

Agenda

Planning Committee Meeting

Wednesday, 19th August 2020

Commencing at 7.00pm

via Zoom

kingston.vic.gov.au

Julie Reid
Chief Executive Officer
Kingston City Council



**City of Kingston
Planning Committee Meeting**

Agenda

19 August 2020

Notice is given that Planning Committee Meeting of Kingston City Council will be held at 7.00pm via the Zoom platform, on Wednesday, 19 August 2020.

1. Apologies

2. Confirmation of Minutes of Previous Meetings

Minutes of Planning Committee Meeting 22 July 2020

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

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

4. Planning and Development Reports

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4.2 KP-2019/826 - 55 - 57 Wilson Street, Cheltenham - Development of
nine (9) dwellings and associated works 19

4.3 KP-2020/331 - Kerr Crescent Reserve, 12-14 Kerr Crescent
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5. Confidential Items 101

5.1 Combined Planning Scheme Amendment C180 and Planning Permit
KP-2019/359 - Hawthorn Football Club Training Facility

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

19 August 2020

Agenda Item No: 4.1

TOWN PLANNING APPLICATION DECISIONS - JULY 2020

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

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

A summary of the decisions is as follows:

Type of Decision	Number of Decisions Made	Percentage (%)
Planning Permits	74	71
Notice of Decision	13	12
Refusal to Grant a Permit	3	3
Other - Withdrawn (10) - Prohibited (0) - Permit not required (2) - Lapsed (2) - Failure to Determine (0)	14	14
Total	104	100

(NB: Percentage figures have been rounded)

OFFICER RECOMMENDATION

That the report be noted.

Appendices

Appendix 1 - Town Planning Application Decisions - July 2020 (Ref 20/176191) 

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 2020

1	Town Planning Application Decisions - July 2020	9
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Planning Decisions July, 2020							
APPL. No.	PROPERTY ADDRESS	SUBURB	APPL. DATE	DATE DECIDED	PROPOSAL DESCRIPTION	DECISION	VCAT DECISION
KP-2020/357	3 Alden Court	CHELTENHAM	25/06/2020	1/07/2020	Subdivide the Land into Two (2) Lots	Permit	No
KP-2020/358	38 Fifth Street	PARKDALE	25/06/2020	1/07/2020	Subdivide the Land into Two (2) Lots	Permit	No
KP-2020/362	125 Warren Road	PARKDALE	26/06/2020	2/07/2020	To Construct Double Storey Dwelling and Garage in an SBO	Permit	No
KP-2020/368	4 12 Broadway	BONBEACH	25/06/2020	2/07/2020	Develop the land for the construction of a verandah on a lot less than 300 sqm	Permit	No
KP-2019/399	57 140-148 Chesterville Road	CHELTENHAM	28/06/2019	2/07/2020	Change of use (commercial bakery)	Permit	No
KP-2020/285	56 Swan Walk	CHELSEA	4/06/2020	2/07/2020	Construct a front fence within common property	Permit Not Required	No
KP-2020/150	11-21 Bunney Road	OAKLEIGH SOUTH	23/03/2020	3/07/2020	Develop the land for the construction of a roof and associated works to an existing warehouse	Permit	No
KP-2019/263	8 Chute Street	MORDIALLOC	3/05/2019	3/07/2020	The development of three (3) dwellings and associated works in accordance with the endorsed plans	Permit	No
KP-2019/67	13 Barrett Street	CHELTENHAM	8/02/2019	3/07/2020	The development of land for a three (3) storey apartment building comprising of nine (9) dwellings and removal of easement	Refused	Yes
KP-2020/349	82A Elsie Grove	CHELSEA	23/06/2020	3/07/2020	Subdivide the Land into Two (2) Lots	Permit	No
KP-2020/327	19 Wingrove Street	CHELTENHAM	15/06/2020	3/07/2020	Subdivide the Land into Two (2) Lots	Permit	No
KP-2020/356	18 Berry Avenue	EDITHVALE	25/06/2020	3/07/2020	Subdivide the Land into Two (2) Lots	Permit	No
KA-3/2017	31 Keith Avenue	EDITHVALE	12/07/2017	6/07/2020	Application to end an agreement	Notice of Decision	No

KP-2000/226/B	1 Kelvin Grove	CHELSEA	28/11/2019	6/07/2020	To develop the site for two (2) dwellings, in accordance with plans to be submitted pursuant to condition 1 hereof	Permit	No
KP-2018/561/A	42 Woodbine Grove	CHELSEA	1/05/2020	6/07/2020	Construct four (4) dwellings	Permit	No
KP-2020/317	7 Patterson Street	BONBEACH	10/06/2020	6/07/2020	Subdivide the Land into Three (3) Lots	Permit	No
KP-2020/355	37 Robert Street	PARKDALE	24/06/2020	7/07/2020	The subdivision of land into two (2) lots	Permit	No
KP-2020/335	1 361 Nepean Highway	PARKDALE	18/06/2020	7/07/2020	A reduction / waiver of the required car parking spaces	Withdrawn	No
KP-2020/265	50 Chelsea Road	CHELSEA	20/05/2020	7/07/2020	Alterations and additions to the existing cafe in a Heritage Overlay - Schedule 33.	Withdrawn	No
KP-2008/871/C	7-13 Johnson Avenue	CARRUM	13/09/2019	8/07/2020	To construct a building or to construct or carry out works within 4.5 metres of the Foreshore Reserve Boundary, pursuant to Schedule 7 of the Design and Development Overlay	Withdrawn	No
KP-2019/508	42 Kershaw Street	MORDIALLOC	16/08/2019	9/07/2020	The development of three (3) single storey dwellings in a Special Building Overlay	Notice of Decision	No
KP-2020/12	2 39 Cavanagh Street	CHELTENHAM	10/01/2020	9/07/2020	Develop the land to extend the existing dwelling on land within a Special Building Overlay and on a lot under 300 square metres	Permit	No
KP-2019/704	11 Wordsworth Avenue	CLAYTON SOUTH	1/11/2019	10/07/2020	The development of land for two (2) dwellings	Permit	No
KP-2020/388	256 Gladesville Boulevard	PATTERSON LAKES	7/07/2020	10/07/2020	Dear Sir/Madam, Please find attached Town Planning Drawings showing a proposed 2m	Withdrawn	No

					high front fence along Gladesville Boulevard and Plover Court in Patterson Lakes. Currently, the existing site does not contain a front fence. As a result, the resident is negatively impacted for the following reas		
KP-2019/831	548 Clayton Road	CLAYTON SOUTH	27/12/2019	10/07/2020	Use and development of the land for the purposes of a service station and convenience restaurant; buildings and works associated with the construction of a service station, car wash and convenience restaurant; the erection and display of advertising signs; and the alteration of access to a Road Zone	Notice of Decision	No
KP-2019/614	6 Joami Street	CHELTENHAM	25/09/2019	10/07/2020	Develop the land for two (2) dwellings and subdivide the land into two (2) lots	Notice of Decision	No
KP-2020/267	5 Genoa Avenue	BONBEACH	20/05/2020	10/07/2020	Subdivide the Land into Four (4) Lots	Permit	No
KP-2020/325	51 Church Road	CARRUM	15/06/2020	10/07/2020	Subdivide the Land into Three (3) Lots	Permit	No
KP-2019/758	Warehouse 1B 259-261 Boundary Road	MORDIALLOC	2/12/2019	12/07/2020	Buildings and works to an existing warehouse, and the reduction of car parking associated with the use of land for industry	Permit	No
KP-2019/295/A	10 Rennison Street	PARKDALE	22/06/2020	13/07/2020	Alterations and additions to a dwelling on a lot less than 300sq.m	Permit	No
KP-2020/255	1 5 Potts Street	PARKDALE	15/05/2020	13/07/2020	Build a verandah on a lot under 300mq	Permit	No
KP-2018/152	1080-1082 Centre Road	OAKLEIGH SOUTH	1/03/2018	14/07/2020	Use the land for a drive through coffee premise (coffee van)	Permit Not Required	No
KP-2020/342	15 Byron Street	CLAYTON SOUTH	18/06/2020	14/07/2020	Subdivide the Land into Three (3) Lots	Permit	No

KP-2020/385	8 Magnolia Street	MORDIALLOC	7/07/2020	14/07/2020	Subdivide the Land into Two (2) Lots	Permit	No
KP-2020/386	141 Westall Road	CLAYTON SOUTH	7/07/2020	15/07/2020	Display of Business Identification Signage	Withdrawn	No
KP-2020/288	2 19 Scotch Parade	CHELSEA	27/05/2020	15/07/2020	The development of alterations and additions to the existing dwelling	Permit	No
KP-2018/507	1A Foster Street	ASPENDALE	28/06/2018	15/07/2020	Use and development of the land for two storey built form comprising multiple dwellings, in accordance with the endorsed plans	Permit	Yes
KP-2020/130	22 Winsome Street	MENTONE	11/03/2020	16/07/2020	Subdivide the Land into Three (3) Lots	Permit	No
KP-2020/144	Warehouse 10 49 Grange Road	CHELTENHAM	17/03/2020	16/07/2020	Use the land for Leisure and Recreation (Karate Club)	Permit	No
KP-2020/273	40 Crawford Road	CLARINDA	21/05/2020	16/07/2020	Subdivide the Land into Three (3) Lots	Permit	No
KP-2020/391	27 Bradshaw Street	MORDIALLOC	9/07/2020	16/07/2020	Development of a double storey dwelling in a Special Building Overlay	Permit	No
KP-2019/749	11 3-17 Taylor Street	PARKDALE	27/11/2019	16/07/2020	Construct an extension to an existing dwelling on a lot less than 300 sqm	Notice of Decision	No
KP-2019/812	11 Turner Road	HIGHETT	19/12/2019	16/07/2020	The development of three (3) dwellings.	Notice of Decision	No
KP-2020/334	1 468 Station Street	BONBEACH	16/06/2020	16/07/2020	Subdivide the Land into Six (6) Lots	Permit	No
KP-2020/228	3 Ivy Street	PARKDALE	5/05/2020	16/07/2020	Subdivide the Land into Two (2) Lots	Permit	No
KP-2019/179	2 80 Mascot Avenue	BONBEACH	28/03/2019	16/07/2020	Construction of a single dwelling in accordance with the endorsed plans	Permit	Yes
KP-2018/618/A	55 Governor Road	MORDIALLOC	21/04/2020	16/07/2020	Use the land for a personal training studio, associated buildings and works, installation of business identification signage and a reduction in car parking requirements	Permit	No
KP-2017/591	Rear 11	ASPENDALE	2/08/2017	16/07/2020	Develop the land for the	Withdrawn	No

