B (Mordialloc), which is a Cash Contribution Preferred Area on Map 1 of this clause.
- 11.20 As the site is located in a 'cash' preferred area, the public open space contribution requirements will be considered and advanced at the subdivision stage of the process. As such, there is no need to consider this matter any further at this point.
- 11.21 **Clause 22.20 – Stormwater Management** is applicable to the consideration of medium and large scale developments as specified within Table 1 of the policy. This clause seeks to improve the quality and reduce the impact of stormwater run-off, incorporate the use of WSUD principles in development and to ensure that developments are designed to meet best practice performance objectives.
- 11.22 The application has been referred to Council's Development Engineer in relation to stormwater management. The Engineer has raised no objection with the proposal subject to conditions relating to stormwater works and management. It is therefore considered that the provisions of Clause 22.20 have been satisfied.
- 11.23 **Clause 22.21 Environmentally Sustainable Development (ESD)** policy applies to the consideration of residential development of 3 or more dwellings (refer to Table 1 – ESD Application requirements). As required, the application for planning permit was accompanied by a Sustainable Design Assessment (BESS/STORM). The SDA and accompanying assessments were referred to Council's ESD Advisor who responded with no objection subject to minor changes to the report and plans. These changes are suitable to be condition on any Permit issued. Considering these further changes, the proposal will achieve an appropriate best practice standard on ESD principles meeting the objective of this policy.
- 11.24 It is considered that the proposed development generally complies with and satisfies the State and Local Planning Policy Framework guidelines which aim to encourage well-designed medium density housing in appropriate locations. This is discussed in the Clause 55 assessment, later within this report.

Zoning Provisions

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

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

11.26 It is considered that the proposal in its current format complies with the mandatory garden area requirement. A minimum of 39.5% of garden area has been provided for the entire lot and therefore complies with the above requirement.



12.0 CLAUSE 55 (RESCODE ASSESSMENT)

12.1 The proposal has been assessed against the objectives and standards of **Clause 55** (ResCode) of the Kingston Planning Scheme (refer to Appendix A). **Clause 55** requires that a development **must** meet all of the objectives, and all of the standards of this clause **should** be met. Variations to the standards are able to be considered where it is determined that the overall objective is met.

12.2 The table below provides a detailed discussion, where relevant, for any standards where concessions are sought. Overall, it is noted that the application achieves a high level of compliance with the ResCode provisions, with only minor variations sought, specifically four (4) of the thirty-three (33) ResCode standards.

12.3 CLAUSE 55: RESCODE TABLE ASSESSMENT

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

OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
<p>Clause 55.02-1 Neighbourhood Character objectives</p> <ul style="list-style-type: none"> • To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. • To ensure that development responds to the features of the site and the surrounding area. 	<p>Standard B1</p> <ul style="list-style-type: none"> • The design response must be appropriate to the neighbourhood and site. • The proposed design must respect the existing or preferred neighbourhood character and respond to site features. 	<p>Complies</p>

Assessment:

The proposal appropriately responds to the preferred character for increased housing diversity for the following reasons:

- The number of dwellings provides a sufficient density to the site to capitalise on the strategic benefit and proximity to Mordialloc Activity Centre and railway station.
- Its location on a corner with fewer sensitive interfaces allows for a more intensive (apartment style) design response that addresses overshadowing, overlooking, visual and other amenity impacts in accordance the Standards and Objectives of Clause 55.
- The upper level has been designed to minimise visual bulk and massing to adjoining properties and the public realm. The varying materials, setbacks and breaks along the side elevations result in a less dominant profile.
- The 2 storey scale presentation from the street and abutting properties reflects the prevailing 2 storey scale and 2 storey developments in the neighbourhood.
- Medium density developments of similar scale are not uncommon for the area including at no. 21 Powlett Street (4 dwellings), no. 34 Barkly Street (4 dwellings), no. 55-57 Barkly Street (3 storey apartment building), no. 81 Eurythmic Street (10 dwellings) and recent approval at no. 4 Eurythmic Street (7 dwellings). Images and detailed descriptions of these developments are provided under the Neighbourhood Character section of this report.
- Reasonable side and rear setbacks that will manage amenity impacts to adjoining residents. Setbacks are consistent with recent approvals and the emerging character. Conditions are recommended to be included on any Permit issued to reduce the visual and noise impact of the Dwelling 4 and 6 balconies to existing windows on the adjoining property.
- The materiality and finishes of the development are consistent with traditional bungalow housing in the area. Subject to conditions, design detail can be improved for particular elements of the development including fenestration along the Eurythmic Street elevation and vegetation screening opposite the Dwelling 4 and 6 balconies (**refer to Condition 1(b) of this recommendation**).
- Council’s Urban Design Advisor supports the development with respect to its response to the immediate bungalow character.

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
<p>Clause 55.02-2 Residential Policy objectives</p> <ul style="list-style-type: none"> • To ensure that residential development is provided in accordance with any policy for housing in the MPS and the PPF. • To support medium densities in areas where development can take advantage of public transport and community infrastructure and services. 	<p>Standard B2</p> <ul style="list-style-type: none"> ▪ An application must be accompanied by a written statement that describes how the development is consistent with relevant housing policy in the PPF & MPS 	<p>Complies</p>
<p>Assessment:</p> <p>Section 11.16 of this report outlines the policy foundation of Clause 22.11, which is based on the principles outlined in the <i>Kingston Residential Strategy (September 2000)</i> and <i>Kingston Neighbourhood Character Guidelines (August 2007)</i>. In unity with the policy premise of the <i>Kingston Residential Strategy</i>, Clause 22.11 seeks to provide 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</p> <p>Clause 22.11 nominates the site and its surrounds in a General Residential Zone Schedule 2 area for Increased Housing, and states:</p> <p style="padding-left: 40px;"><i>Encourage increased residential densities and a wider diversity in housing types and sizes in areas which are within convenient walking distance of public transport and activity centres. These areas are identified for 'increased housing diversity' on the Residential Framework Plan within the MSS.</i></p> <p>In accordance with the new height parameters and garden area requirements of the General Residential Zone – Schedule 2, there is an expectation that intensive development will become more prominent and characteristic of increased housing change areas. The subject land is no exception to this given its advantageous location on a corner where amenity impacts can be better managed, particularly in relation to overshadowing and overlooking. As described throughout this report, there are examples of similar development in the area with the proposal consistent with the emerging character.</p> <p>The first floor of the development has been designed to minimise massing and visual bulk. This has been achieved through articulation, varied setbacks and a mix of materials and finishes. The design respects the existing bungalow style housing in the immediate vicinity of the site by incorporating white weatherboard look cladding and gable roofing with an asymmetrical façade that features the main pitched roof massing offset from the centre.</p> <p>Substantial provision for landscaping has been provided around the perimeter of the development including the street frontages. Canopy trees will easily be accommodated along the streetscape and on the advice of Council's Vegetation Officer, will be conditioned on any Permit issued.</p> <p>Adequate parking is provided for future residents and visitors of the development in the basement. This parking will not be visible to the street ensuring no visual impact to the streetscape.</p> <p>Stormwater will be managed on-site in accordance with conditions on any Permit issued as recommended by Council's Development Engineer.</p> <p>It is considered that the proposed development generally complies with and satisfies the Scheme's Planning Policy Framework guidelines which aim to encourage well-designed medium density housing</p>		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
in appropriate locations. The neighbourhood character, built form, landscaping, car parking and stormwater management policy outcomes have been achieved for the development.		
Clause 55.02-3 Dwelling Diversity objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Standard B3 Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	N/A
Assessment: Less than ten (10) dwellings proposed.		
Clause 55.02-4 Infrastructure objectives <ul style="list-style-type: none"> • To ensure development is provided with appropriate utility services and infrastructure. • To ensure development does not unreasonably overload the capacity of utility services and infrastructure. 	Standard B4 <ul style="list-style-type: none"> • Connection to reticulated services/sewerage, electricity, gas and drainage services • Capacity of infrastructure and utility services should not be exceeded unreasonably • Provision should be made for upgrading and mitigation of the impact of services or infrastructure where little or no spare capacity exists 	Complies
Assessment: It is recommended that suitable conditions be included in any permit issued to address infrastructure considerations including roads and drains, stormwater management and car parking. These are included in the recommendation below.		
Clause 55.02-5 Integration with the street objective <ul style="list-style-type: none"> • To integrate the layout of development with the street. 	Standard B5 <ul style="list-style-type: none"> • Provides adequate vehicle and pedestrian links that maintain or enhance local accessibility. 	Complies
	<ul style="list-style-type: none"> • Development oriented to front existing/proposed streets 	Complies
	<ul style="list-style-type: none"> • High fencing in front of dwellings should be avoided if practicable. 	Variation sought
	<ul style="list-style-type: none"> • Development next to existing public open space should be laid out to complement the open space. 	N/A
Assessment: The development provides for safe and functional connectivity with vehicles access provided exclusive access/egress points. The development has been designed to front the respective streets with habitable room windows and balconies facing the street where practical. High front fencing is proposed for part of the street frontages reducing the integration with the street. However, the high fencing is considered appropriate in this instance as it will provide additional secluded private open space to dwellings. Further, the high fencing will not be along the entire street frontage with 1 metre high fencing breaking up the high fence along sections of the Eurythmic Street side. This will ensure an adequate level of transparency and passive surveillance from the development to the public realm.		

OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
<p>Clause 55.03-1 Street setback objective</p> <ul style="list-style-type: none"> To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site. 	<p>Standard B6</p> <p>Walls of buildings should be set back from streets:</p> <ul style="list-style-type: none"> If no distance is specified in a schedule to the zone, the distance specified in Table B1 	<p>Variation sought</p>

Assessment:

The required street setbacks of the proposed development are as follows (based off minimum setbacks of adjoining properties) –

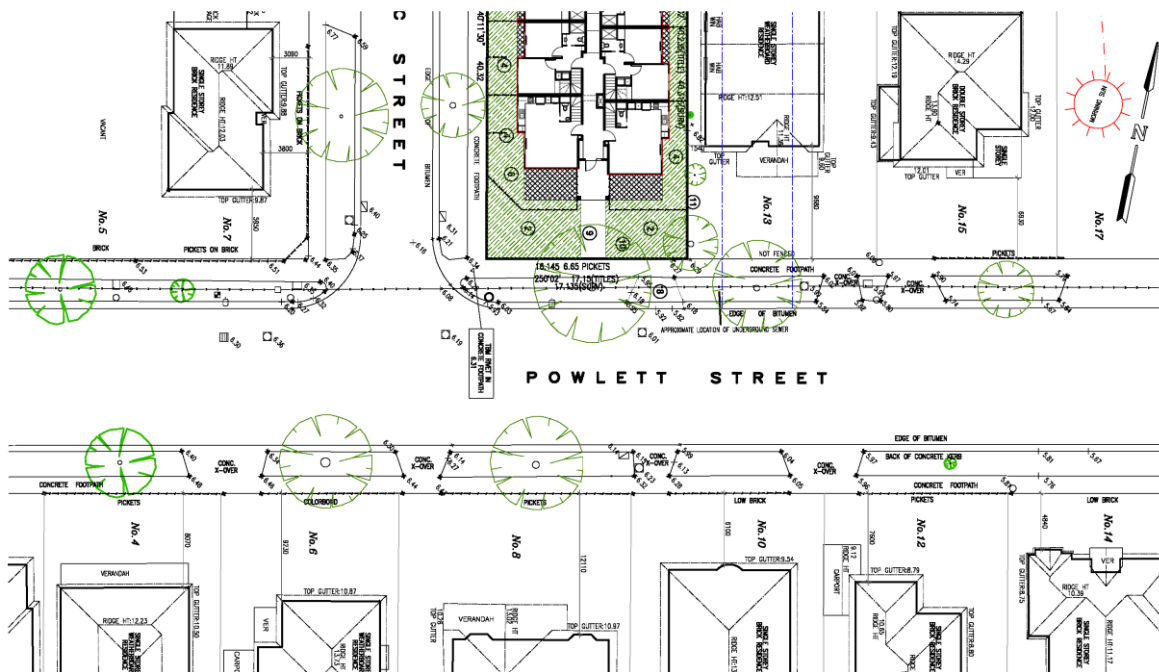
- 9 metres (front setback – Powlett Street)
- 3 metres (side setback – Eurythmic Street)

The proposed street setbacks of the development are as follows:

- 6.78 metres (front setback – Powlett Street)
- 2.51 metres (side setback – Eurythmic Street)

The application seeks a variation to the minimum front and side setbacks to the street.

Single dwelling allotments in the area are generally setback further from the street than medium density development. However, the immediate surrounds have a variety of street setbacks with no distinct pattern, particularly on the south side of Powlett Street as shown below:



Given the area is earmarked for increased housing diversity, there is an expectation that street setbacks will be reduced in this neighbourhood. The development currently under construction at no. 19 Powlett Street has a minimum setback of 7.5 metres to the street and the neighbouring development at no. 21 Powlett Street (also on a corner) is setback 5.33 metres from Powlett Street.

The proposed front setback is generally consistent with these emerging street setbacks and will provide a transition when approaching the Eurythmic Street intersection particularly as the dwelling on the

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<p>opposite side of Eurythmic has a setback of 5.95 metres to the street. The proposed reduced side setback is not contrary to an established setback pattern along Eurythmic Street. The proposed setbacks will allow for efficient use of the site by enabling ground level secluded private open space for each dwelling and meaningful landscaping throughout the site, including provision for canopy trees. A variation is therefore deemed acceptable and achieves the objective of this provision.</p>		
<p>Clause 55.03-2 Building height objective</p> <ul style="list-style-type: none"> ▪ To ensure that the height of buildings respects the existing or preferred neighbourhood character. 	<p>Standard B7</p> <p>Maximum: 11 metres and no more than 3 storeys under GRZ2</p>	<p>Complies</p>
<p>Assessment:</p> <p>The proposal meets the height requirements of the standard and General Residential Zone. The proposal will have a total height of 8 metres with no more than 3 storeys.</p>		
<p>Clause 55.03-3 Site Coverage objective</p> <ul style="list-style-type: none"> ▪ To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. 	<p>Standard B8</p> <p>Maximum: GRZ2 – 60%</p>	<p>Complies</p>
<p>Assessment:</p> <p>The proposal achieves a site coverage statistic of 52.29%, which meets this Standard.</p>		
<p>Clause 55.03-4 Permeability objectives</p> <ul style="list-style-type: none"> ▪ To reduce the impact of increased stormwater run-off on the drainage system. ▪ To facilitate on-site stormwater infiltration. 	<p>Standard B9</p> <p>At least: 20%</p>	<p>Complies</p>
<p>Assessment:</p> <p>The permeability figure proposed (i.e. 37.4%) exceeds that specified in the Standard.</p>		
<p>Clause 55.03-5 Energy Efficiency objectives</p> <ul style="list-style-type: none"> ▪ To achieve and protect energy efficient dwellings and residential buildings. ▪ To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. 	<p>Standard B10</p> <p>Orientation, siting & design of buildings should make appropriate use of solar energy. Further, siting & design should ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</p> <p>Living areas & private open space should be located on the north side of the development, if practicable.</p> <p>Solar access to north-facing windows is maximised.</p>	<p>Complies</p>
<p>Assessment:</p> <p>The opportunities to incorporate north-facing habitable rooms and private open space areas are limited due to the orientation of the site. However, where opportunities do exist, dwellings will be orientated to maximise sunlight throughout the day including for private open space areas.</p>		

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<p>Exposed north, east and west facing glazed windows will be provided with venetian or roller blinds to prevent glare and overheating. A number of other ESD initiatives will be incorporated to the development as per the Sustainable Design Assessment (and further updates required by condition on any Permit issued) to ensure a reasonable energy efficient outcome for the dwellings.</p> <p>A condition of any approval will require the elevation plans to be updated to show external shading devices proposed to habitable room windows as detailed on the floor plans (refer to Condition 1 (c) of this recommendation)</p>		
<p>Clause 55.03-6 Open Space objective</p> <ul style="list-style-type: none"> ▪ To integrate the layout of development with any public and communal open space provided in or adjacent to the development. 	<p>Standard B11 Public or communal open space should:</p> <ul style="list-style-type: none"> ▪ Be substantially fronted by dwellings ▪ Provide outlook for dwellings ▪ Be designed to protect natural features. ▪ Be accessible and useable. 	N/A
<p>Assessment:</p> <p>There is no communal private open space adjoining the site.</p>		
<p>Clause 55.03-7 Safety objectives</p> <ul style="list-style-type: none"> ▪ To ensure the layout of development provides for the safety and security of residents and property. 	<p>Standard B12 Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting should not create unsafe spaces along streets and accessways</p> <p>Good lighting, visibility and surveillance of car parks and internal accessways should be achieved.</p> <p>Private spaces should be protected from inappropriate use as public thoroughfares.</p>	Complies
<p>Assessment:</p> <p>The proposal provides an acceptable level of consideration for safety and security of residents. In part, this is evidenced by the highly visibly, identifiable & attainable dwelling entries.</p>		
<p>Clause 55.03-8 Landscaping objectives</p> <ul style="list-style-type: none"> ▪ To encourage development that respects the landscape character of the neighbourhood. ▪ To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. ▪ To provide appropriate landscaping. ▪ To encourage the retention of mature vegetation on the site. 	<p>Standard B13 In summary, landscape layout & design should:</p>	Complies (subject to conditions)

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	<ul style="list-style-type: none"> ▪ Protect predominant landscape features of the neighbourhood. ▪ Take into account the soil type and drainage patterns of the site. ▪ Allow for intended vegetation growth and structural protection of buildings. ▪ Provide a safe, attractive and functional environment for residents. <p>In summary, development should:</p> <ul style="list-style-type: none"> ▪ Provide for the retention or planting of trees, where these are part of the character of the neighbourhood. ▪ Provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. ▪ Specify landscape themes, vegetation (location and species), paving and lighting. 	
<p>Assessment:</p> <p>Objector's raised concerns with the loss of vegetation/greenery as a result of the development. The application provides adequate space for the planting of various species, including canopy trees. As a condition of any permit issued, a detailed landscape plan will be required. There will be no significant vegetation removed from the land and vegetation on adjoining properties (namely no. 13 Powlett Street) will be protected through conditions on any Permit issued (refer to Conditions 1(p) and 1(q) of this recommendation).</p>		
<p>Clause 55.03-9 Access objective</p> <ul style="list-style-type: none"> ▪ To ensure the number and design of vehicle crossovers respects the neighbourhood character. 	<p>Standard B14 The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> ▪ 33 per cent of the street frontage, or ▪ if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. 	Complies
	No more than one single-width crossover should be provided for each dwelling fronting a street.	Complies
	The location of crossovers should maximise the retention of on-street car parking spaces.	Complies
	The number of access points to a road in a Road Zone should be minimised.	N/A
	Access for service, emergency and delivery vehicles must be provided.	Complies
<p>Assessment:</p> <p>The development proposes one (1) 3 metre crossover on the northern end of the Eurythmic Street frontage. The access width will be only 7.44% of the total frontage to Eurythmic Street, well below the maximum 33% requirement.</p> <p>On-street parking will be increased as only one (1) crossover is proposed and the two (2) existing crossovers will be reinstated.</p> <p>Sufficient access is provided to emergency and delivery vehicles, particularly as the building fronts two streets.</p>		
<p>Clause 55.03-10 Parking location objectives</p>	<p>Standard B15 Car parking facilities should:</p>	Complies

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<ul style="list-style-type: none"> ▪ To provide convenient parking for resident and visitor vehicles. ▪ To protect residents from vehicular noise within developments 	<ul style="list-style-type: none"> ▪ Be reasonably close and convenient to dwellings and residential buildings. ▪ Be secure. ▪ Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	
<p>Assessment:</p> <p>The proposal raises no concern with respect to the layout and design of on-site car parking in the basement. Council's Traffic Engineer has reviewed the plans and advised of no objection to the layout.</p>		
<p>Clause 55.04-1 Side and rear setbacks objective</p> <ul style="list-style-type: none"> ▪ To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	<p>Standard B17</p> <p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> ▪ 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. 	Complies
<p>Assessment:</p> <p>The west and south facing setbacks are not applicable under this standard as they face the street. Refer to standard B6 for an assessment of these setbacks.</p> <p><u>Ground Floor</u></p> <p><i>North setback</i></p> <p>Minimum required – 1m Minimum proposed – 6.45m</p> <p><i>East setback</i></p> <p>Minimum required – 1m Minimum proposed – 1.5m</p> <p><u>First Floor</u></p> <p><i>North setback</i></p> <p>Minimum required – 1.84 to 2.09m Minimum proposed – 6.84m</p> <p><i>East setback</i></p> <p>Minimum required – 1.33m (from balconies) to 1.57m (from walls) Minimum proposed – 1.33m (from balconies) to 2m (from walls)</p>		
<p>Clause 55.04-2 Walls on boundaries objective</p>	<p>Standard B18</p> <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport</p>	N/A

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<ul style="list-style-type: none"> ▪ To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary: <ul style="list-style-type: none"> ▪ 10 m plus 25% of the remaining length of the boundary of an adjoining lot, or ▪ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. 	
<p>Assessment:</p> <p>No walls proposed on boundary.</p>		
<p>Clause 55.04-3 Daylight to existing windows objective</p> <ul style="list-style-type: none"> ▪ To allow adequate daylight into existing habitable room windows. 	<p>Standard B19 Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3m² and minimum dimension of 1m clear to the sky.</p>	Complies
	<p>Walls or carports more than 3m in height opposite an existing habitable room window should be set back from the window at least 50% of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p>	Complies
<p>Assessment:</p> <p>The existing windows on the adjoining properties will maintain 1 metre clear to the sky and 3m² of light court. The proposed development has been adequately setback to ensure daylight is not impacted to these windows. Setbacks between 2.5m to 3m are provided from the existing windows at no. 13 Powlett Street from ground and first floor level of the development which is well in excess of the minimum requirements of 1m at ground level and 50% of the wall height on the upper level.</p> <p>It is noted that a third habitable room window is not shown on the plans for the adjoining property at no. 13 Powlett Street. However, Council Officers have determined that the development will be adequately setback from this window in accordance with this standard as the distance of this window to the boundary is similar to the two windows shown on the plans.</p>		
<p>Clause 55.04-4 North facing windows objective</p> <ul style="list-style-type: none"> ▪ To allow adequate solar access to existing north-facing habitable room windows. 	<p>Standard B20 Buildings should be setback 1m if an existing HRW is within 3m of the abutting lot boundary (add 0.6m to this setback for every metre of height over 3.6m & add 1m for every metre of height over 6.9m)</p>	Complies
<p>Assessment:</p> <p>There are no existing north-facing windows within 3 metres of the property boundary. Powlett Street is adjacent to the subject site on the south side.</p>		
<p>Clause 55.04-5 Overshadowing open space objective</p> <ul style="list-style-type: none"> ▪ To ensure buildings do not significantly overshadow existing secluded private open space 	<p>Standard B21 Where sunlight to the SPOS of an existing dwelling is reduced, at least 75%, or 40m² with min. 3m, whichever is the lesser area, of the SPOS should receive a min of 5hrs of sunlight btw 9am & 3pm on 22 September. If existing sunlight to the SPOS of an existing dwelling is less than the requirements of this</p>	Complies

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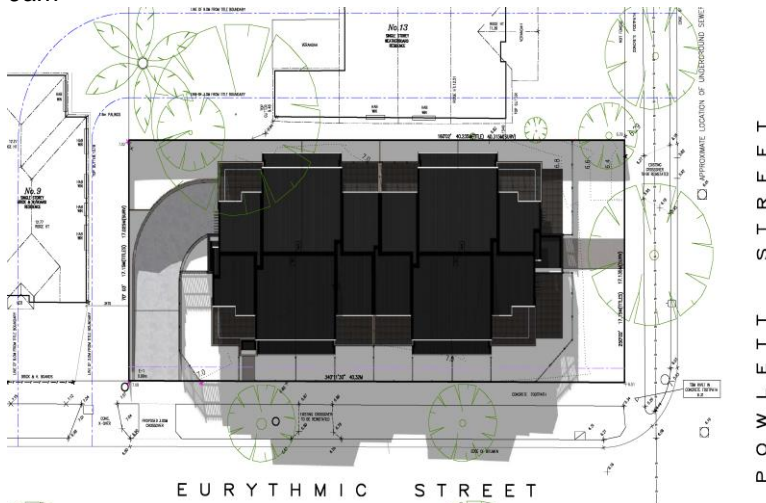
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	standard, the amount of sunlight should not be further reduced.	

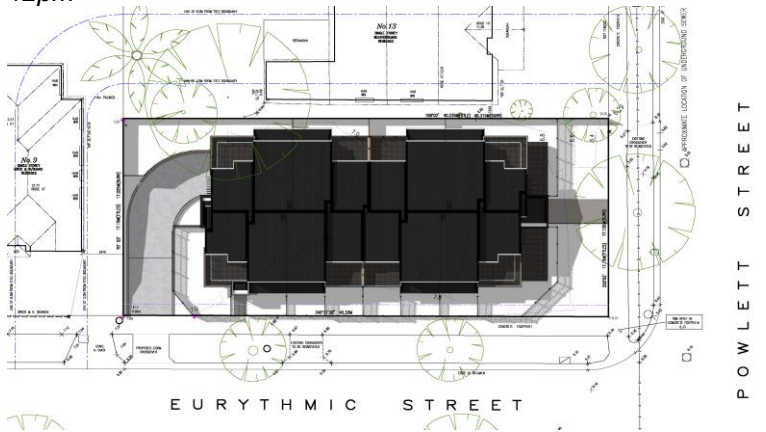
Assessment:

Due to the orientation of the site, the proposed development does not result in an unreasonable level of overshadowing to any existing SPOS areas. As illustrated in the diagrams below, the shadowing from the development will cast primarily over the adjoining streets and onto the subject site. There will be some shadowing in the afternoon at 3pm to the adjoining property at no. 13 Powlett Street, however the SPOS will remain unshaded in accordance with this standard.

9am



12pm



2pm

OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
<p>Clause 55.04-6 Overlooking objective</p> <ul style="list-style-type: none"> To limit views into existing secluded private open space and habitable room windows. 	<p>Standard B22 Standard B22 A HRW, balcony, terrace, deck or patio should be located & designed to avoid direct views into the SPOS of an existing dwelling within 9m (refer to clause for exact specifications). Where within it should be either:</p>	<p>Complies</p>

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	<ul style="list-style-type: none"> ▪ Offset a minimum of 1.5m from the edge of one window to the edge of the other. ▪ Have sill heights of at least 1.7m above floor level. ▪ Have fixed, obscure glazing in any part of the window below 1.7m above floor level. ▪ Have permanently fixed external screens to at least 1.7m above floor level & be no more than 25% transparent. 	
	Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.	Complies
	Screens used to obscure a view should be: <ul style="list-style-type: none"> ▪ Perforated panels or trellis with a maximum of 25% openings or solid translucent panels. ▪ Permanent, fixed and durable. ▪ Designed and coloured to blend in with the development. 	Complies

Assessment:

Whilst limited due to the site's position on a corner, where there are overlooking opportunities to sensitive areas on adjoining properties, proposed habitable room windows and balconies have been designed to comply with the standard. Specifically, as fixed obscured windows and 1.7 metre high obscured glass screening and lattice for balconies with a maximum transparency of 25% - see below for detailed design.