	Parana Street				construction of buildings and works		
KP-2020/275	1A 33 Robert Street	PARKDALE	21/05/2020	16/07/2020	Subdivide the Land into Two (2) Lots	Permit	No
KP-2020/272	59 Worthing Road	MOORABBIN	21/05/2020	16/07/2020	Subdivide the Land into Two (2) Lots	Permit	No
KP-2020/340	77A Como Parade East	PARKDALE	18/06/2020	16/07/2020	Removal and creation of an easement	Permit	No
KP-2020/346	Warehouse 9 210 Boundary Road	BRAESIDE	22/06/2020	16/07/2020	Buildings and works to an existing warehouse (mezzanine)	Withdrawn	No
KP-2018/921/A	59 Lochiel Avenue	EDITHVALE	8/01/2020	17/07/2020	The development of two (2) dwellings on land affected by a Special Building Overlay	Withdrawn	No
KP-2020/140	1 Steele Court	MENTONE	17/03/2020	17/07/2020	Develop the land for the construction of 21 Warehouses and Subdivide into 21 lots and common property	Permit	No
KP-2016/68/C	1090 Nepean Highway	HIGHETT	9/07/2020	17/07/2020	Amend Planning Permit Conditions	Permit	No
KP-2020/268	247 Boundary Road	MORDIALLOC	20/05/2020	17/07/2020	The display of business identification sign(s)	Permit	No
KP-2015/480/A	Lot 1 Sixth Avenue	ASPENDALE	11/10/2018	17/07/2020	Subdivide the land into two (2) lots and removal of native vegetation	Permit	No
KP-2019/754	69 Northcliffe Road	EDITHVALE	29/11/2019	17/07/2020	The development of four (4) dwelling	Refused	No
KP-2019/651	84 Governor Road	MORDIALLOC	9/10/2019	20/07/2020	Use the land for an indoor recreation facility	Permit	No
KP-2020/16	2 Horscroft Place	MOORABBIN	15/01/2020	21/07/2020	Use the land for a temporary art and craft centre (art studio)	Withdrawn	No
KP-2020/65	25 Knight Street	CLAYTON SOUTH	7/02/2020	21/07/2020	The development of four (4) dwellings in the Special Building Overlay	Notice of Decision	No
KP-2010/660/D	20 Foy Avenue	CHELSEA	14/05/2020	21/07/2020	Develop the Land for the Construction of Three (3) Dwellings	Permit	No
KP-2018/873	Unit 2 11	MORDIALLOC	28/10/2018	21/07/2020	Develop the land for the	Refused	No

	Warren Road				construction of four double storey (4) townhouse dwellings		
KP-2019/777	24 Melaleuca Drive	CARRUM	9/12/2019	21/07/2020	Develop four (4) dwellings and subdivide into four (4) lots in a Special Building Overlay	Lapsed	No
KP-2018/957	51 Clay Street	MOORABBIN	29/11/2018	22/07/2020	Subdivide the Land into Two (2) Lots	Permit	No
KP-2020/69	21 Fifth Avenue	CHELSEA HEIGHTS	10/02/2020	22/07/2020	the development of a second dwelling (to the rear of an existing dwelling) including buildings and works to the existing dwelling	Permit	No
KP-2020/219	16 Munro Avenue	EDITHVALE	29/04/2020	22/07/2020	The development of a second dwelling (to the rear of an existing dwelling)	Notice of Decision	No
KP-2019/817	21-23 Capital Court	BRAESIDE	20/12/2019	22/07/2020	The development of warehouses	Permit	No
KP-2020/376	21 Silver Street	CHELTENHAM	2/07/2020	22/07/2020	Subdivide the Land into Two (2) Lots	Permit	No
KP-2020/152	7 Bronwyn Court	CLAYTON SOUTH	23/03/2020	23/07/2020	Develop the land for the construction of two (2) dwellings	Notice of Decision	No
KP-2019/742	44 Herald Street	CHELTENHAM	25/11/2019	23/07/2020	The development of land for two (2) dwellings	Notice of Decision	No
KP-2019/507	33 Barkly Street	MORDIALLOC	16/08/2019	23/07/2020	The development of three (3) dwellings	Permit	No
KP-2020/283	4 Reumah Place	ASPENDALE GARDENS	25/05/2020	23/07/2020	The subdivision of land into two (2) lots	Permit	No
KP-2020/329	1239-1241 Nepean Highway	CHELTENHAM	15/06/2020	24/07/2020	Works comprising the lopping of a tree on land affected by an Environmental Significance Overlay	Permit	No
KP-2020/128	37 Monash Crescent	CLAYTON SOUTH	11/03/2020	24/07/2020	Development the land for the construction of two (2) dwellings and removal of restrictive covenant	Notice of Decision	No
KP-2017/963/A	14 Chute Street	MORDIALLOC	27/03/2020	24/07/2020	Develop the land for the construction on one (1) new double storey dwelling to the rear of an existing dwelling on land in a Land	Permit	No

					Subject to Inundation Overlay		
KP-2019/323/A	5 Turakina Avenue	EDITHVALE	25/05/2020	24/07/2020	The development of two (2) Dwellings and associated works in accordance with the endorsed plans	Permit	No
KP-2020/197	1 16 The Strand	CHELSEA	17/04/2020	24/07/2020	Develop the land for a dwelling extension on a lot less than 300sqm.	Permit	No
KP-2009/731/B	142-152 Kingston Road	HEATHERTON	26/03/2020	24/07/2020	Building and works and to use the site for a plant nursery, to erect advertising signage and to create an access to a road in a Road Zone - Category 1, in accordance with the plans to be submitted pursuant to Condition 1 hereof:	Permit	No
KP-2020/7	2 Ormond Street	MORDIALLOC	8/01/2020	24/07/2020	Development of four (4) double storey Dwellings	Permit	No
KP-2020/422	17 Tiffany Avenue	CHELTENHAM	23/07/2020	24/07/2020	Proposed additions and alterations to an existing double-storey dwelling and replacement of existing carport with a brick garage.	Withdrawn	No
KP-2020/136	2 47 Bulli Street	MOORABBIN	18/03/2020	24/07/2020	Extend the existing dwelling on a lot under 300 square metres	Permit	No
KP-2018/180/A	39 De Havilland Road	MORDIALLOC	4/03/2020	24/07/2020	Use the land for industry (brewery) and tavern, sale and consumption of liquor, display of business identification signage and a reduction to the car parking requirements of Clause 52.06 under the Kingston Planning Scheme	Permit	No
KP-2001/277/B	756-768 Springvale Road	BRAESIDE	5/02/2020	24/07/2020	An on-premises liquor licence for the existing kiosk on this site, in accordance with the attached endorsed plans and subject to the following conditions:	Permit	No
KP-2020/321	1 191 Beach Road	MORDIALLOC	12/06/2020	24/07/2020	The development of the land for the construction of a verandah on land affected by a Special Building	Permit	No

					Overlay		
KP-2020/58	3 174-175 Nepean Highway	ASPENDALE	5/02/2020	27/07/2020	The development of land for alterations and additions to an existing dwelling on a lot less than 300 square metres	Permit	No
KP-2020/407	92 Chapel Road	MOORABBIN	16/07/2020	28/07/2020	The development of a double storey dwelling in a Special Building Overlay	Permit	No
KP-2020/118	23 Franklin Street	MOORABBIN	3/03/2020	28/07/2020	The development of two (2) dwellings.	Notice of Decision	No
KP-2019/284/A	172 Nepean Highway	ASPENDALE	30/04/2020	28/07/2020	The development of two (2) dwellings	Permit	No
KP-2020/365	Shop 1 570 Main Street	MORDIALLOC	29/06/2020	29/07/2020	buildings and works including the display of signage and alterations to the façade of a building (including external painting) on land in the Commercial 1 Zone and affected by the Heritage and Design and Development Overlays	Permit	No
KP-2019/726	2 Main Road	CLAYTON SOUTH	19/11/2019	29/07/2020	Develop the land for the construction of Part 3, Part 7 Storey Apartment Building Containing 128 Dwellings and reduction in car parking.	Permit	No
KP-2016/51/A	185-189 Osborne Avenue	CLAYTON SOUTH	22/07/2020	29/07/2020	Develop the land for the construction of buildings and works to the existing factory and a reduction in the car parking requirements	Permit	No
KP-2018/500/A	42 Fifth Street	PARKDALE	15/04/2020	29/07/2020	Develop the land for the construction of two (2) dwellings with associated works	Permit	No
KP-2020/394	5 Shearman Crescent	MENTONE	14/07/2020	29/07/2020	Alterations and additions to existing dwelling within a Special Building Overlay	Permit	No
KP-2020/410	22B Morris Street	PARKDALE	20/07/2020	29/07/2020	Buildings and Works in an Overlay	Permit	No