(H) 1.7M HIGH SCREENING OBSCURE GLASS



(I) PICKET FENCE

**(J) 1.7M HIGH MATRIX LATTICE
BLOCK OUT FACTOR 78%**



There may be opportunities for ground level overlooking to the adjoining property at no. 13 Powlett Street from the east facing bedroom windows of Dwelling 6 and living room and kitchen windows of Dwelling 8. The floor levels of these dwellings are raised resulting in potential views over the proposed 1.8 metre high fence. As such, it is recommended that a condition be included on any Permit issued ensuring there will be no ground level views from the respective new windows (**refer to Condition 1 (f) of this recommendation for details**).

The objector at no. 9 Eurythmic Street (rear abuttal) raised concerns with overlooking from the development into their habitable room windows which adjoins a driveway for the rear unit. Balconies and habitable room windows facing these windows will be well in excess of 9 metres and therefore do not require treatment to mitigate overlooking. As shown on the below diagrams (existing windows highlighted), the overlooking arc of 9 metres will fall on the subject site and driveway of the adjoining property:

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The front balcony of Dwelling 2 will not have screening to 1.7 metres high as views will be to the front yard of the adjoining dwelling where there is currently no sensitive areas that require privacy (yard is open to the street as shown below).



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<p>Clause 55.04-7 Internal views objective</p> <ul style="list-style-type: none"> ▪ To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. 	<p>Standard B23</p> <p>Windows and balconies should be designed to prevent overlooking of more than 50% of the SPOS of a lower-level dwelling or residential building directly below and within the same development.</p>	<p>Complies</p>
<p>Assessment:</p> <p>Whilst some views will occur from the Dwelling 3 and 5 balconies into the secluded courtyards at the front of bedroom 2 to each dwelling, these views will not be unreasonable. The privacy afforded to the dwelling's primary secluded open space (balconies) will be maintained.</p>		
<p>Clause 55.04-8 Noise impacts objectives</p> <ul style="list-style-type: none"> ▪ To contain noise sources in developments that may affect existing dwellings. ▪ To protect residents from external noise. 	<p>Standard B24</p> <p>Noise sources should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and SPOS of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p>Complies (subject to conditions)</p>
<p>Assessment:</p> <p>Whilst noise sources from the development will be of domestic nature only and will mostly be contained within the site, the development will incorporate balconies in proximity to existing habitable room windows at no. 13 Powlett Street. These balconies are located only 1.33 metres from the shared boundary and will be directly visible from the existing windows. As the balconies are the primary secluded private open space of these dwellings, they will be actively used by residents resulting in noise emissions that may carry over the fence line. Some domestic noise emanating from open space (whether at ground or balcony level) is to be expected in a residential area. However, it is recommended that the balconies be further setback to a minimum 1.5 metres from the adjoining title boundary to provide for space for canopy planting along the fence line at ground level (refer to Condition 1(a) of this recommendation for details).</p> <p>A standard condition will be included on the Permit if granted to ensure external heating/cooling units are appropriately located to not cause any amenity impacts to existing habitable room windows.</p> <p>No external noise sources exist that will impact upon the internal amenity of the development.</p>		
<p>Clause 55.05-1 Accessibility objective</p> <ul style="list-style-type: none"> ▪ To encourage the consideration of the needs of people with limited mobility in the design of developments. 	<p>Standard B25</p> <p>The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</p>	<p>Complies</p>
<p>Assessment:</p> <p>It is considered that the proposed layout and design of dwelling entries can accommodate for people of limited mobility.</p>		

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<p>Clause 55.05-2 Dwelling entry objective</p> <ul style="list-style-type: none"> ▪ To provide each dwelling or residential building with its own sense of identity. 	<p>Standard B26</p> <p>Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> ▪ Be visible and easily identifiable from streets and other public areas. ▪ Provide shelter, a sense of personal address and a transitional space around the entry. 	Complies
<p>Assessment:</p> <p>The proposed common entry fronting Powlett Street has been designed to be clearly visible from the public realm and provide a sense of address that reflects a traditional porch design of existing dwellings in the area.</p> <p>The entry for Dwelling 7 onto Eurythmic Street has also been designed with high visibility and features respectful to the streetscape.</p>		
<p>Clause 55.05-3 Daylight to new windows objective</p> <ul style="list-style-type: none"> ▪ To allow adequate daylight into new habitable room windows. 	<p>Standard B27</p> <p>HRW should be located to face:</p> <ul style="list-style-type: none"> ▪ Outdoor space clear to the sky or a light court with a minimum area of 3m² and min. dimension of 1m clear to the sky or ▪ Verandah provided it is open for at least 1/3 of its perimeter, or ▪ A carport provided it has 2 or more open sides and is open for at least 1/3 of its perimeter. 	Complies
<p>Assessment:</p> <p>All proposed windows will be provided with adequate solar access and natural daylight into primary and secondary living areas as required by this standard.</p>		
<p>Clause 55.05-4 Private open space objective</p> <ul style="list-style-type: none"> ▪ To provide adequate private open space for the reasonable recreation and service needs of residents. 	<p>Standard B28</p> <p>GRZ2 –</p> <p>A dwelling or residential building should have POS consisting of:</p> <ul style="list-style-type: none"> ▪ An area of 40m², with one part of the POS to consist of SPOS at the side or rear of the dwelling or residential building with a min. 25m², a min. dimension of 3m and convenient access from a living room, or ▪ A balcony of 8m² with a min. width of 1.6m and convenient access from a living room, or <ul style="list-style-type: none"> ▪ A roof-top area of 10m² with a min. width of 2m and convenient access from a living room. 	Complies
<p>Assessment:</p> <p><i>Dwelling 1 –</i></p> <p>40.6m² secluded POS (ground level) 49.5m² total POS</p> <p><i>Dwelling 2 –</i></p>		

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<p>31.2m² secluded POS (ground level) 40.1m² total POS</p> <p><i>Dwelling 3 –</i></p> <p>8.1m² secluded POS (balcony) 26m² total POS</p> <p><i>Dwelling 4 –</i></p> <p>8.1m² secluded POS (balcony) 19.4m² total POS</p> <p><i>Dwelling 5 –</i></p> <p>8.1m² secluded POS (balcony) 25m² total POS</p> <p><i>Dwelling 6 –</i></p> <p>8.1m² secluded POS (balcony) 19.4m² total POS</p> <p><i>Dwelling 7 –</i></p> <p>28.2m² secluded POS (ground level) 49.1m² total POS</p> <p><i>Dwelling 8 –</i></p> <p>41.4m² secluded POS (ground level) 51m² total POS</p> <p>As discussed under the noise impact and design detail standard of this report, it is recommended that the balcony of Dwelling 4 and 6 be setback further from the eastern boundary (to 1.5 metres) to minimise noise impacts and accommodate canopy tree screening along the boundary. As a result, the area (m²) of the balconies will be reduced by approximately 0.5 square metres to less than the minimum required 8 square metres. The reduction is considered acceptable as there will not be a significant impact to the amenity of future residents. An area of 7.6 m² will still enable a practical space and provision for outdoor furniture (i.e. dining table and chairs).</p>		
<p>Clause 55.05-5 Solar Access to Open Space</p> <ul style="list-style-type: none"> ▪ To allow solar access into the secluded private open space of new dwellings and residential buildings. 	<p>Standard B29</p> <p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p>	Variation sought
	<p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.</p>	Variation sought
<p>Assessment:</p> <p>Opportunities for north-facing private open space are limited for the development due to the orientation of the site. Where possible, north-facing private open space has been achieved including ground level for Dwellings 7 and 8 and balconies for Dwellings 4 and 6.</p> <p>The lack of solar access to the POS of the remaining dwellings is considered acceptable. Some sunlight will be provided to these areas ensuring daylight will not be completely compromised. Internal amenity</p>		

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<p>will Balconies facing the street will be provided with unobstructed views as they won't require screening enhancing the internal amenity of these dwellings.</p> <p>Furthermore, significant space is provided to ground level SPOS ensuring residents are provided with a high level of amenity for recreational and service needs.</p>		
<p>Clause 55.05-6 Storage objective</p> <ul style="list-style-type: none"> ▪ To provide adequate storage facilities for each dwelling. 	<p>Standard B30</p> <p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p>Complies</p>
<p>Assessment:</p> <p>Secure storage areas have been provided for each dwelling within the basement parking area and attic space. In excess of 6 cubic metres has been provided to each dwelling.</p>		
<p>Clause 55.06-1 Design Detail objective</p> <ul style="list-style-type: none"> ▪ To encourage design detail that respects the existing or preferred neighbourhood character 	<p>Standard B31</p> <p>The design of buildings, including:</p> <ul style="list-style-type: none"> ▪ Facade articulation and detailing ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character. Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>Complies (subject to conditions)</p>
<p>Assessment:</p> <p>The proposed development is considered to have an appropriate design outcome that respects the existing and emerging character of the area. The development incorporates features that are prominent for existing bungalow style housing in the immediate vicinity including weatherboard cladding, gable roofing and asymmetrical roof lines offset from the centre of the building at the façade. More contemporary materials have also been incorporated to reflect the emerging increased housing diversity character of the area.</p> <p>The fenestration along the Eurythmic Street frontage on the upper level can be improved by providing full size glazed windows in lieu of highlight windows for Dwellings 1, 3, 5 and 7 (refer to elevation below). The increased window sizes will enhance the development's integration with the street and provide better articulation along this elevation (refer to Condition 1(b) of this recommendation).</p>		
		
<p>STREETSCAPE ALONG EURYTHMIC STREET</p>		

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<p>Additionally, the balconies of Dwelling 4 and 6 will be situated opposite existing habitable room windows resulting in visual and noise impacts to the adjoining residence. As such, it is recommended that large trees be planted along the fence line within the ground level service yard of the dwellings to screen and soften the balconies from the existing windows. Further, as discussed under the noise impact standard, it is recommended the balconies be setback further to a minimum 1.5 metres to allow for the canopy trees to adequately grow. The balcony areas will require a reduction to less than the minimum required 8 square metres, however the reduction will not be significant (approximately 0.5 square metres) and will be of adequate size for outdoor furniture such as a dining table and chairs (refer to Condition 1 (a) of this recommendation).</p>		
<p>Clause 55.06-2 Front fences objective</p> <ul style="list-style-type: none"> ▪ To encourage front fence design that respects the existing or preferred neighbourhood character. 	<p>Standard B32 The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p>	Complies
	<p>Schedule to GRZ2/3: A front fence within 3m of a street should not exceed:2m for streets in a RDZ1 or 1.2m for other streets</p>	Variation sought
<p>Assessment:</p> <p>A high 1.8 metre picket fence is proposed along part of the Eurythmic Street frontage resulting in a variation to the maximum required 1.2 metre height in accordance with the Schedule of the Zone.</p> <p>The increased height is considered acceptable as the fence will enclose private open space for each dwelling along this frontage providing additional secluded open space. Further to this, the high fencing will be broken up by a 1 metre high picket fence to allow for surveillance to the street. The high fencing is consistent with existing high fencing in the area including the property opposite at no. 7 Powlett Street, 8B Eurythmic Street, no. 4 Powlett Street and to the rear at no. 9 Eurythmic Street.</p> <p>It is noted that the 1.8 metre high fence along the Powlett Street frontage is more than 3 metres setback from the front property boundary and is therefore not considered a front fence under this standard.</p>		
<p>Clause 55.06-3 Common property objectives</p> <ul style="list-style-type: none"> ▪ To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. ▪ To avoid future management difficulties in areas of common ownership. 	<p>Standard B33 Developments should clearly delineate public, communal and private areas.</p>	Complies
	<p>Common property, where provided, should be functional and capable of efficient management.</p>	
<p>Assessment:</p> <p>Where common property is proposed, it is functional, well-designed and capable of efficient management through an owner's corporation arrangement.</p>		
<p>Clause 55.06-4 Site services objectives</p> <ul style="list-style-type: none"> ▪ To ensure that site services can be installed and easily maintained. ▪ To ensure that site facilities are accessible, adequate and attractive. 	<p>Standard B34 Dwelling layout and design should provide sufficient space and facilities for services to be installed and maintained efficiently and economically. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p>	Complies (subject to conditions)
	<p>Assessment:</p>	

OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
<p>Services have been nominated within the common corridor of the building and basement including bin locations. However, the location of mail boxes has not been shown and should be included on amended plans in accordance with a condition on any Permit issued. It is also recommended that a condition be included on any Permit to ensure service boxes (i.e. fire services) located in the front setback are suitably sited and designed to have minimise their visual impact to the street (refer to Conditions 1(d) and 1(e) of this recommendation for details).</p>		

13.0 RESPONSE TO GROUNDS OF OBJECTIONS

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

13.2 The following objector concerns, however, remain outstanding:

Ground(s)	Response
Property devaluation	Pursuant to the <i>Planning and Environment Act 1987</i> and Kingston Planning Scheme, this concern falls outside of the scope of planning considerations.
Damage from construction	The impacts to neighbouring properties during construction of the development cannot be considered under the <i>Planning and Environment Act 1987</i> as it falls under Building Regulations and the requirements of the Building Permit that will be necessary before construction commences.