KP-2020/97	140-146 Bernard Street	CHELTENHAM	18/02/2020	29/07/2020	Use of the land as a warehouse	Permit	No
KP-2019/436	72 Cochranes Road	MOORABBIN	18/07/2019	30/07/2020	Subdivide the Land into Two (2) Lots	Lapsed	No
KP-2020/56	8 Bay Street	MORDIALLOC	5/02/2020	30/07/2020	The development of a second dwelling (to the front of an existing dwelling)	Permit	No
KP-2020/413	14 William Street	MOORABBIN	21/07/2020	30/07/2020	Subdivide the Land into Two (2) Lots	Permit	No
KP-2020/301	8 Barwon Court	CLAYTON SOUTH	2/06/2020	30/07/2020	Subdivide the Land into Two (2) Lots	Permit	No
KP-2020/302	14 Edgcombe Court	MOORABBIN	2/06/2020	31/07/2020	Use the land as a Retail Premises (Car Sales) in accordance with the endorsed plans	Permit	No
KP-2020/314	57 Woodbine Grove	CHELSEA	9/06/2020	31/07/2020	Subdivide the Land into Three (3) Lots	Permit	No
KP-2020/409	3 Roper Street	MOORABBIN	17/07/2020	31/07/2020	Building and works on land in a an Industrial Zone	Permit	No
KP-2020/303	68 Field Avenue	EDITHVALE	3/06/2020	31/07/2020	Develop two (2) dwellings	Notice of Decision	No

Planning Committee Meeting

19 August 2020

Agenda Item No: 4.2

KP-2019/826 - 55 - 57 WILSON STREET, CHELTENHAM - DEVELOPMENT OF NINE (9) DWELLINGS AND ASSOCIATED WORKS

Contact Officer: Girija Shrestha, Senior Statutory Planner

Purpose of Report

This report is for the Planning Committee to consider Planning Permit Application No. KP-2019/826 - 55-57 Wilson Street, Cheltenham.

Disclosure of Officer / Contractor Direct or Indirect Interest

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

OFFICER RECOMMENDATION

That the Planning Committee determine to support the proposal and issue a Notice of Decision for the development of nine (9) dwellings and associated works at 55-57 Wilson Street, Cheltenham, subject to the conditions contained within this report.

The reason the Planning Committee's decision is required is that this application is for five (5) or more dwellings that incorporate one or more double storey dwelling(s) to the rear of the site, with 3 or more objections

EXECUTIVE SUMMARY			
Address	55-57 Wilson Street, Cheltenham		
Legal Description	Lots 23 & 24 on PS 082425		
Applicant	Raft Properties Pty Ltd		
Planning Officer	Girija Shrestha		
PLANNING REQUIREMENTS			
Planning Scheme	Kingston		
Zoning	Clause 32.08 – General Residential 2 Zone		
Overlays	None		
Particular Provisions	Clause 55 – Two or more dwellings on a Lot and Residential Buildings		
Permit Trigger/s	Clause 52.06 – Car Parking Clause 32.08 – 6 – Construct two or more dwellings on a lot		
APPLICATION / PROCESS			
Proposal	Development of nine (9) dwellings and associated works		
Reference No.	KP-2019/826	RFI Received	8/05/2020
App. Received	24/12/2019	App. Amended	N/A
Site inspection	Yes		
S.52 Advertising	Commenced: 21/05/2020	Advertising Completed	Yes 15/06/2020
S.55 Referrals	None		
Internal referrals	Yes		
Objection(s)	Seven (TRIM checked on 20 July 2020)		
Mandatory Garden area requirement	Complies	Mandatory Building Height requirement	Complies
LEGISLATIVE			
Covenant/other Restriction	No	Complies: N/A	
CHMP	YES		
Considered Plans	Prepared by Finnis Architects, Drawing No's. TP 00 – TP11 submitted on 8 May 2020 and prepared by Faulkner & Chapman landscape design Landscape Plan, submitted on 20 December 2019		

1.0 RELEVANT LAND HISTORY

1.1 There are no recent planning decisions relevant to the assessment of this application.

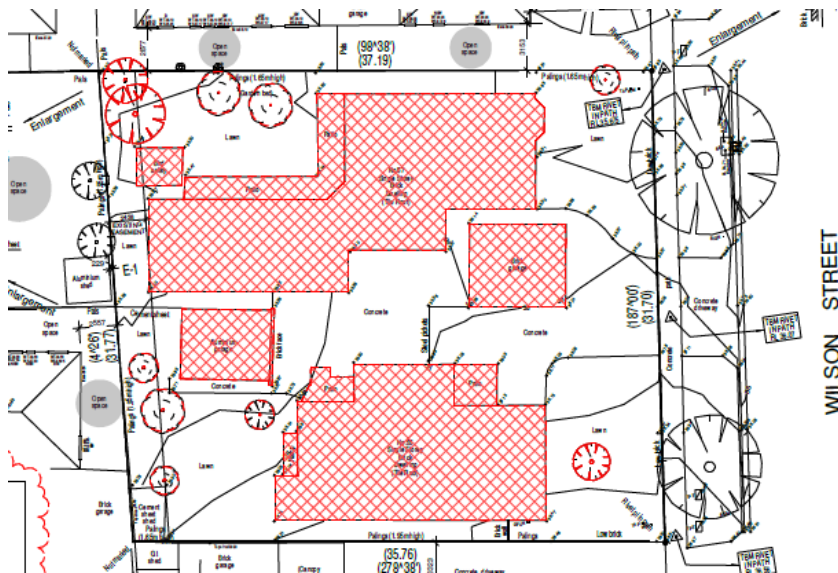
2.0 SITE PARTICULARS

2.1 The subject site, consisting of two lots (55 – 57 Wilson Street) is a rectangular shaped allotment with a frontage to Wilson Street of 31.7 metres, and a site area of 1162m². The land currently contains two single storey dwellings with a tiled roof. The site is generally flat. A low brick fence is located at the frontage. Typical paling fencing exists to the side and rear boundaries of the land. The site contains an easement along the western (rear) property boundary. One (1) double crossover is located centrally between the two lots along the site's eastern property boundary. Two street trees are located along the frontage, one in front of each dwelling.

2.1 The photograph and survey map below illustrate the subject site from a streetscape perspective.



View of subject site from Wilson Street



3.0 SURROUNDING ENVIRONS

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



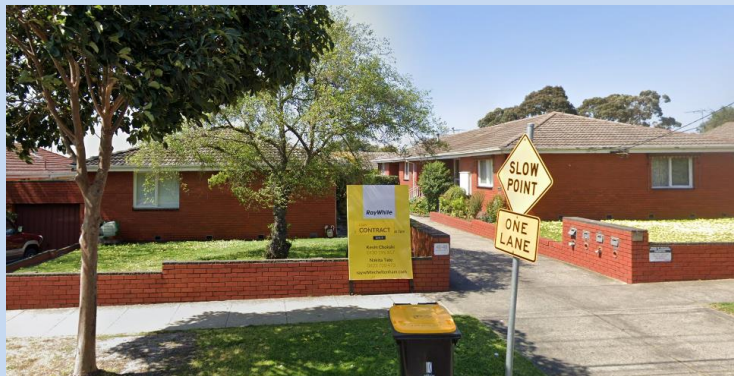
3.2 Land directly abutting the subject site and opposite is described as follows:

North (side)



59 Wilson Street – A corner lot with five single storey dwellings. Two dwellings fronting Wilson Street are setback 6.0 metres from the street. All other dwellings are accessed via a centrally located common driveway/crossover, with vehicles access for Dwellings 2 and 3 accessed via Radcliff Avenue. Very low front fence exists along Wilson Street and a high paling fence exists along the Radcliffe Avenue.

East
(Opposite)



Road & 46-48 Wilson Street – Nine semi attached single storey dwellings are located in this site. All dwellings are accessed via a centrally located common driveway /crossover. A low front fence exists along Wilson Street

South (side)



53 Wilson Street – A single storey dwelling exists on this site. The front setback to Wilson Street includes a 7.86 metres. The dwelling is accessed from Wilson Street via a crossover located north-east corner of the subject site. A low brick front fence exists along Wilson Street.

West (Rear)



1-6 Chaprowe Court – Twenty single storey dwellings are developed on this site. The carports and small private open space adjoin to the subject site. All dwellings are fronting to Chaprowe Court.

7 Chaprowe Court – A single storey dwelling fronting to Chaprowe Court is developed on this site. The private open space of this dwelling adjoins to the subject site.

- 3.3 The surrounding area generally comprises residential development ranging between single and double storey in scale. The site is considered to be in close proximity to the Southland Principle Activity Centre/Southland shopping centre, approximately 250m (as the crow flies) to the north-west, which comprises of retail and commercial services. Several bus routes and Southland Railway Station are also located within an easy walking distance of 200m to 900m via the street network.

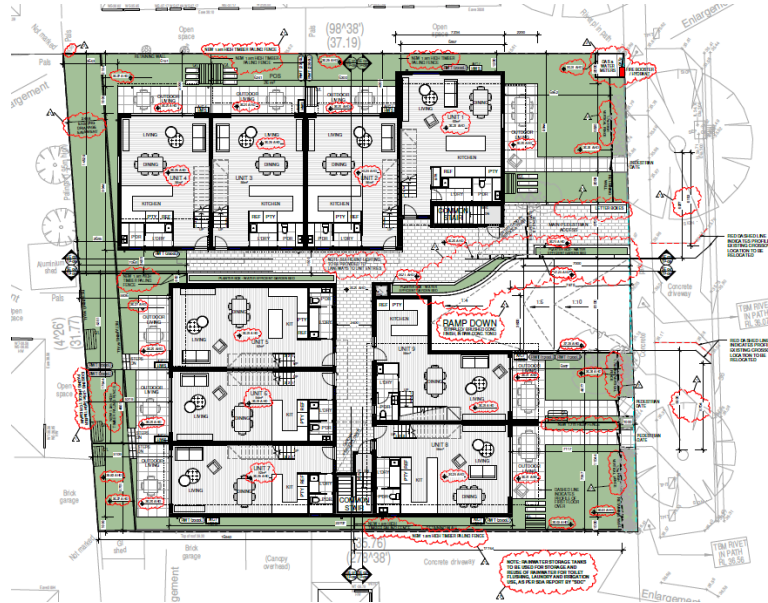
City of Kingston
Planning Committee Meeting

Agenda

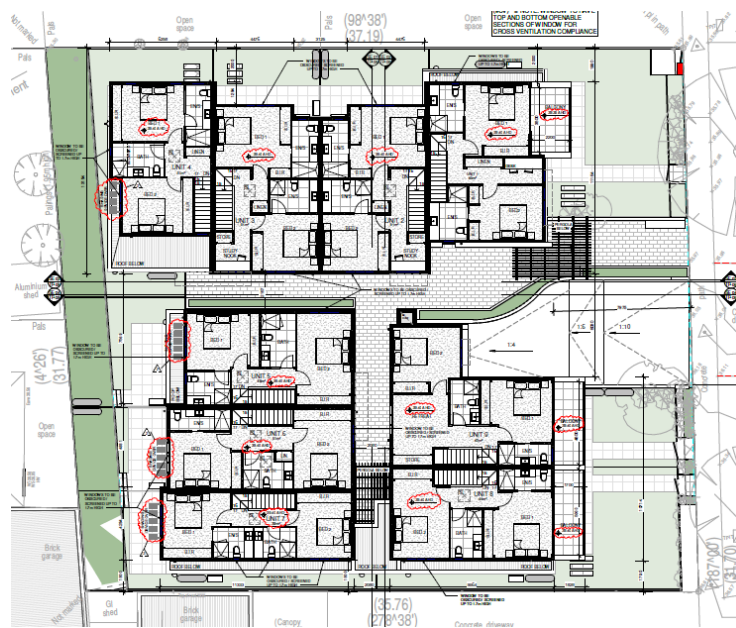
19 August 2020

4.0 PROPOSAL

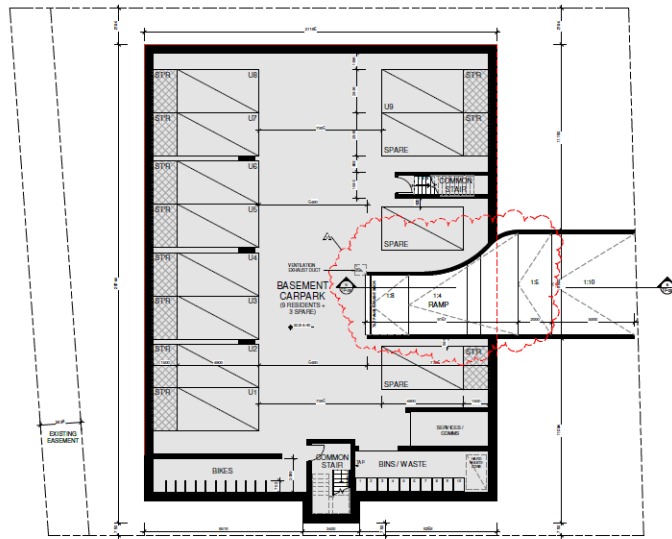
4.1 The proposal involves the development of nine (9) double storey dwellings with a basement car park, generally in accordance with the following plans:



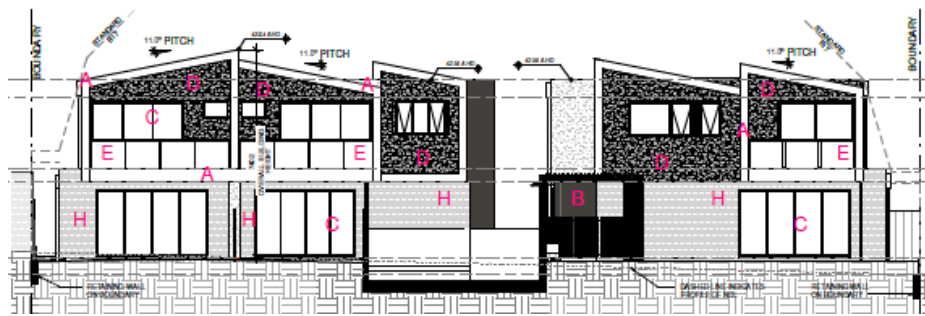
GROUND FLOOR PLAN



FIRST FLOOR PLAN



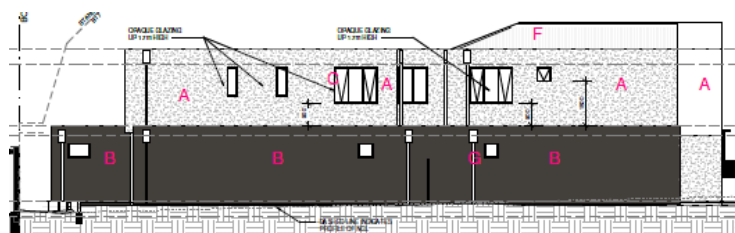
BASEMENT CARPARK



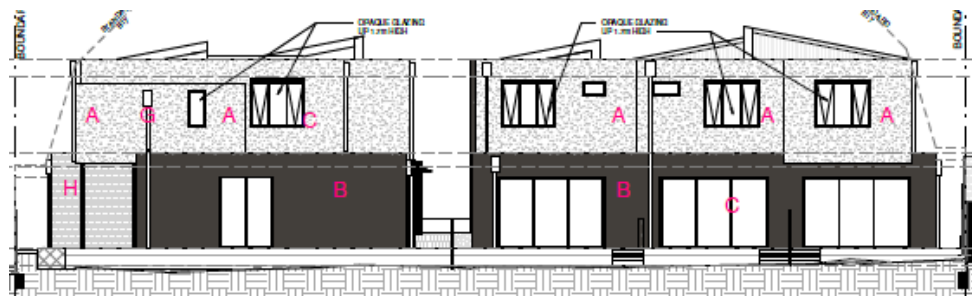
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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

Maximum building height	7.4m		
Bedrooms (including study)	2 bedrooms per dwelling		
Car parking	9 spaces for 9 dwellings and 3 spaces to share 12 in total		
Bicycle spaces	11 space in the basement		
Front setback	6.28m		
Private Open Space	<u>Dwelling 1</u> 86m ² balcony 8m ²	<u>Dwelling 2</u> 25m ²	<u>Dwelling 3</u> 25m ²
	<u>Dwelling 4</u> 75m ²	<u>Dwelling 5</u> 37m ²	<u>Dwelling 6</u> 25m ²
	<u>Dwelling 7</u> 40m ²	<u>Dwelling 8</u> 70m ² balcony 9m ²	<u>Dwelling 9</u> 37m ² balcony 8m ²
Site Coverage	49.8%	Permeability	38.2%
Access	Existing centrally located crossover to be reinstated and to be used for the basement access from the Wilson Street frontage property boundary.		
Vegetation removal/retention	No significant vegetation located on subject site or on neighbouring properties within close proximity to common boundaries		
Colour schedule & building materials	<p>2 SLA & WMP notes 16/03/2</p> <p>A- WHITE TONE RENDER B- DARK GREY / MONUMENT TONE RENDER C- 'LIGHT GREY' TONE ALUMINIUM POWDERCOATED WINDOW & DOOR FRAMES D- BLACK TONE RENDER E- FRAMED GLASS BALUSTRADE F- COLOURBOND CUSTOM ORB & KLIP-LOK SHEET ROOFING IN 'MONUMENT' CLADDING IN MID / LIGHT GREY TONE G- GUTTERING / FASCIAS / DOWNPIPES / RAINWATER HEADS IN 'MONUMENT' TONE H- SELECTED FACE BRICKWORK</p>		

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 N/A.

Particular Provisions

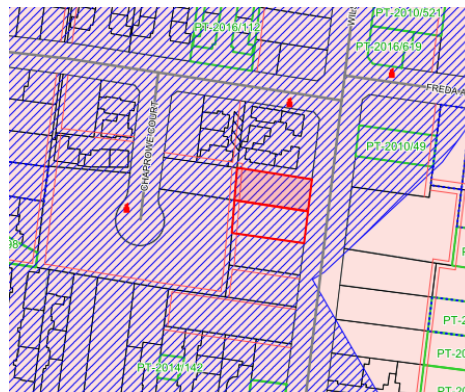
5.3 **Clause 52.06 - Car Parking** contains the following residential car parking rates:

1 space to each 1 or 2 bedroom dwelling

2 spaces to each 3 or more bedroom dwelling

1 visitor space for every 5 dwellings

It is noted that subject site is located within Principal Public Transport Network (PPTN) (hatched area in below map) and no visitor's car parking is required to be provided. This equates to a parking requirement of 9 spaces (including 0 visitor spaces) for the proposed development. The proposal provides 12 spaces, 9 spaces for 9 2-bedroom dwellings and 3 spaces to be shared (or allocated in future).



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, garaging dimensions, tandem space dimensions, and slope gradient of basement access have been reviewed by Council's Traffic Engineer and are considered compliant.

A number of objectors raised traffic concerns with the proposed increase from two dwellings to nine dwellings on the land. Further issues relating to safety associated with the proposed basement car parking was also raised. The proposal (including car park design) and traffic concerns raised within objections were forwarded to Council's Traffic Engineer for consideration. Council's Traffic Engineer did not object to the proposal and states that the proposal would have minor impact to the existing road network. The proposal has provided three additional car parking spaces that what is required under the statutory requirement. The subject site is also located within a PPTN area, Southland bus stops with numerous bus networks and is also within proximity to the Southland Railway Station. The provision of car parking is therefore considered to be acceptable in this instance. In addition to this, the

proposal provides 11 bicycle spaces within basement, which will also assist with reducing car dependency.