14.0 CONCLUSION:

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

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

14.3 The proposed development is considered appropriate for the Site, subject to conditions, as evidenced by:

- The compatibility of the design and siting with the surrounding area
- The mitigation of off-site amenity impacts
- A suitable level of compliance with all relevant policies, including **Clause 55** of the Kingston Planning Scheme

15.0 RECOMMENDATION

15.1 That the Planning Committee determine to support the proposal and issue a Notice of Decision to Grant a Permit to develop the land for eight (8) dwellings at 11 Powlett Street, Mordialloc, subject to the following conditions:

1. Before the development starts amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be substantially in accordance with the advertised plans prepared by 'ABP Consultants Pty Ltd', comprising drawing no. 2018-194TP, Sheets 1 to 15 inclusive, Revision A, submitted to Council on 17 April 2019, but modified to show:
 - a. the Dwellings 4 and 6 balconies set back a minimum 1.5 metres from the eastern (side) property boundary;
 - b. the west facing upper level highlight windows for Dwellings 1, 3, 5 and 7 modified to full height windows;
 - c. external shading devices to north, east and west facing habitable room windows to be shown on all elevation plans;
 - d. any service boxes located in the front setback suitably sited and designed to minimise visual impact to the street to the satisfaction of the Responsible Authority;
 - e. location of mail boxes;
 - f. the development designed to ensure there will be no ground level overlooking from the east facing habitable room windows of Dwelling 6 and 8 to the adjoining property in accordance with Standard B22 of the Kingston Planning Scheme;
 - g. a detailed elevation plan of the front fencing, which provides details of its style, height and materials;
 - h. the surface material of the accessway and car parking spaces nominated in all-weather coloured concrete sealcoat, or similar;
 - i. the provision of a longitudinal section of the basement ramp showing gradients, levels, distances, with headroom clearances complying with AS2890.1:2004;
 - j. the location of all externally-located heating and cooling units, exhaust fans and the like, clearly shown and in accordance with condition 1 l) and condition 20 of this Permit;
 - k. no externally-located heating and cooling units, exhaust fans and the like located on the balconies of Dwelling 3, 4, 5 and 6;
 - l. the provision of a full colour palette, finishes and building materials schedule for all external elevations, front fencing and driveways of the development;
 - m. vehicle crossings shown to be at a 90 degree alignment with the kerb on Eurythmic Street with the proposed access aligned;
 - n. the internal accessway shown to be a minimum 500 millimetres from the side boundary at the front boundary;
 - o. the proposed vehicle crossing kept separate from the neighbour's vehicle crossing to create a pedestrian refuge of no less than 1 metre wide;

- p. the provision of a landscape plan in accordance with the submitted development plan, with such plans to be prepared by a suitably qualified landscape professional to the satisfaction of the Responsible Authority and incorporating:
 - i. a planting schedule of all proposed trees and shrubs, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
 - ii. a survey, including, botanical names of all existing trees to be retained or removed on the site including Tree Protection Zones for trees to be retained calculated in accordance with AS4970-2009;
 - iii. a survey including botanical names, of all existing trees on neighbouring properties where the Tree Protection Zones of such trees calculated in accordance with AS4970-2009 fall partially within the subject site;
 - iv. the delineation of all garden beds, paving, grassed area, retaining walls, fences and other landscape works;
 - v. a range of plant types from ground covers to large shrubs and trees, provided at adequate planting densities (e.g. plants 1 metre width at maturity planted 1 metre apart); with the species chosen to comprise of a minimum 80% coastal indigenous species by plant type and total quantities;
 - vi. two (2) native canopy trees capable of growing to minimum mature dimensions of 10 metres in height and 6 metres in width to be planted in the front setback of the property facing Powlett Street;
 - vii. two (2) canopy trees capable of growing to minimum mature dimensions of 8 metres in height and 5 metres in width to be planted along the Eurythmic street frontage;
 - viii. two (2) canopy trees capable of growing to minimum mature dimensions of 8 metres in height and 5 metres in width to be planted in the north-east and south east corner of the common area;
 - 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. four (4) fastigate trees capable of reaching a minimum mature height of 10 metres located along the east (side) boundary and located opposite the Dwelling 4 and 6 balconies;
 - xi. notes regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements;
 - xii. tree protection measures including for street trees accurately drawn to scale and labelled as per the endorsed Tree Management Plan.
- q. The location of tree protection measures illustrated to scale and labelled on the Ground Floor Plan as per the endorsed Tree Management Plan.
- r. Any changes as required by Condition 3
- s. All relevant with the commitments and any changes identified within the Waste Management Plan, required under condition 9 of this permit, shown on the plans.
- t. All relevant commitments identified within the updated Sustainable Design Assessment, required under condition 11 of this permit, shown on plans.

Endorsed Plans

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

Tree Management and Protection Plan

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. Tree protection measures that will be utilized to ensure all trees to be retained remain viable post-construction.
 - ii. Stages of development at which inspections are required to ensure tree protection measures are adhered to must be specified.
 - b) A Tree Protection Plan (scale drawing) must provide details of:
 - i. The Tree Protection Zone and Structural Root Zone for all trees to be retained on the site and for all trees on neighbouring properties where any part of the Tree Protection Zone falls within the subject site.
 - ii. The location of tree protection measures to be utilized.
 - iii. A notation to refer to the Tree Management Plan.

Street Trees

4. Tree Protection Fencing is to be established around the street trees prior to demolition and maintained until all works on site are complete.
 - a) The fencing is to be a 1.8 metre high temporary fence constructed using steel or timber posts fixed in the ground or to a concrete pad, with the fence's side panels to be constructed of cyclone mesh wire or similar strong metal mesh or netting
 - b) The fencing is to encompass the entire nature strip with each end 3 metres from the base of the tree.

Drainage and Water Sensitive Urban Design

5. Unless with the prior written consent of the Responsible Authority, before the development commences, the following Integrated Stormwater Management documents must be prepared, by a suitably qualified person, to the satisfaction of the Responsible Authority.
 - a) Stormwater Management/drainage (drainage) Plan(s) must be prepared, with supporting computations, showing the stormwater (drainage) works to the nominated point of discharge. The plan(s) must show all details of the proposed stormwater (drainage) works including all existing and proposed features that may have impact on the stormwater (drainage) works, including landscaping details.
 - b) The Stormwater Management (drainage) Plan must address the requirements specified within Council's "Civil Design requirements for Developers – Part A: Integrated Stormwater Management".
 - c) A STORM modelling report with results demonstrating water sensitive urban design treatments that achieve Victorian best practice objectives with a minimum 100% rating must be provided as part of the Stormwater Management (drainage) Plan to the satisfaction of the Responsible Authority. These may include the use of an infiltration or bio-retention system, rainwater tanks connected for reuse, or other treatments to the satisfaction of the Responsible Authority.

- d) The water sensitive urban design treatments as per conditions 5 a), b) and c) above must be implemented on-site, unless an alternative agreement for stormwater quality in-lieu contribution is reached with the Responsible Authority.
- 6. Stormwater/drainage works must be implemented in accordance with the approved stormwater management/drainage plan(s) and to the satisfaction of the Responsible Authority including the following:
 - a) All stormwater/drainage works must be provided on the site so as to prevent overflows onto adjacent properties.
 - b) The implementation of stormwater/drainage detention system(s) which restricts stormwater discharge to the maximum allowable flowrate of 6.3 L/s.
 - c) All stormwater/drainage works must be maintained to the satisfaction of the Responsible Authority.
- 7. 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.
- 8. The basement structure must be designed to respond to the findings of the GAR and GMP required under condition 4 and constructed to the satisfaction of the responsible authority.

Waste Management Plan

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

Sustainable Design Assessment

- 11. Prior to the endorsement of the plans required pursuant to Condition 1 of this permit, the provision of an updated 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. The development must be constructed in accordance with the endorsed SDA.

Construction Management

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

Infrastructure and Road Works

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

General amenity conditions

19. 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.
20. 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.
21. 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

22. Prior to the occupation of the dwellings hereby permitted, all buildings and works and the conditions of this permit must be complied with to the satisfaction of the Responsible Authority, unless with the further prior written consent of the Responsible Authority.

23. Prior to the occupation of the dwellings hereby permitted, the landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. Thereafter, the landscaping must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

Time Limits

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

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

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

Note: 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>

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

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

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

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

OR

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

1. The proposal is not consistent the General Residential Zone 2 at Clause 32.08 of the Kingston Planning Scheme as the proposal does not provide a design outcome that is respectful of the prevailing and preferred neighbourhood character.
2. The proposal fails to satisfy all the requirements of Clause 55 of the Kingston Planning Scheme (ResCode), in particular Clause 55.02-1 Neighbourhood Character Objective, Clause 55.02-2 Residential Policy Objective, Clause 55.02-5 Integration with the Street Objective, Clause 55.03-1 Street Setback Objective, Clause 55.05-5 Solar Access to Open Space Objective and Clause 55.06-1 Design Detail Objective.
3. The proposed extent of massing is visually intrusive and unresponsive to the context of the site and would result in unreasonable amenity impacts on adjoining properties.
4. The proposal fails to provide an acceptable built form outcome having regard to the physical and policy context. In particular, the proposal includes an unacceptable separation and continuous built form on upper levels and lack of activation to the street.
5. The proposal represents an overdevelopment of the subject site providing an inappropriate response to local policy expectations and the character of the area.

Appendices

Appendix 1 - KP-2019/48 - 11 Powlett Street Mordialloc - Considered Plans
(Ref 19/166491) [↓](#)

Author/s: Beau McKenzie, Senior Statutory Planner
Reviewed and Approved By: Jennifer Roche, Team Leader Statutory Planning
Ian Nice, Manager City Development

4.3

KP-2019/48 - 11 POWLETT STREET MORDIALLOC

1 KP-2019/48 - 11 Powlett Street Mordialloc - Considered Plans 101

PROPOSED RESIDENTIAL APARTMENT BUILDING (8 UNITS)