Furthermore, it is noted that the paragraph 38 of VCAT (P2454/2016 Raft Properties V Kingston City Council, 30 May 2017) order at 21-23 Reeve Street states “*A basement car park has the benefits of freeing considerable ground level for housing and landscaping and not car parking structures. This is an important consideration to the streetscape presentation of the development.*” This decision will be discussed in Neighbourhood Character section of this report.

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

6.3 Other

- 6.4 Neighbourhood Character Area Guidelines (Incorporated Document under **Clause 21.05** – Residential Land Use of the LPPF). The land is located within Area 8 of the Neighbourhood Character Guidelines.

- 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. Seven (7) objection(s) to the proposal were received. The grounds of objection raised are summarised as follows:

- Traffic and car parking
- Overlooking

- Overshadowing
- Construction proximity to an easement

Non planning related issues raised

- Construction related, e.g. basement closer to the boundary/safety, noise, dust, construction hours

8.0 PLANNING CONSULTATION MEETING

- 8.1 A planning consultation meeting was held via an online platform on 14 July 2020 with the relevant Planning Officer, Ward Councillor, the Permit Applicant and three (3) objectors in attendance. The above-mentioned issues were discussed at length.
- 8.2 The online meeting was arranged due to current restrictions (as a result of COVID-19). It is noted that four (4) objectors did not provide their email address which was required for the invitation. The Planning Officer attempted to contact the remaining objectors, one of which did not want to attend, and voicemails left for the other two objectors on 30 June and 7 July 2020, with no response received.
- 8.3 All the objections were provided to the permit applicant to see if any issues raised could be resolved by the applicant.
- 8.4 The permit applicant submitted an overlooking diagram and 3D overshadowing diagram to clarify the objector's concern from 53 Wilson Street, which was forwarded to the objector on 23 July 2020 for comments.
- 8.5 The above concerns raised by objectors 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 requiring a landscape plan, tree management and protection plan of the neighbouring property to the north (59 Wilson Street) and street tree location to be shown in the Wilson Street nature strip.
Council's Development Engineer	No objection raised, subject to conditions included on any permit issued relating to storm water management and groundwater assessment and management. It is noted that the location of the easement in relation with the proposed development has been assessed as requested by objector.
Roads and Drains	No objection raised, subject to conditions included on any permit issued relating to footpaths and vehicle crossings.
Traffic Engineer	No objection raised, and no conditions are provided.

Waste Management Officer	No objection to the proposal (Waste Management Plan) and no condition is provided.
Construction Management Officer	No objection to the proposal subject to condition included on any permit issued relating to requiring a Construction Management Plan.
Urban Design Advisor	No objection raised, and no conditions are provided.

11.0 PLANNING CONSIDERATIONS:

Planning Policy Framework

- 11.1 The State Planning Policy Framework sets out the relevant state-wide policies for residential development at **Clause 11** (Settlement), **Clause 15** (Built Environment and Heritage) and **Clause 16** (Housing). Essentially, the provisions within these clauses seek to achieve the fundamental objectives and policy outcomes sought by ‘Plan Melbourne 2017-2050: Metropolitan Planning Strategy’ (Department of Environment, Land, Water and Planning, 2017).
- 11.2 The settlement policies at **Clause 11** seek to promote sustainable growth and development and deliver choice and opportunity through a network of settlements. Of particular relevance to housing, **Clause 11** promotes housing diversity and urban consolidation objectives in the established urban realm. **Clause 11.02-1S** (Supply of urban land) states that Planning Authorities should plan to accommodate projected population growth over at least a 15 year period, taking account of opportunities for redevelopment and intensification of existing urban areas as well consideration being had for environmental aspects, sustainable development and the costs associated with providing infrastructure. This clause states:
- Planning for urban growth should consider:*
- *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
 - *Neighbourhood character and landscape considerations.*
 - *The limits of land capability and natural hazards and environmental quality.*
 - *Service limitations and the costs of providing infrastructure.*
- 11.3 **Clause 11.01-1R1** (Settlement – Metropolitan Melbourne) and **Clause 11.03-1S** (Activity centres) places particular emphasis on providing increased densities of housing in and around activity centres or sites that have good access to a range of services, facilities and transport options.
- 11.4 **Clause 11.02** (Managing Growth) main directive is to ensure a sufficient supply of land is made available for a variety of purposes, including residential. To achieve this, it takes into account sufficient land availability to meet forecasted demand. **Clause 11.03-1S** places particular emphasis on providing a diversity of housing, including forms of higher density housing, in defined activity centres to cater for different households that are close to jobs and services.
- 11.5 **Clause 15** (Built Environment and Heritage) aims to ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

- 11.6 Policies pertaining to urban design, built form and heritage outcomes are found at Clause 15 of the Planning Policy Framework. Of particular significance, **Clause 15.01-1S** (Urban design) and **Clause 15.01-1R** (Urban Design – Metropolitan Melbourne) encourages development to achieve high quality architectural and urban design outcomes that contribute positively to neighbourhood character, minimises detrimental amenity impacts and achieves safety for future residents, and the community, through good design. The provisions of **Clause 15.02** (Sustainable Development) promotes energy and resource efficiency through improved building design, urban consolidation and promotion of sustainable transport.
- 11.7 **Clause 15.03-2S (Aboriginal Cultural Heritage)** seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.
- 11.8 Importantly, the Subject Land is identified in an area of Aboriginal Cultural Heritage Sensitivity.
- “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”. [Source: DCPD website].
- In this instance, as the proposed activity **is not exempt** under the Regulations of the Aboriginal Heritage Act 2006, the Permit Applicant is required to prepare and submit a Cultural Heritage Management Plan (CHMP) to Council. Accordingly, a CHMP has been prepared by a qualified Cultural Heritage Advisor and submitted to Council. The Plan has been approved by the Secretary of the Department of Premier and Cabinet.
- 11.9 The approved Plan 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.
- 11.10 It is noted that the desktop assessment did not identify any previously recorded Aboriginal places within the activity area. The results of the desktop assessment suggest that it is possible that Aboriginal cultural heritage may be present within the activity area.
- 11.11 The standard assessment (archaeological survey) of the activity area did not identify any Aboriginal places, however four areas of Aboriginal archaeological sensitivity were identified. These areas comprise the least disturbed portions of the activity area.
- 11.12 It is considered likely that Aboriginal cultural heritage may be present within the activity area, therefore a complex assessment was undertaken. The complex assessment (archaeological sub surface testing) included the excavation of three test pits (TP) and two shovel test pits (STP). The complex assessment revealed that sub surface deposits within the activity area comprised disturbed topsoils over sands over a sandy clay base. No Aboriginal places were discovered during the complex assessment; therefore, no remaining areas of Aboriginal archaeological sensitivity are considered to exist within the activity area.
- 11.13 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.

- 11.14 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.
- 11.15 It is submitted that the proposed development satisfies the aforementioned State strategies and policy direction. Specifically, the subject site is located on land earmarked for residential purposes, whereby residential development is an 'as of right' use under the zoning provisions. Subject to appropriate conditions on any permit issued, the development itself achieves an acceptable design outcome for the site and its immediate abuttals, whilst enjoying convenient and direct access to community facilities and the like, including public transport nodes.
- 11.16 **Clause 22.11 (Public Open Space Contributions)** forms the prevailing policy that guides Council to apply a land or cash public open space contribution, which is applicable to all subdivision applications. This policy identifies the important role that contributions play in funding new open space areas and facilitating capital improvements to existing public open space to meet the needs of the future population growth in Kingston.
- 11.17 Whilst the application at hand does not propose to subdivide the land, it is imperative to identify at this stage of the process whether a public open space contribution requirement is likely to be applied should the site be subdivided at a later date and, if so, whether the land is located in a 'cash' or 'land' preferred area. If in a land preferred area, the proposed design and layout must be considered as it will ultimately shape the subdivision configuration and whether any land is set aside for public open space purposes.
- 11.18 The subject site is located in area 4A Cheltenham (North and Central), which is a Land Contribution Preferred Area on Map 1 of this clause.
- 11.19 Whilst the subject site is located in an area where the preferred approach would be to require a 'land' contribution over 'cash', this is not deemed a viable or appropriate option as the subject site is one of a 'standard' sized allotment. The ability to set land aside for public open space purposes generally results from larger/consolidated parcels of land, large opportunistic/strategic sites, land that adjoins existing open space areas or the like. Based on the application before Council, it is not feasible to achieve a 'land' contribution in this instance. It is therefore recommended that a 'cash' contribution be considered in lieu of land at the subdivision stage.
- 11.20 **Clause 22.12 – Stormwater Management** is applicable to the consideration of medium and large scale developments as specified within Table 1 of the policy. This clause seeks to improve the quality and reduce the impact of stormwater run-off, incorporate the use of WSUD principles in development and to ensure that developments are designed to meet best practice performance objectives.
- 11.21 It is considered that the proposed development generally complies and satisfies with the State and Local Planning Policy Framework guidelines which aim to encourage well-designed medium density housing in appropriate locations. This is discussed in the Clause 55 assessment, later within this report.

11.22 **Clause 22.13 Environmentally Sustainable Development (ESD)** policy applies to the consideration of residential development of 3 or more dwellings (refer to Table 1 – ESD Application requirements). As required, the application for planning permit was accompanied by a Sustainable Design Assessment (BESS/STORM). Further, the ESD assessment was referred to Council’s ESD officer who has advised the application almost meets Council’s expectation in relation to ESD for a development of this scale. The alteration of the report will be required, which will be included as a condition in this instance.

Zoning Provisions

11.23 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
400-500m2	25%
501-650 m2	30%
Above 650 m2	35%

11.24 It is considered that the proposal in its current format complies with the mandatory garden area requirement of 35%. A minimum of 35.45% (409.07m²) of garden area has been provided for the subject site.

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 five (5) of the forty four (44) ResCode standards.

12.3 CLAUSE 55: RESCODE TABLE ASSESSMENT

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

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

OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
<ul style="list-style-type: none"> To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area. 		

Assessment: The subject site is located within a predominately residential area where medium density housing is becoming increasingly prevalent, due to the area being located within close proximity to the Southland Principal Activity Centre. The surrounding area is also provided with access to the existing public transport network, an established medical centre precinct on the east side of Chesterville Road, local schools and public facilities. The consolidation of the lots also provides added opportunities for redevelopment on site.

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



21-23 Reeve Court

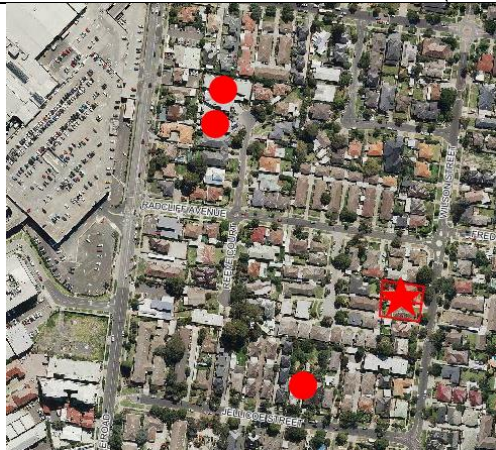


19 Reeve Court

OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
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13-15 Jellicoe Street (artistic impression of the current approval)



Location of above examples relative to the subject site (labelled as a star)

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

Of particular note, the Victorian Civil & Administrative Tribunal (*P2454/2016 Raft Properties V Kingston City Council*) issued an order on the 30th May, 2017, directing Council to issue a Planning Permit for the development of the subject site for thirteen (13) dwellings with basement car parking over the two (2) allotments referred to as No. 21 & No. 23 Reeve Court, which is 200m (as the crow flies) north-west from the subject. One of the main grounds of concern raised through the objections to that development (similar to the current proposal) include issues relating to neighbourhood character. It is important to acknowledge, however, that one of the key factors in the Tribunal's determination (under Paragraph 36) states that *"given the location of the site and its status in a housing diversity area, it is difficult to expect this existing character to stay and not evolve, despite respondents from Reeve Court placing high value on the current low density nature of the street"*. Similarly, council officers also concur that it is reasonable to expect some degree of intensification of housing development within the area due to the sites location and proximity to services and transport.

A planning permit was approved at the direction of VCAT (*P195/2018, Dikeos Architects v Kingston, 12 March 2019*) for a three-storey apartment building containing 26 dwellings at 13-15 Jellicoe Street, which is 60m (as crow flies) south-west from the subject site. The member states in the context of apartment style development

12.....In this context, policies that seek new development to reflect the existing character, are seeking to influence matters such as setbacks, front boundary treatments, materials and colors, roof forms, landscaping opportunities and the prominence of car accommodation. Such policies could not be interpreted to argue for the repetition of the existing townhouse and villa housing forms, as such forms fail to achieve the broader policy objective of achieving increased housing diversity.

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
<p>It is also noted that Councils Urban Designer has no objections to the proposed development.</p> <p>Although it is acknowledged that the proposal might appear to be a departure from the traditional single storey dwellings in the area, the proposal is considered to be respectful of the emerging evolving neighbourhood character, particularly when also considering recent VCAT decisions in the area.</p>		
<p>Clause 55.02-2 Residential Policy objectives</p> <ul style="list-style-type: none"> • To ensure that residential development is provided in accordance with any policy for housing in the MPS and the PPF. • To support medium densities in areas where development can take advantage of public transport and community infrastructure and services. 	<p>Standard B2</p> <ul style="list-style-type: none"> ▪ An application must be accompanied by a written statement that describes how the development is consistent with relevant housing policy in the PPF & MPS 	<p>Complies</p>
<p>Assessment: The application was accompanied by a written statement which describes how the development is consistent with the Planning Policy Framework and is considered satisfactory in this instance. It is considered that the proposed development generally complies and satisfies the Scheme's Planning Policy Framework guidelines which aim to encourage well-designed medium density housing in appropriate locations.</p>		
<p>Clause 55.02-3 Dwelling Diversity objective</p> <p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>Standard B3</p> <p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	<p>N/A</p>
<p>Assessment: The proposal contains less than 10 dwellings.</p>		
<p>Clause 55.02-4 Infrastructure objectives</p> <ul style="list-style-type: none"> • To ensure development is provided with appropriate utility services and infrastructure. • To ensure development does not unreasonably overload the capacity of utility services and infrastructure. 	<p>Standard B4</p> <ul style="list-style-type: none"> • Connection to reticulated services/sewerage, electricity, gas and drainage services • Capacity of infrastructure and utility services should not be exceeded unreasonably • Provision should be made for upgrading and mitigation of the impact of services or infrastructure where little or no spare capacity exists 	<p>Complies</p>
<p>Assessment: The site is located within an established area that is well serviced by existing infrastructure. Additionally, confirmation from Councils Development Engineer indicates that the development will not unreasonably exceed the capacity of local infrastructure. Suitable conditions will be included on the permit issued to address infrastructure considerations.</p>		
<p>Clause 55.02-5 Integration with the street objective</p>	<p>Standard B5</p> <ul style="list-style-type: none"> • Provides adequate vehicle and pedestrian links that maintain or enhance local accessibility. 	<p>Complies.</p>

OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
<ul style="list-style-type: none"> To integrate the layout of development with the street. 	<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
<p>Assessment: The development provides for adequate accessibility. No public open space area exists adjacent to the site. Dwellings are orientated to face streets where possible and internal access ways. High front fencing has been avoided.</p>		
<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 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>Required: 7.965 metres Provided: 6.28 metres</p>	Variation sought
<p>Assessment: The ground floor setback is provided with 7.98m from Wilson Street frontage. The first floor balcony overhangs 1.7m, accordingly the front setback becomes 6.28m. The proposed minimum front setback of 6.28m is less than the minimum required, however, the proposed setback is considered to be appropriate for the following reasons:</p> <ul style="list-style-type: none"> Although the proposed front setback does not meet the technical requirements of this Standard, it is considered that the development provides a reasonable transition between the adjoining properties and meets the overriding objective of this Clause. The minimum front building setback of the proposed development from Wilson Street would allow for the most efficient use of the subject site. There is no prevailing setback rhythm within this section of Wilson Street. The front setback is large enough to accommodate substantial landscaping including the provision of canopy trees. <p>Accordingly, a variation to this Standard is considered reasonable, in this instance.</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 Maximum: 11 metres</p>	Complies.
<p>Assessment: The proposal meets the heights parameters specified in this Standard as it has provided maximum of 7.4m height.</p>		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
Clause 55.03-3 Site Coverage objective <ul style="list-style-type: none"> ▪ To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. 	Standard B8 Maximum: GRZ3 - 60%	Complies
Assessment: The proposal achieves a site coverage statistic of 49.8%, which meets this Standard.		
Clause 55.03-4 Permeability objectives <ul style="list-style-type: none"> ▪ To reduce the impact of increased stormwater run-off on the drainage system. ▪ To facilitate on-site stormwater infiltration. 	Standard B9 At least: 20%	Complies
Assessment: The permeability figure of 38.2% complies with the standard.		
Clause 55.03-5 Energy Efficiency objectives	N/A for apartment developments, as Clause 55.07 applies in this instance	
Clause 55.03-6 Open Space objective	<ul style="list-style-type: none"> ▪ N/A for apartment developments, as Clause 55.07 applies in this instance 	
Clause 55.03-7 Safety objectives <ul style="list-style-type: none"> ▪ To ensure the layout of development provides for the safety and security of residents and property. 	Standard B12 Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways. Planting should not create unsafe spaces along streets and accessways Good lighting, visibility and surveillance of car parks and internal accessways should be achieved. Private spaces should be protected from inappropriate use as public thoroughfares.	Complies
Assessment: The proposal provides an acceptable level of consideration for safety & security of residents. In part, this is evidenced by the highly visibly, identifiable & attainable dwelling entries and landscape (planter box) separation between pedestrian entry and vehicle access to basement access.		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
<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</p> <p>In summary, landscape layout & design should:</p> <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>Complies</p>
<p>Assessment: The application was referred to Council’s Vegetation Department who states that “<i>There is minimal vegetation in the front setback of 55 and 57 Wilson Street and no significantly sized trees in the rear yards. Council supports the removal of all vegetation from the subject site.</i></p> <p>- <i>Landscaping conditions, including the planting of canopy trees, will be a condition of the planning permit.</i></p> <p>Neighbouring: On the neighbouring property to the north (59 Wilson Street) there are five trees (<i>Cupressus macrocarpa</i>) along the shared boundary. These trees may be affected by the development footprint of the basement. A tree management plan addressing the protection of these trees, will be recommended to form a condition of any planning permit issued.</p> <p>Street Trees: There are two mature trees, <i>Melaleuca styphelioides</i> (Prickly-leaved Paperbark) and <i>Agonis flexuosa</i> (Willow Myrtle) in the Wilson Street nature strip. These trees must be retained and protected during the development.”</p> <p>As stated above by Vegetation Department above, the application provides adequate space for vegetation planting, including canopy trees. As a condition of any permit issued, a detailed landscape plan including tree management plan will be required.</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</p> <p>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. 	<p>Complies</p>
	<p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p>	<p>Complies</p>
	<p>The location of crossovers should maximise the retention of on-street car parking spaces.</p>	<p>Complies</p>
	<p>The number of access points to a road in a Road Zone should be minimised.</p>	<p>N/A</p>
	<p>Access for service, emergency and delivery vehicles must be provided.</p>	<p>Complies</p>
<p>Assessment: The proposal raises no concern with respect to traffic or access related matters.</p>		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
<p>Clause 55.03-10 Parking location objectives</p> <ul style="list-style-type: none"> ▪ To provide convenient parking for resident and visitor vehicles. ▪ To protect residents from vehicular noise within developments 	<p>Standard B15 Car parking facilities should:</p> <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>	Complies
<p>Assessment: The proposal raises no concern with respect to the layout and design of on-site car parking.</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 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. 	Minor variation sought
<p>Assessment: It is noted that the subject land has a minor slope from east to west. The maximum height of the dwelling of the south-west corner of the proposed development (Dwelling 7) is 6.54m, which requires to be 1.882m setback from the southern property boundary. The proposal provides 1.8m setback, which is less than technical requirement of 8cm. This variation is minor variation within the context of overall development and only for small length and not full length of the development. This part of the southern side has a garage and shed to the boundary. All other side and rear setbacks comply with this standard B17.</p>		
<p>Clause 55.04-2 Walls on boundaries objective</p> <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. 	<p>Standard B18 A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <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. 	N/A
<p>Assessment: No walls on boundary is proposed.</p>		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
Clause 55.04-3 Daylight to existing windows objective <ul style="list-style-type: none"> ▪ To allow adequate daylight into existing habitable room windows. 	Standard B19 Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3m ² and minimum dimension of 1m clear to the sky.	Complies.
	Walls or carports more than 3m in height opposite an existing habitable room window should be set back from the window at least 50% of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.	N/A
Assessment: All existing windows on abutting allotments are provided with at least 1 metre clearance to the sky.		
Clause 55.04-4 North facing windows objective <ul style="list-style-type: none"> ▪ To allow adequate solar access to existing north-facing habitable room windows. 	Standard B20 Buildings should be setback 1m if an existing HRW is within 3m of the abutting lot boundary (add 0.6m to this setback for every metre of height over 3.6m & add 1m for every metre of height over 6.9m)	Complies
Assessment: The north facing habitable room windows of adjoining dwellings are setback more than 3 metres from the shared boundary. The objector from 53 Wilson Street is concerned with overshadowing with north facing window. However, these windows are 3.4m away from the boundary (confirmed by objector), therefore the proposal is considered to be compliant with this provision.		
Clause 55.04-5 Overshadowing open space objective <ul style="list-style-type: none"> ▪ To ensure buildings do not significantly overshadow existing secluded private open space 	Standard B21 Where sunlight to the SPOS of an existing dwelling is reduced, at least 75%, or 40m ² with min. 3m, whichever is the lesser area, of the SPOS should receive a min of 5hrs of sunlight btw 9am & 3pm on 22 September. If existing sunlight to the SPOS of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	Complies.
Assessment: Shadow diagrams submitted with the application show that the development will not unreasonably overshadow adjoining land and is compliant with the Standard. It is noted that most of the shadow cast by proposed development would be driveway of 53 Wilson Street. The objector from this property worried about overshadowing the north facing during winter, which cannot be considered and only can be considered on 21 September in this instance.		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
Clause 55.04-6 Overlooking objective <ul style="list-style-type: none"> To limit views into existing secluded private open space and habitable room windows. 	Standard B22 A HRW, balcony, terrace, deck or patio should be located & designed to avoid direct views into the SPOS of an existing dwelling within 9m (refer to clause for exact specifications). Where within it should be either: <ul style="list-style-type: none"> Offset a minimum of 1.5m from the edge of one window to the edge of the other. Have sill heights of at least 1.7m above floor level. Have fixed, obscure glazing in any part of the window below 1.7m above floor level. Have permanently fixed external screens to at least 1.7m above floor level & be no more than 25% transparent. 	Complies.
	Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.	Complies
	Screens used to obscure a view should be: <ul style="list-style-type: none"> Perforated panels or trellis with a maximum of 25% openings or solid translucent panels. Permanent, fixed and durable. Designed and coloured to blend in with the development. 	N/A
Assessment: Northern and southern boundary fences have been nominated as 'new 1.9m high timber paling fence' and the western boundary fence nominated as 'existing 1.95m high timber paling fence to remain.' All first floor habitable room windows that are orientated towards a common boundary have been nominated as "opaque glazing up to 1.7m high" as shown. However, in the event that a permit issues suitable condition will be included to ensure overlooking accords with this relevant standard.		
Clause 55.04-7 Internal views objective <ul style="list-style-type: none"> To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. 	Standard B23 Windows and balconies should be designed to prevent overlooking of more than 50% of the SPOS of a lower-level dwelling or residential building directly below and within the same development.	Complies.
Assessment: No unreasonable internal overlooking will occur.		
Clause 55.04-8 Noise impacts objectives	<ul style="list-style-type: none"> N/A for apartment developments, as Clause 55.07 applies in this instance 	
Clause 55.05-1 Accessibility objective	<ul style="list-style-type: none"> N/A for apartment developments, as Clause 55.07 applies in this instance 	
Clause 55.05-2 Dwelling entry objective	<ul style="list-style-type: none"> N/A for apartment developments, as Clause 55.07 applies in this instance 	

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
<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 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: It is considered that all proposed windows all for adequate solar access and natural daylight into primary and secondary living areas.</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 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 ▪ A roof-top area of 10m² with a min. width of 2m and convenient access from a living room. 	Complies
<p>Assessment: Each dwelling has been provided with adequate private open space that meets the area and dimension requirements specified above and will service the social, recreational and passive needs of future residents.</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 The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p>	Complies.
	<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>	N/A
<p>Assessment: All private open space would receive northern or western solar access and no south facing POS is proposed as part of this development.</p>		
<p>Clause 55.05-6 Storage objective</p>	<ul style="list-style-type: none"> ▪ N/A for apartment developments, as Clause 55.07 applies in this instance 	
<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 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>	Complies
<p>Assessment: The gable roof form, façade articulation, building material and detailing are generally consistent with the emerging neighbourhood character of the area.</p>		

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OBJECTIVE	STANDARD	LEVEL OF COMPLIANCE
Clause 55.06-2 Front fences objective <ul style="list-style-type: none"> ▪ To encourage front fence design that respects the existing or preferred neighbourhood character. 	Standard B32 The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.	Complies
	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	Variation sought
Assessment: A 1.7m high black vertical blade front fence is proposed. It is noted that front fence heights in the area are not consistent. There are high front fences in the area including brick and timber slat such as no 47, 49 and 50 Wilson Street. The proposed fence does not meet the prescriptive height requirement of standard B32, however the variation is supported as the fence provides a high degree of transparency (as shown) and is considered to be respectful of the existing neighbourhood character of the area.		
Clause 55.06-3 Common property objectives <ul style="list-style-type: none"> ▪ To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. ▪ To avoid future management difficulties in areas of common ownership. 	Standard B33 Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.	Complies
Assessment: The common property is proposed, it is functional, well-designed and capable of efficient management through an owner's corporation arrangement.		
Clause 55.06-4 Site services objectives <ul style="list-style-type: none"> ▪ To ensure that site services can be installed and easily maintained. ▪ To ensure that site facilities are accessible, adequate and attractive. 	Standard B34 Dwelling layout and design should provide sufficient space and facilities for services to be installed and maintained efficiently and economically. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	Complies
Assessment: It is understood that all the facilities required for the development can be accommodated within the development. Site services such as mailboxes and bin/recycling enclosures, clotheslines have been nominated on the respective plans and located appropriately.		
55.07 APARTMENT DEVELOPMENTS		
Clause 55.07-1 Energy efficiency objectives <ul style="list-style-type: none"> ▪ To achieve and protect energy efficient dwellings and buildings. ▪ To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. ▪ To ensure dwellings achieve adequate thermal efficiency. 	Standard B35 Buildings should be: <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. • Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop 	Complies.

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	<p style="text-align: center;">solar energy facility must exist at the date the application is lodged.</p> <p>Living areas and POS should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is optimised. Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.</p>	
<p>Assessment: The internal layout of all dwellings has been designed to utilised energy efficiency principles. The solar access to dwellings on adjoining lots is not considered to be unreasonably reduced. Wherever possible the development incorporates north or north-west facing windows to living areas and secluded private open space.</p> <p>Further, to improve the development's overall energy efficiency performance and meet local policy, Council's ESD officer requires the provision of a Sustainable Development Assessment, which has been reviewed and is supported subject to some minor amendments, which can be achieved via a condition on any permit issued.</p>		
<p>Clause 55.07-2 Communal open space objective</p> <ul style="list-style-type: none"> ▪ To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development. 	<p>Standard B36</p> <p>Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.</p> <p>Communal open space should:</p> <ul style="list-style-type: none"> ▪ Be located to: <ul style="list-style-type: none"> - Provide passive surveillance opportunities - Provide outlook for as many dwellings as practicable - Avoid overlooking into habitable rooms and POS of new dwellings. - Minimise noise impacts to new & existing dwellings. - Be designed to protect any natural features on the site. ▪ Maximise landscaping opportunities. ▪ Be accessible, useable and capable of efficient management. 	N/A
<p>Assessment: Communal space area is not required as there are less than 40 dwellings.</p>		
<p>Clause 55.07-3 Solar access to communal outdoor open space objective</p> <ul style="list-style-type: none"> ▪ To allow solar access into communal outdoor open space. 	<p>Standard B37</p> <p>The communal outdoor open space should be located on the north side of a building, if appropriate.</p> <p>At least 50% or 125m², whichever is the lesser, of the primary communal outdoor open space should receive a minimum of 2 hrs of sunlight between 9am-3pm on 21 June.</p>	N/A
<p>Assessment: N/A</p>		
<p>55.07-4 Deep soil areas and canopy trees</p> <ul style="list-style-type: none"> ▪ To promote climate responsive landscape design and water management in developments to support thermal comfort and reduce the urban heat island effect. 	<p>Standard B38</p> <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> ▪ Be responsive to the site context. ▪ Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs ▪ and roof top gardens and improve on-site storm water infiltration. ▪ Maximise deep soil areas for planting of canopy trees. 	Complies with standard & meets objective subject to condition