11 POWLETT STREET, MORDIALLOC 3195



PERSPECTIVES

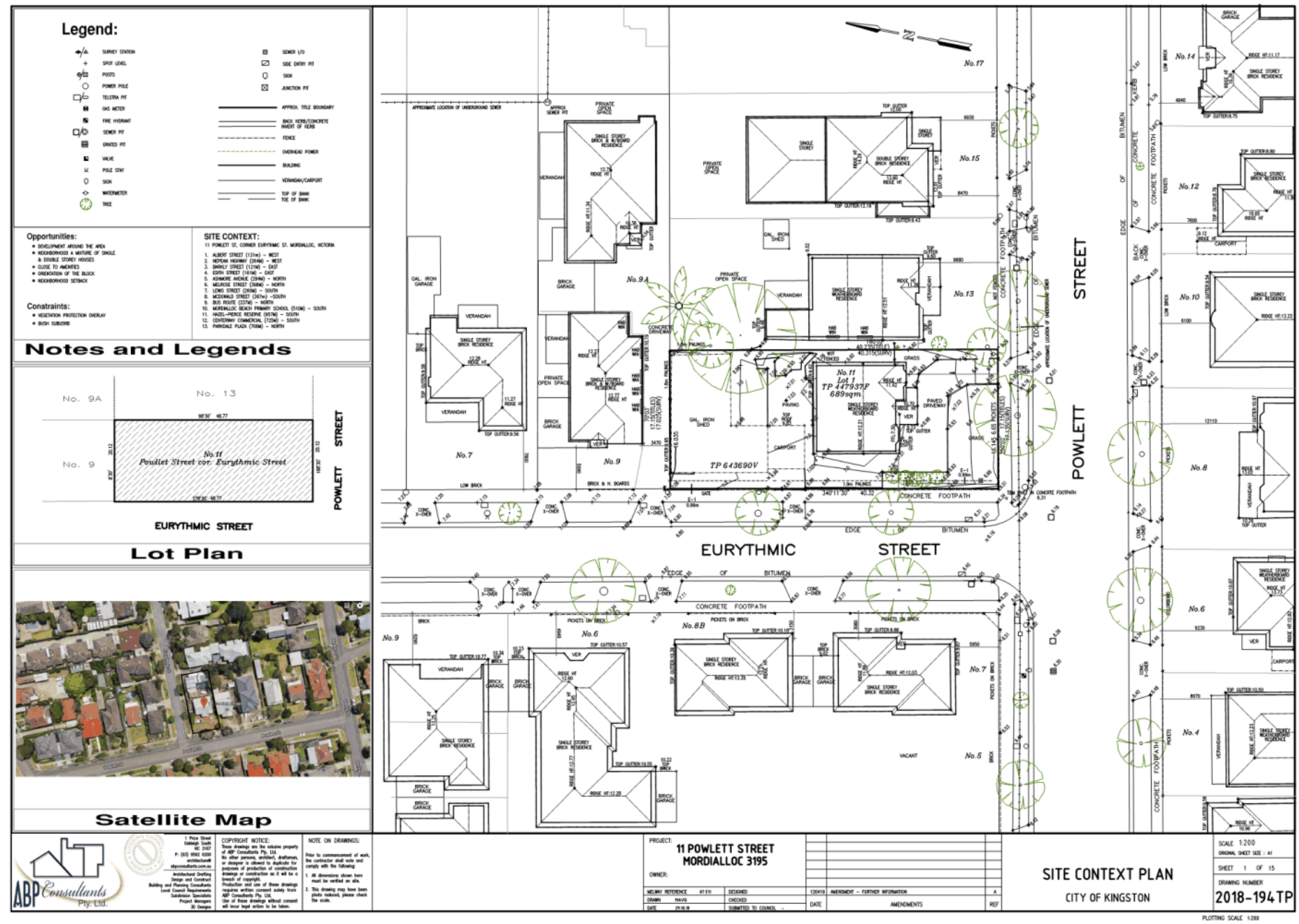
DRAWING INDEX

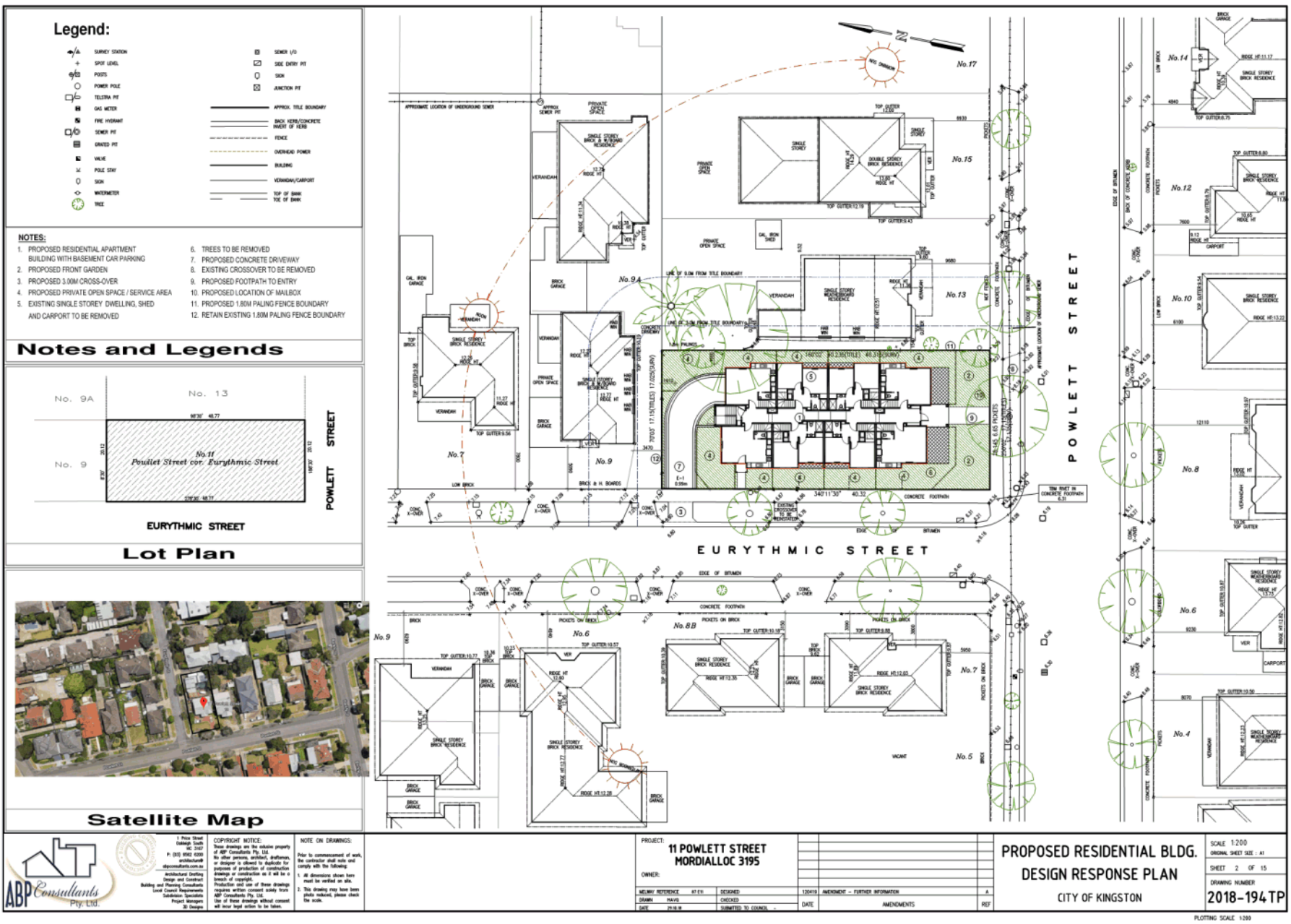
- 1 SITE CONTEXT PLAN
- 2 DESIGN RESPONSE PLAN
- 3 FEATURES AND LEVELS PLAN
- 4 BASEMENT FLOOR PLAN
- 5 GROUND FLOOR PLAN
- 6 UPPER FLOOR PLAN
- 7 ATTIC PLAN
- 6 ROOF PLAN
- 9 SHADOW DIAGRAM AT 9:00AM
- 10 SHADOW DIAGRAM AT 12:00NN
- 11 SHADOW DIAGRAM AT 2:00PM
- 12 SHADOW DIAGRAM AT 3:00PM
- 13 ELEVATIONS
- 14 LANDSCAPE CONCEPT PLAN
- 15 GARDEN AREA PLAN

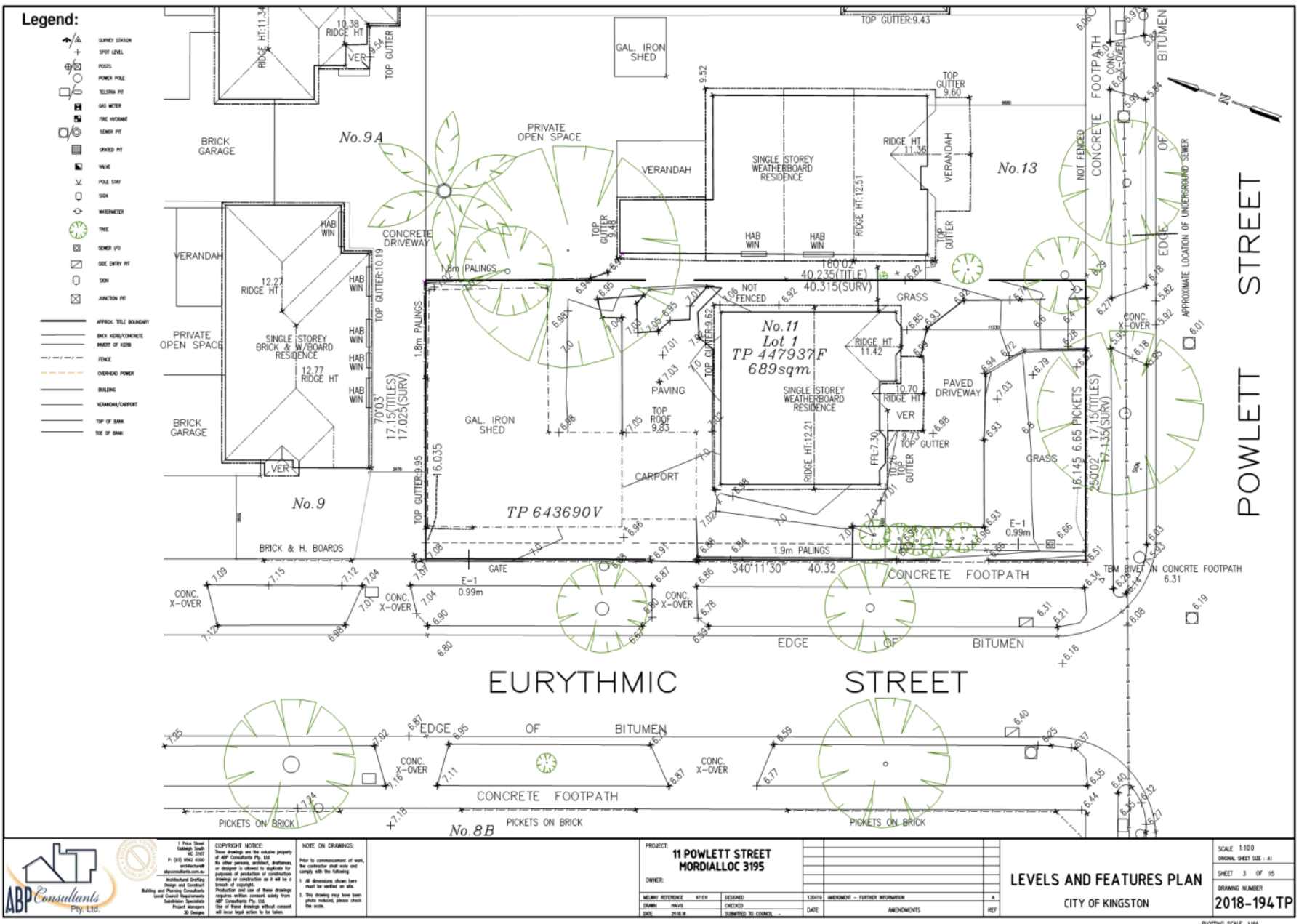
1 Price Street,
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Architectural Drafting
Design and Construction
Building and Planning Consultants
Land Use Consultants
Subdivision Specialists
Project Managers
30 Engrs

REVISION "A" 12042019







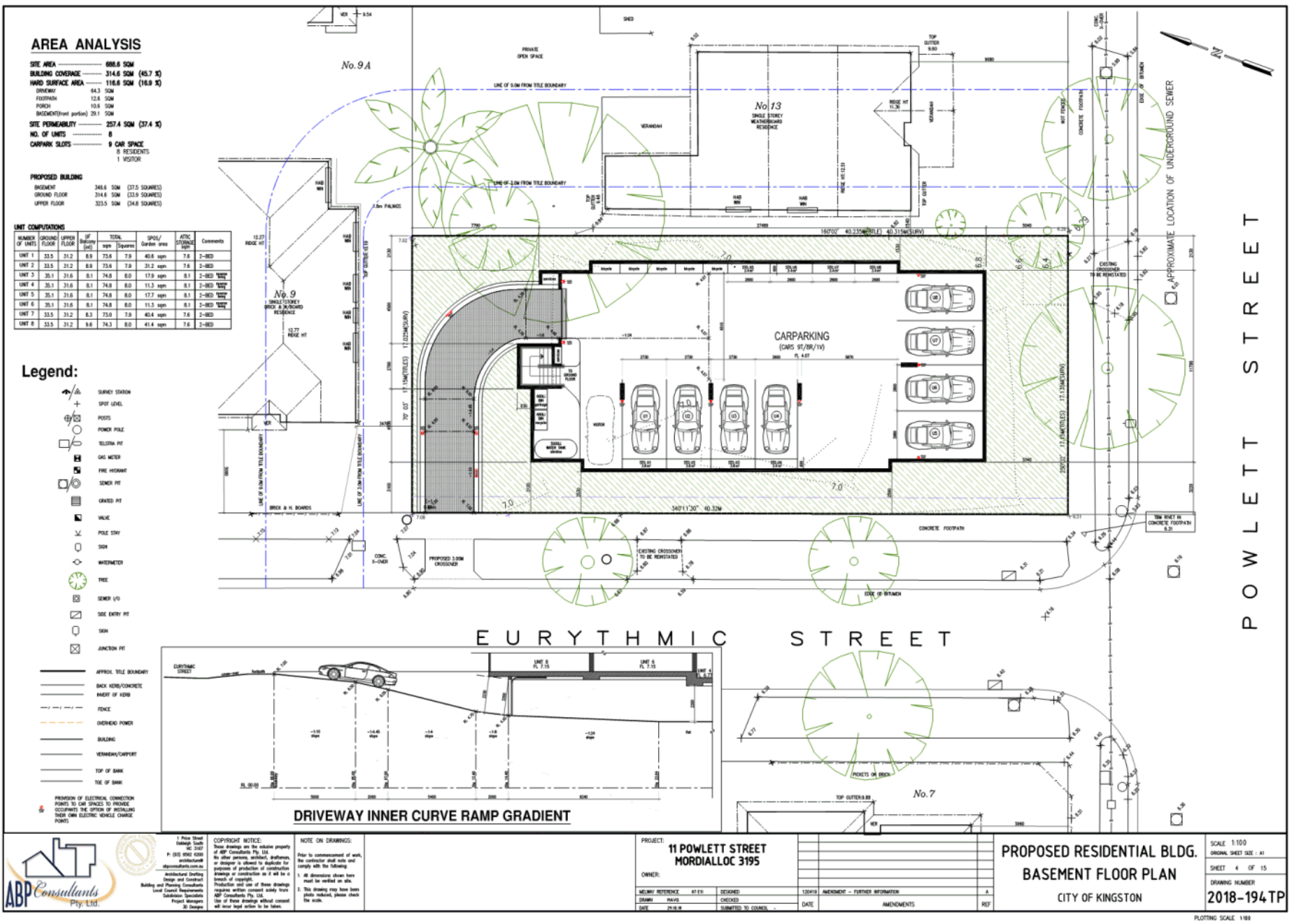
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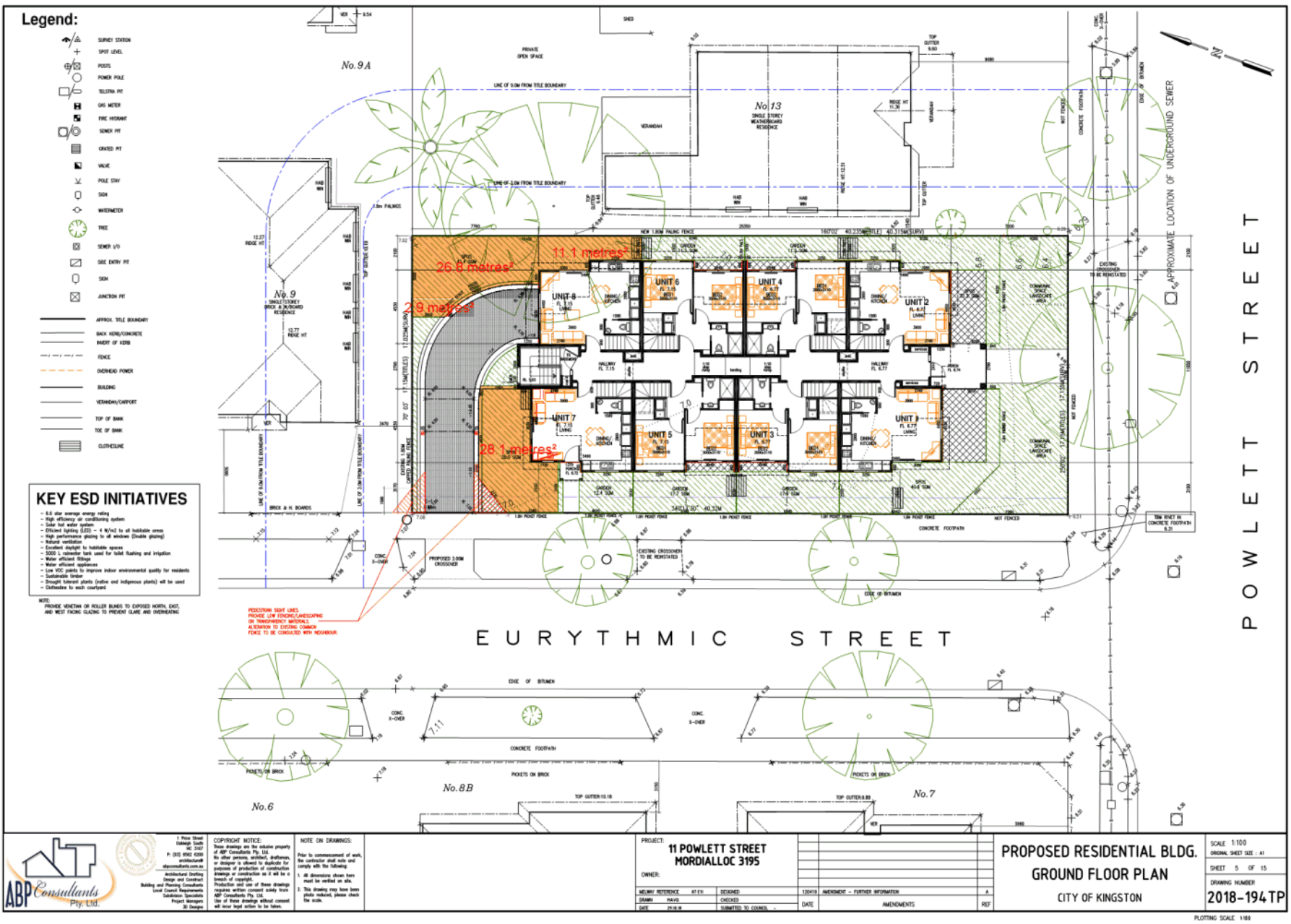
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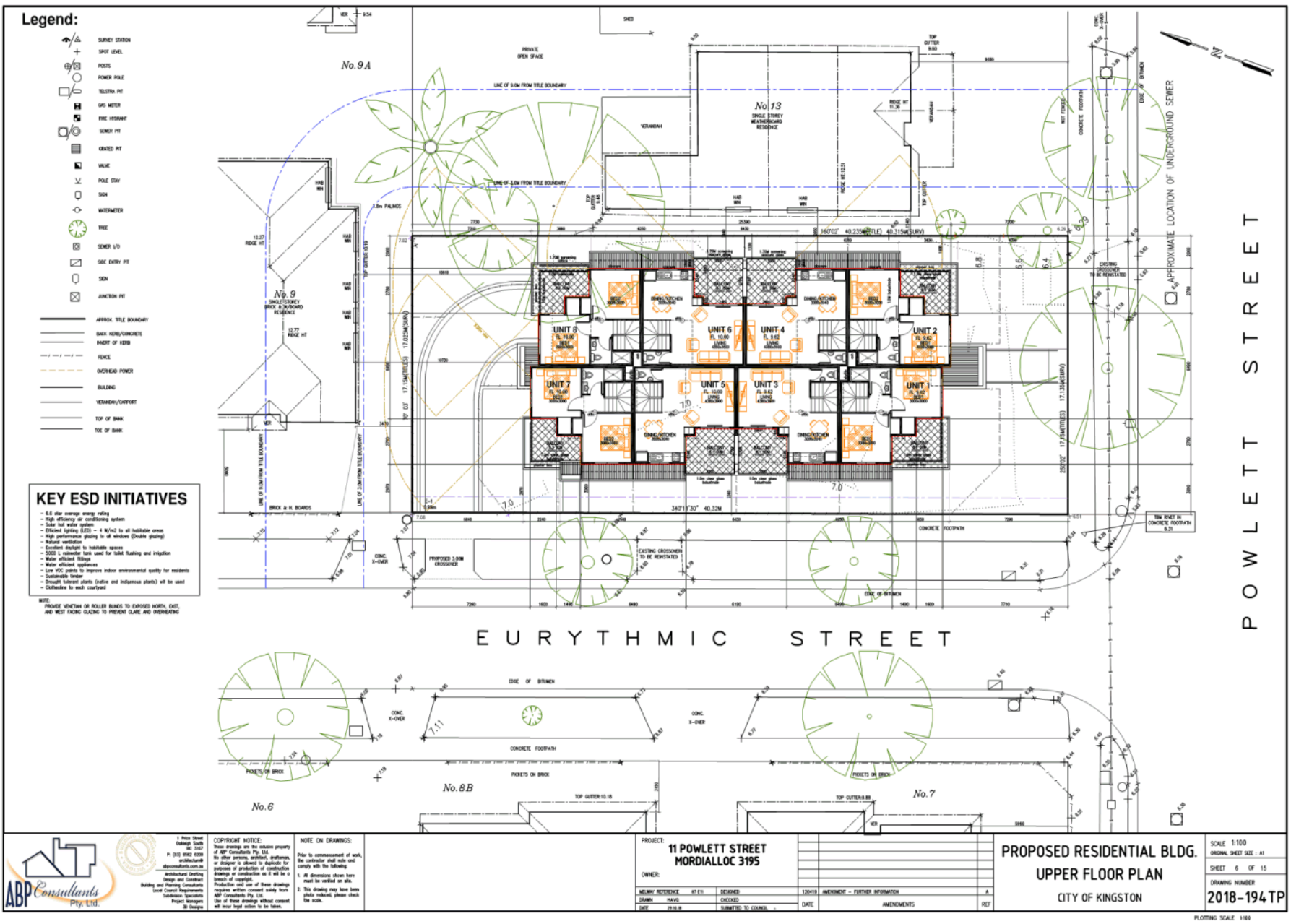
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DATE:	2019.08	DATE:	2019.08

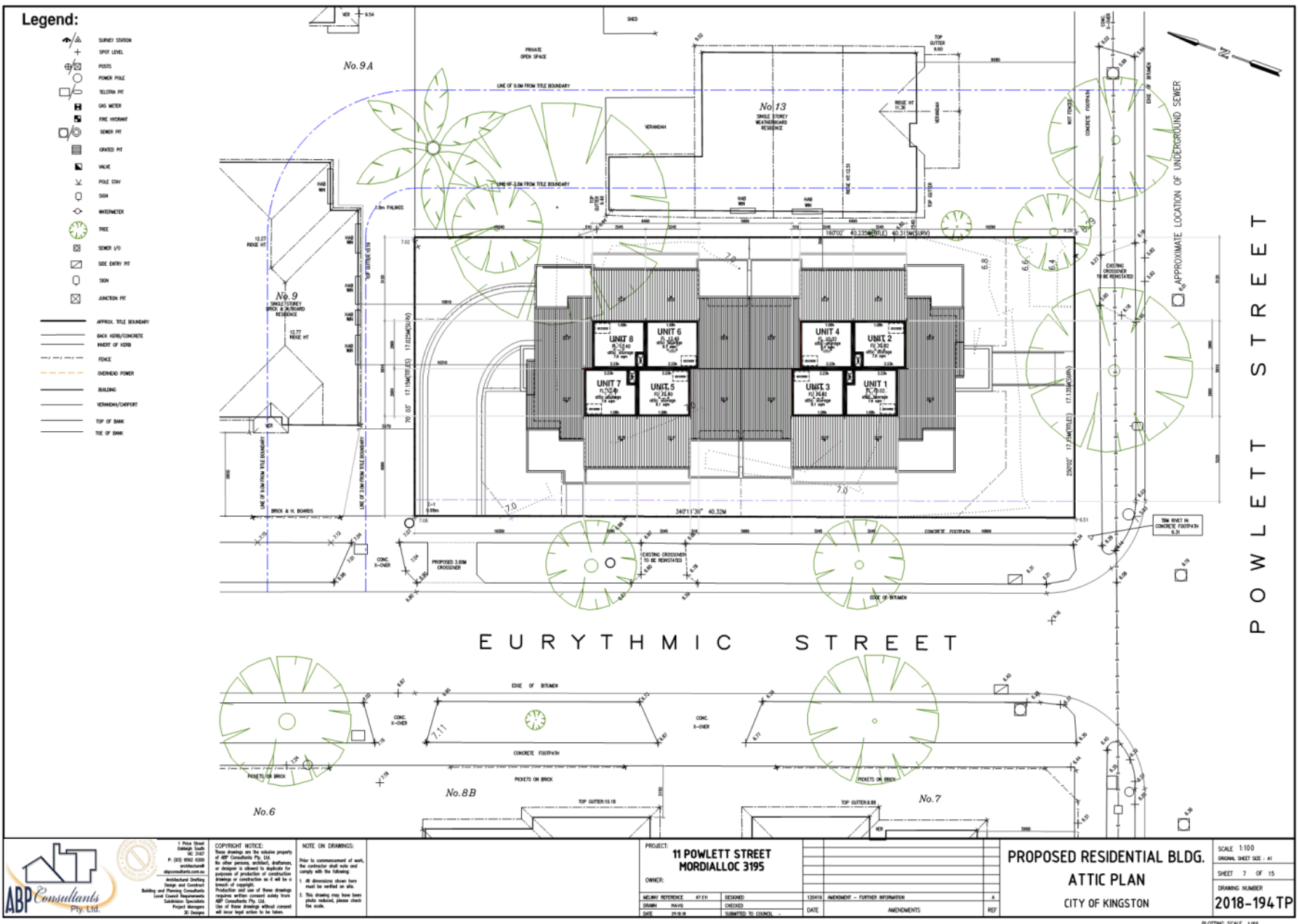
LEVELS AND FEATURES PLAN
CITY OF KINGSTON

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ORIGINAL SHEET SIZE:	A1
SHEET:	3 OF 15
DRAWING NUMBER:	2018-194 TP
PLOTTING SCALE:	1:100









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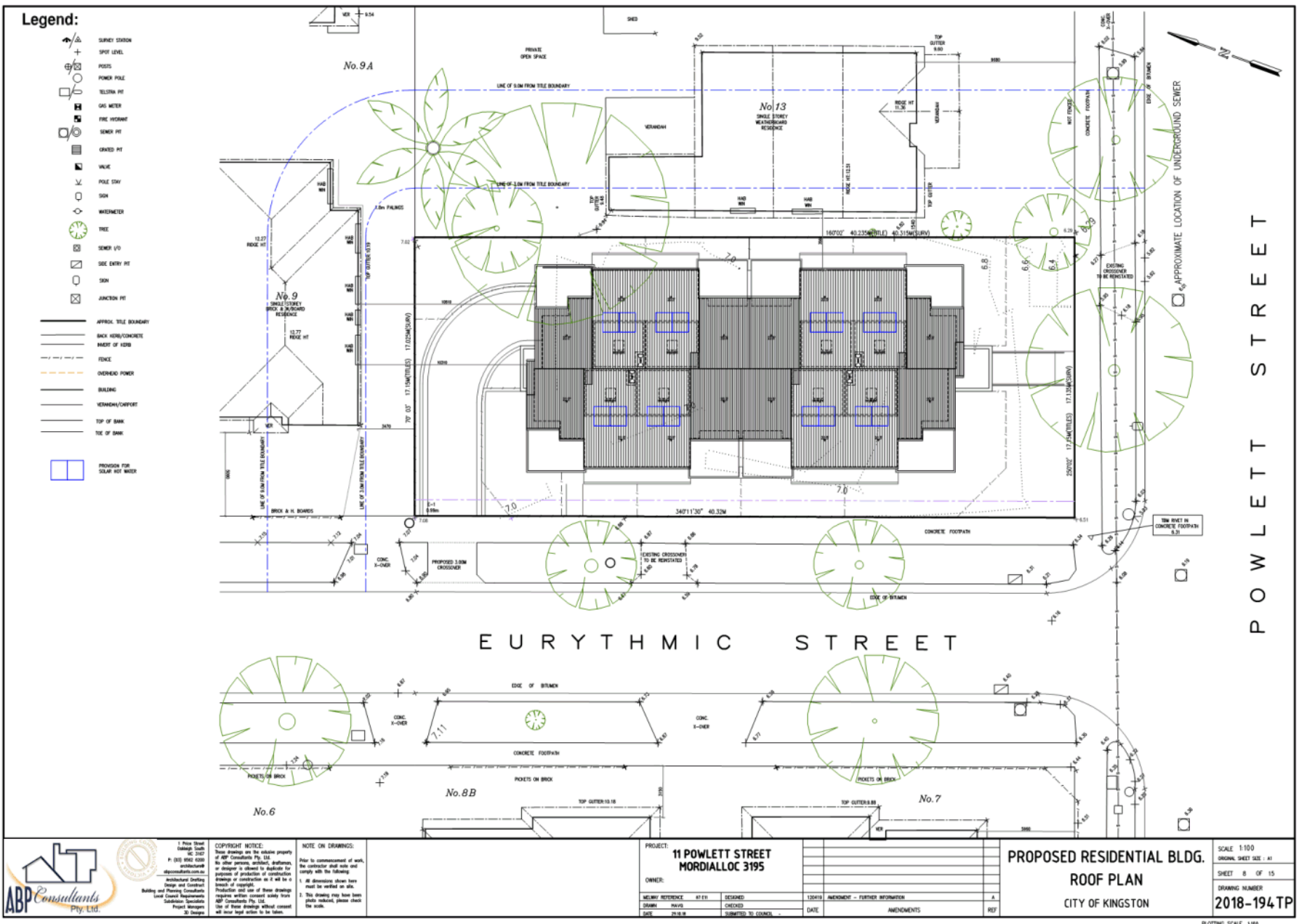
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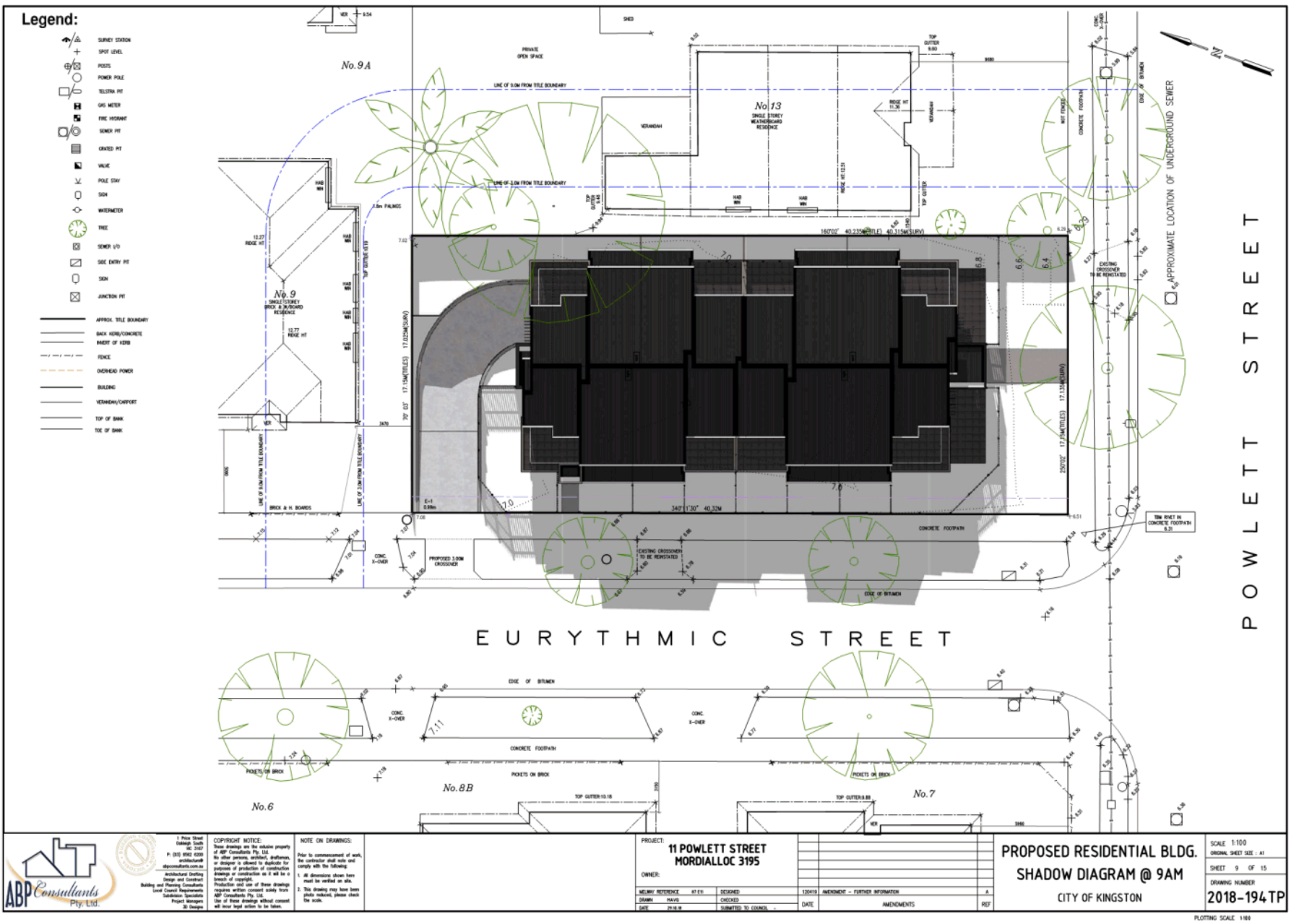
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DATE:	DATE:	AMENDMENTS:	REF
20/08/19	20/08/19		

PROPOSED RESIDENTIAL BLDG.
ATTIC PLAN
 CITY OF KINGSTON

SCALE:	1:100
ORIGINAL SHEET SIZE:	A1
SHEET:	7 OF 15
DRAWING NUMBER:	2018-194 TP
PLOTTING SCALE:	1:100





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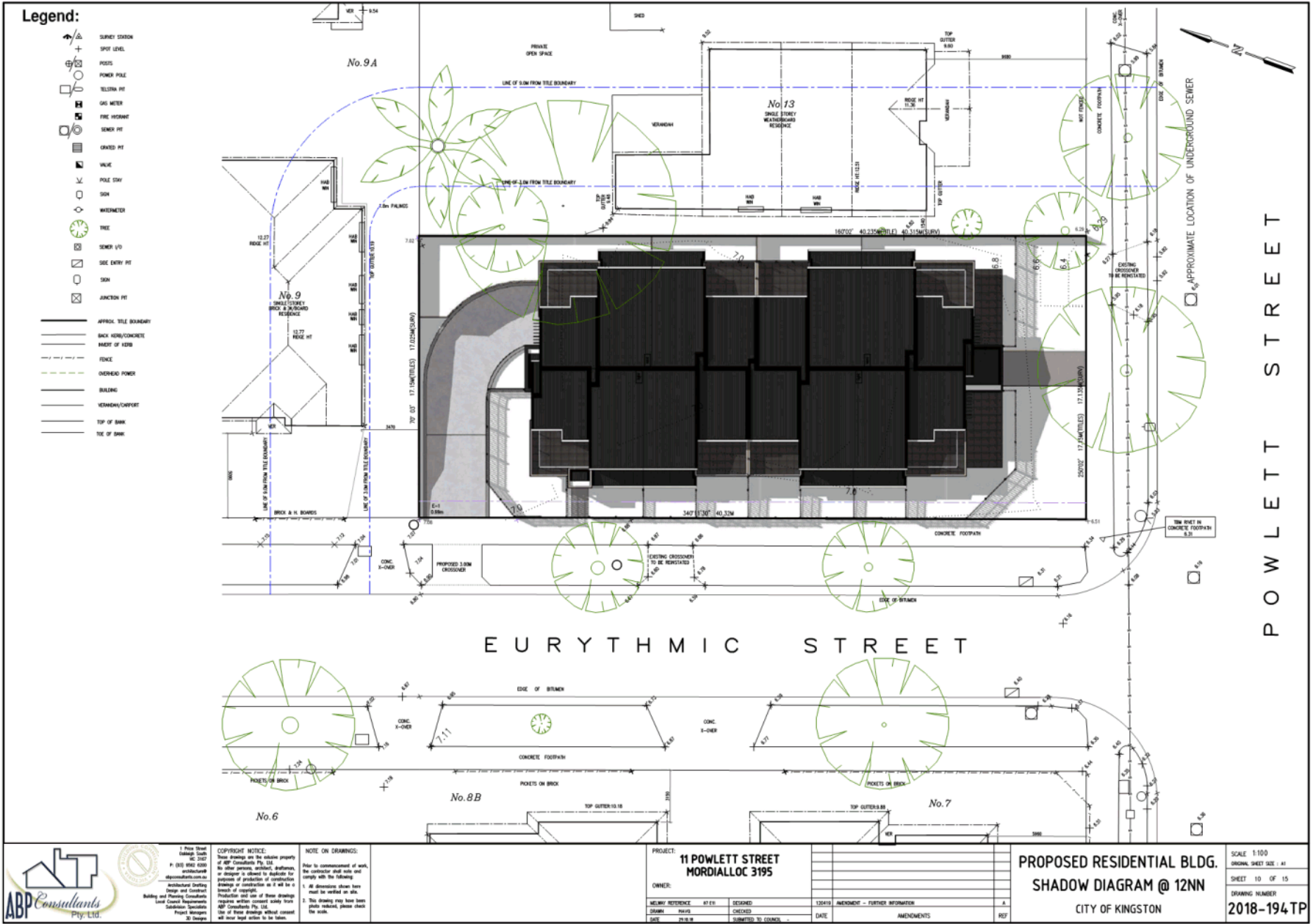
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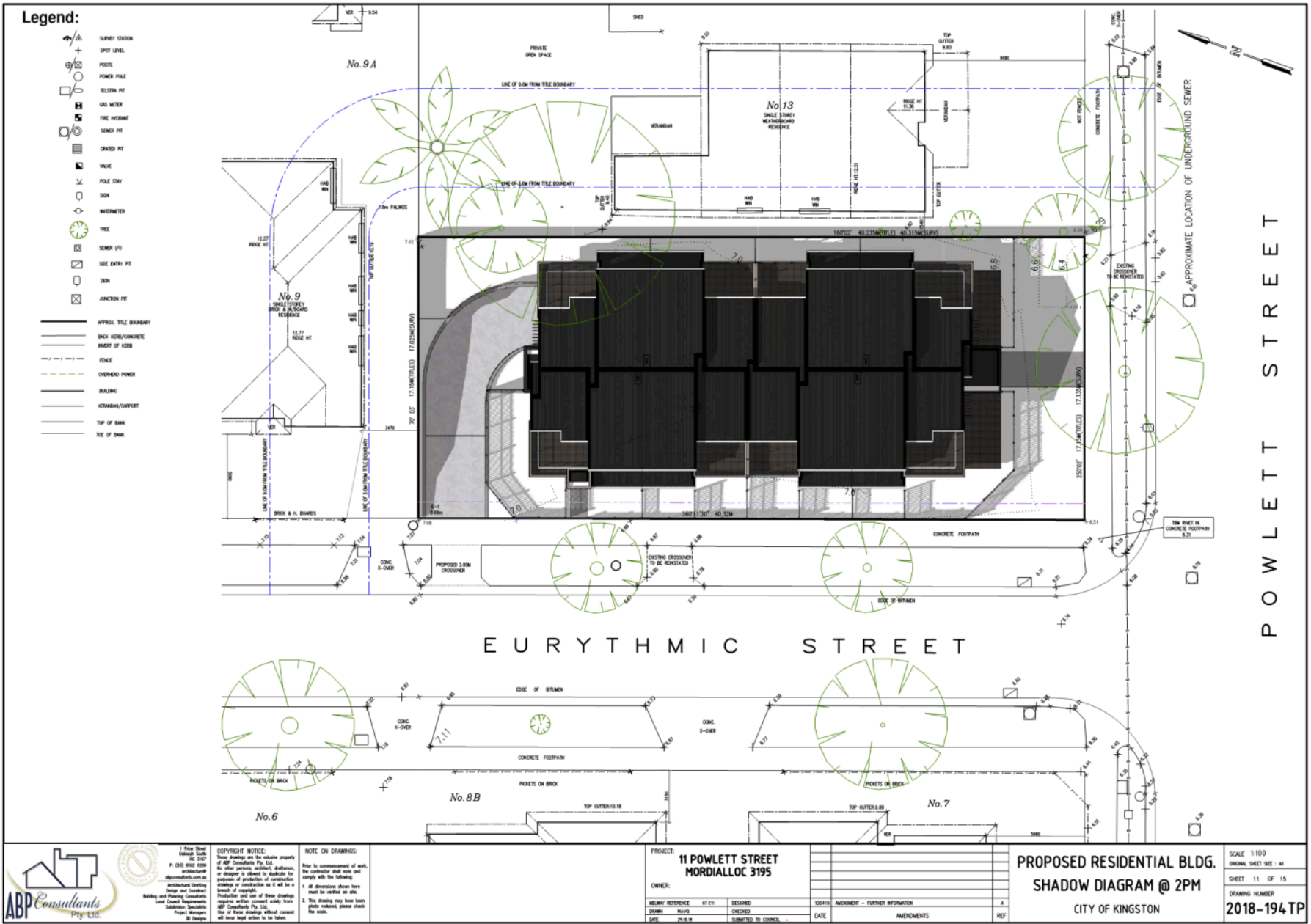
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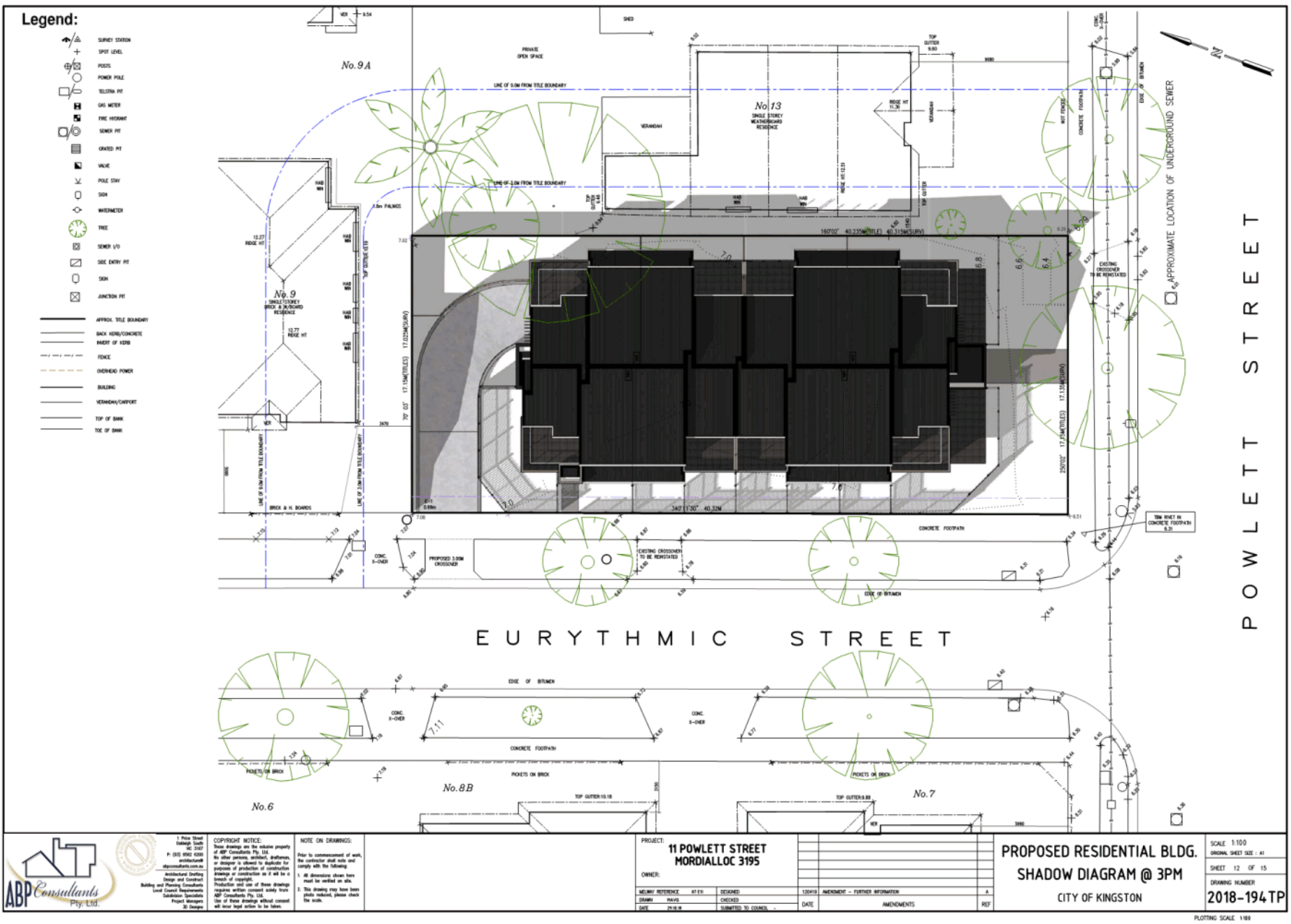
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SHADOW DIAGRAM @ 9AM
 CITY OF KINGSTON

SCALE: 1:100
 ORIGINAL SHEET SIZE: A1
 SHEET: 9 OF 15
 DRAWING NUMBER:
2018-194 TP

PLOTTING SCALE: 1:100







- Legend:**
- SURVEY STATION
 - SPOT LEVEL
 - POLES
 - POWER POLE
 - TELLTALE PIT
 - GAS METER
 - FIRE HYDRANT
 - SEWER PIT
 - GRATED PIT
 - VALVE
 - POLE DAY
 - SIH
 - WATERMETER
 - TREE
 - SEWER LVJ
 - SIDE ENTRY PIT
 - SKIN
 - JUNCTION PIT
 - APPROX. TITLE BOUNDARY
 - BACK YARD/CONCRETE
 - HARDY OF YARD
 - FENCE
 - OVERHEAD POWER
 - BUILDING
 - VERANDA/CHIMNEY
 - TOP OF BANK
 - TOE OF BANK

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Administrative Drafting
Design and Coordination
Building and Planning Consultation
Local Council Requirements
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PROJECT:		11 POWLETT STREET MORDIALLOC 3195	
OWNER:			
NEWMY REFERENCE	AT EYE	DESIGNED	120410
DRAWN	PAVLO	CHECKED	
DATE	20.08.20	SUBMITTED TO COUNCIL	

AMENDMENT - FURTHER INFORMATION		A
DATE	AMENDMENTS	REF

PROPOSED RESIDENTIAL BLDG.
SHADOW DIAGRAM @ 3PM
CITY OF KINGSTON

SCALE 1:100
ORIGINAL SHEET SIZE: A1
SHEET 12 OF 15
DRAWING NUMBER
2018-194 TP
PLOTING SCALE 1:100

No. 11 Proposed
8 Units Apartment Building

No. 13 Existing
SINGLE STOREY
WAGONWAY RESIDENCE

EAST ELEVATION

STREETSCAPE ALONG POWLETT STREET

NORTH ELEVATION

EAST ELEVATION

STREETSCAPE ALONG EURHYTHMIC STREET

NORTH ELEVATION

SOUTH ELEVATION

SECTION @ UNITS 5 AND 6 (typical ceiling heights)

WEST ELEVATION

MATERIAL SCHEDULE:

- ① 2.5L FRESH G/L ROOF
- ② WAGONWAY'S LOOK CLADDING - WHITE
- ③ WAGONWAY'S LOOK CLADDING - DARK BROWN
- ④ RENDERED FINISH - LIGHT BROWN
- ⑤ RENDERED FINISH - DARK BROWN
- ⑥ RENDERED FINISH - CHARCOAL
- ⑦ 1.5M CLEAR GLASS BALUSTRADE
- ⑧ 1.5M HIGH CRACKING RESISTANT GLASS
- ⑨ PICKET FENCE
- ⑩ 1.5M HIGH WHITE LANTIC BLOCK ON FACTORY TIE

PERSPECTIVE VIEW FROM POWLETT STREET

PERSPECTIVE VIEW FROM EURHYTHMIC STREET

PROPOSED RESIDENTIAL BLDG.

ELEVATIONS

CITY OF KINGSTON

SCALE: 1:100

ORIGINAL SHEET SIZE: A1

SHEET: 13 OF 15

DRAWING NUMBER: 2018-194 TP

PLOTTING SCALE: 1/168

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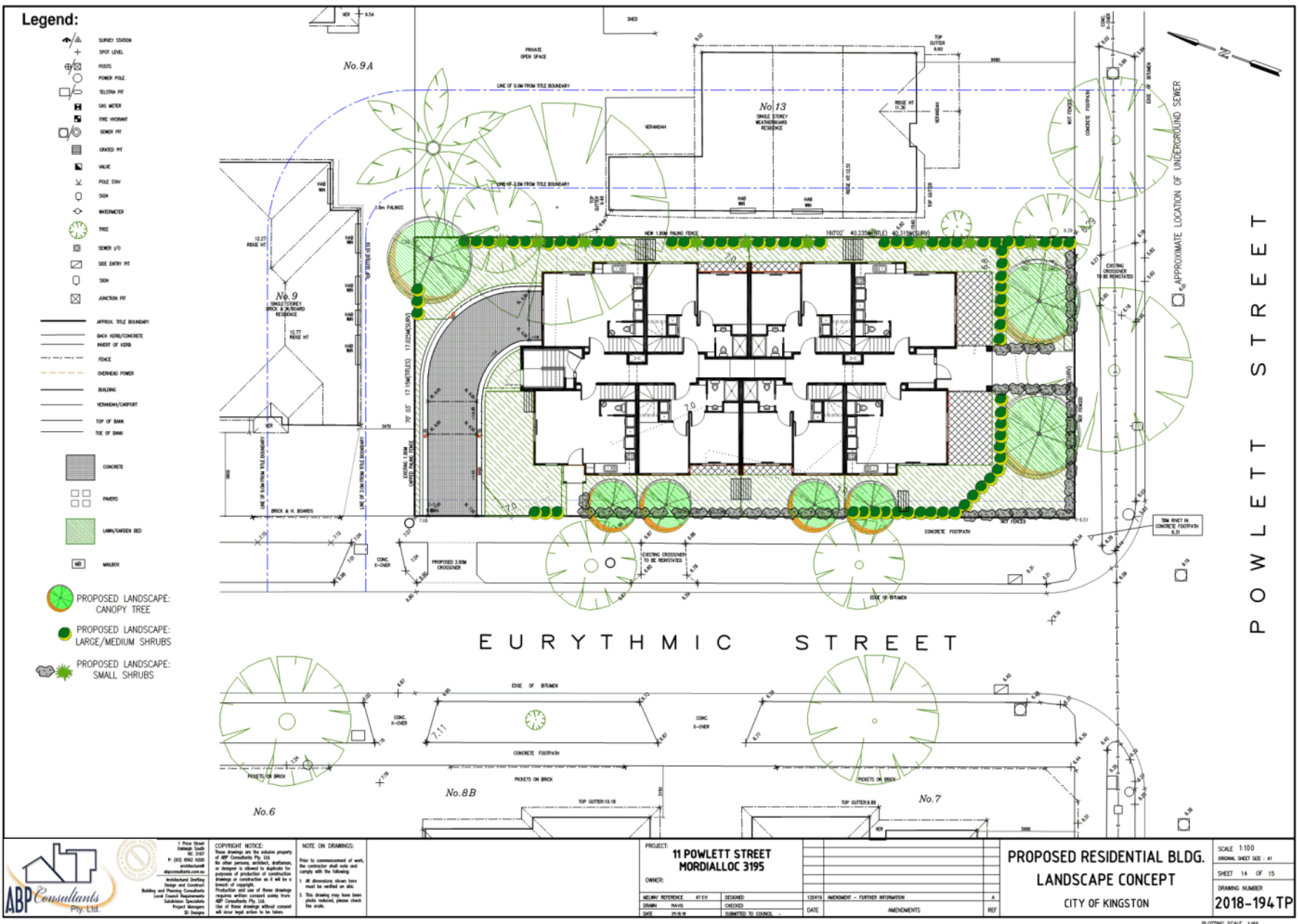
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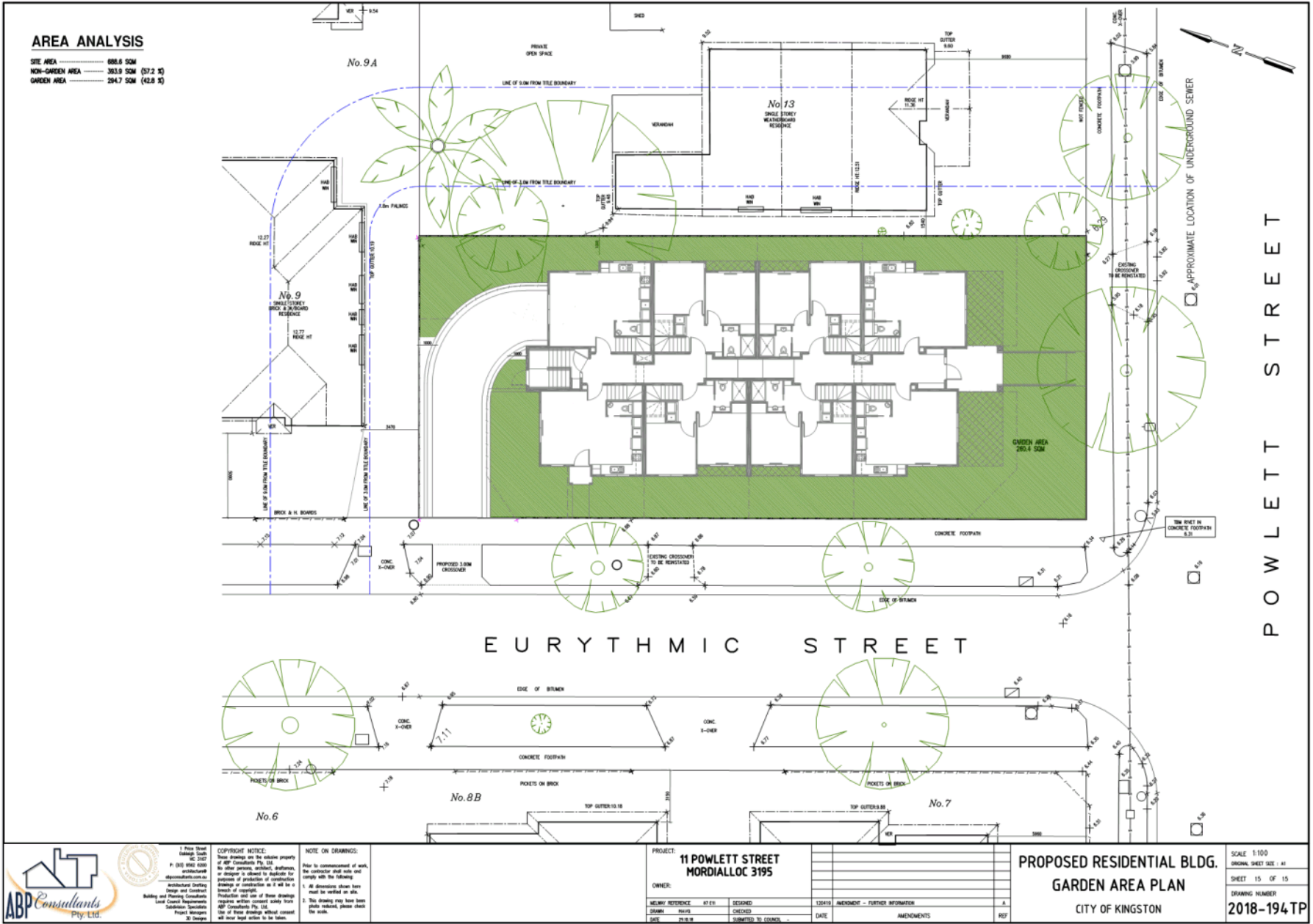
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PROJECT:
11 POWLETT STREET
MORDIALLOC 3195

OWNER:

NO.	DATE	BY	DESCRIPTION
1	2018.08.08	ABP	ISSUED FOR PERMIT





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PROJECT:		11 POWLETT STREET MORDIALLOC 3195	
OWNER:			
MEASUREMENT	AT EYE	DESIGNED	120419
DRAWN	PAVLO	CHECKED	
DATE	20.10.18	SUBMITTED TO COUNCIL	

PROJECT:		11 POWLETT STREET MORDIALLOC 3195	
OWNER:			
MEASUREMENT	AT EYE	DESIGNED	120419
DRAWN	PAVLO	CHECKED	
DATE	20.10.18	SUBMITTED TO COUNCIL	

PROPOSED RESIDENTIAL BLDG. GARDEN AREA PLAN

CITY OF KINGSTON

2018-194 TP

SCALE 1:100
ORIGINAL SHEET SIZE: A1
SHEET 15 OF 15
DRAWING NUMBER
PLOTING SCALE 1:100