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	<ul style="list-style-type: none"> ▪ Integrate planting and water management. Developments should provide the deep soil areas and canopy trees specified in Table B5. If the development cannot provide the deep soil areas and canopy trees specified in Table B5, an equivalent canopy cover should be achieved by providing either: <ul style="list-style-type: none"> • Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature • tree soil volume requirements. • Vegetated planters, green roofs or green facades. 	
<p>Assessment: For this site, 87.15m² (1162m²×7.5%) of deep soil area and 1 medium tree (8-12m) per 50 square metres of deep soil or 2 medium trees per 90 square metres of deep Soil.</p> <ul style="list-style-type: none"> - The proposal provides approximately 547.5m² of deep soil area, which far exceeds than the requirements. As discussed in the landscaping section, 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 requirement with 4 medium trees and 6 small trees including tree management plan will be required. 		
<p>Clause 55.07-5 Integrated water & stormwater management objective</p> <ul style="list-style-type: none"> ▪ To encourage the use of alternative water sources such as rainwater, stormwater & recycled water. ▪ To facilitate stormwater collection, utilisation and infiltration within the development. ▪ To encourage development that reduces the impact of stormwater run-off on the drainage system & filters sediment & waste from stormwater prior to discharge from the site. 	<p>Standard B39</p> <p>Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.</p> <p>The stormwater management system should be:</p> <ul style="list-style-type: none"> ▪ Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). ▪ Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. 	<p>Complies with standard & meets objective</p>
<p>Assessment: The proposal provides 2300lt rainwater tank to each dwelling. The rainwater storage tanks to be used for storage and reuse of rainwater for toilet flushing, laundry and irrigation use. The application was referred to Council's Development Engineers who has no objection to the proposal. The applicant will be required to provide Stormwater Management Plan including a STORM modelling report as a recommended condition on any permit issued.</p>		

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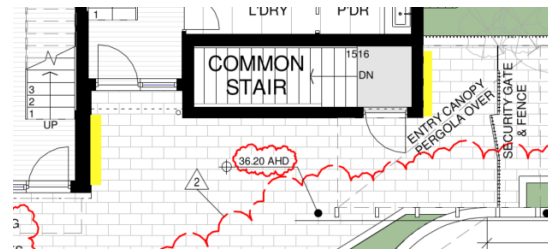
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<p>Clause 55.07-6 Noise impacts objectives</p> <ul style="list-style-type: none"> ▪ To contain noise sources in developments that may affect existing dwellings. ▪ To protect residents from external and internal noise sources. 	<p>Standard B40</p> <p>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>The layout of new dwellings & buildings should minimise noise transmission within the site.</p> <p>Noise sensitive rooms (such as living areas & bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</p> <p>New dwellings should be designed & constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</p> <p>Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> ▪ Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. ▪ Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. <p>Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.</p> <p>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</p>	<p>Complies with standard & meets objective</p>
<p>Assessment: There are no known non-residential noise sources proposed or near the site. The proposal does not include unreasonable noise sources unusual to a dwelling. It is noted that objector from 1/59 Wilson Street was concern with the noise from an AC located close to an existing habitable room. The applicant has agreed to provide screen plantation to address this.</p>		
<p>Clause 55.07-7 Accessibility objective</p> <ul style="list-style-type: none"> ▪ To ensure the design of dwellings meets the needs of people with limited mobility. 	<p>Standard B41</p> <p>At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> ▪ A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. ▪ A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom & the living area. ▪ A main bedroom with access to an adaptable bathroom. ▪ At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4. 	<p>Variation required</p>
<p>Assessment: The proposal is designed in a townhouse typology with large ground floor living rooms and bedroom at the upper level. It is considered that the dwelling can be modified to meet the needs of people with limited mobility.</p>		

<p>Clause 55.07-8 Building entry and circulation objectives</p> <ul style="list-style-type: none"> ▪ To provide each dwelling and building with its own sense of identity. ▪ To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. ▪ To ensure internal communal areas provide adequate access to daylight and natural ventilation. 	<p>Standard B42</p> <p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> ▪ Be visible and easily identifiable. ▪ Provide shelter, a sense of personal address and a transitional space around the entry. <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> ▪ Clearly distinguish entrances to residential and non-residential areas. Provide windows to building entrances and lift areas. ▪ Provide visible, safe and attractive stairs from the entry level to encourage use by residents. ▪ Provide common areas and corridors that: <ul style="list-style-type: none"> - Include at least one source of natural light and natural ventilation. - Avoid obstruction from building services. - Maintain clear sight lines. 	<p>Complies</p>
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Assessment: The main entry of proposed development is clearly visible from the public realm. The proposal is provided with a security gate and canopy at the entry. It is noted that Dwellings 1, 8 and 9 have their own secondary entry gate accessed from Wilson Street through secluded private open space areas.

Dwellings 2-7 are also accessed via a common walkway and it is recommended for additional direction/entry symbol to be provided for all dwellings on the east facing walls of the common stairwell or common wall between Dwelling 1 and Dwelling 2 (in front of the Dwelling 1 entry) – as per highlighted diagram to provide improved identification of dwelling entries internally. This can be achieved via any condition. Further, communal corridors and entry achieve clear sights with natural light and ventilation.



Clause 55.07-9 Private open space above ground floor objective

- To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard B43

A dwelling should have private open space consisting of:

- An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or
- A balcony with an area and dimensions specified in Table B8 and convenient access from a living room.

If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.

Table B8 Balcony size

Dwelling type	Minimum area	Minimum dimension
Studio or 1 bedroom dwelling	8 square metres	1.8 metres
2 bedroom dwelling	8 square metres	2 metres
3 or more bedroom dwelling	12 square metres	2.4 metres

Complies with standard & meets objective

Assessment: All dwellings have been provided with adequate private open space that meets the area and dimension requirements specified above and will service the social, recreational and passive needs of future residents.

<p>Clause 55.07-10 Storage objective</p> <ul style="list-style-type: none"> ▪ To provide adequate storage facilities for each dwelling. 	<p>Standard B44</p> <p>Each dwelling should have convenient access to usable and secure storage space.</p> <p>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.</p> <table border="1" data-bbox="555 465 1161 819"> <thead> <tr> <th><i>Dwelling type</i></th> <th><i>Total minimum storage volume</i></th> <th><i>Minimum storage volume within the dwelling</i></th> </tr> </thead> <tbody> <tr> <td><i>Studio</i></td> <td><i>8 cubic metres</i></td> <td><i>5 cubic metres</i></td> </tr> <tr> <td><i>1 bedroom dwelling</i></td> <td><i>10 cubic metres</i></td> <td><i>6 cubic metres</i></td> </tr> <tr> <td><i>2 bedroom dwelling</i></td> <td><i>14 cubic metres</i></td> <td><i>9 cubic metres</i></td> </tr> <tr> <td><i>3 or more bedroom dwelling</i></td> <td><i>18 cubic metres</i></td> <td><i>12 cubic metres</i></td> </tr> </tbody> </table>	<i>Dwelling type</i>	<i>Total minimum storage volume</i>	<i>Minimum storage volume within the dwelling</i>	<i>Studio</i>	<i>8 cubic metres</i>	<i>5 cubic metres</i>	<i>1 bedroom dwelling</i>	<i>10 cubic metres</i>	<i>6 cubic metres</i>	<i>2 bedroom dwelling</i>	<i>14 cubic metres</i>	<i>9 cubic metres</i>	<i>3 or more bedroom dwelling</i>	<i>18 cubic metres</i>	<i>12 cubic metres</i>	<p>Complies with standard & meets objective subject to condition</p>
<i>Dwelling type</i>	<i>Total minimum storage volume</i>	<i>Minimum storage volume within the dwelling</i>															
<i>Studio</i>	<i>8 cubic metres</i>	<i>5 cubic metres</i>															
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<i>3 or more bedroom dwelling</i>	<i>18 cubic metres</i>	<i>12 cubic metres</i>															
<p>Assessment: Each dwelling has been provided with a 9.3 cubic metre of storage next to their respective car space. In addition to this each dwelling has storage within laundry, kitchen, bedrooms. However, the size is not nominated on the plans. A condition has been recommended provide details of storage volume to the respective sized dwelling according to Standard B44 of Clause 55 of the Kingston Planning Scheme.</p>																	
<p>Clause 55.07-11 Waste and recycling objectives</p> <ul style="list-style-type: none"> ▪ To ensure dwellings are designed to encourage waste recycling. ▪ To ensure that waste and recycling facilities are accessible, adequate and attractive. ▪ To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm. 	<p>Standard B45</p> <p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> ▪ Waste and recycling enclosures which are: <ul style="list-style-type: none"> – Adequate in size, durable, waterproof and blend in with the development. – Adequately ventilated. – Located and designed for convenient access by residents and made easily accessible to people with limited mobility. 	<p>Complies with standard & meets objective</p>															

	<ul style="list-style-type: none"> ▪ Adequate facilities for bin washing. These areas should be adequately ventilated. ▪ Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. ▪ Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. ▪ Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing. ▪ Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. ▪ Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and: <ul style="list-style-type: none"> ▪ Be designed to meet the best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria. ▪ Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements. 																
<p>Assessment: The proposal is anticipated to generate a total of 1,080L of waste and recycling. This equates to 5 x garbage and 5 x recycling bins, which can be accommodated within the dedicated bin storage area. Collection is proposed once a week by private contractor, within the basement level. Swept paths provided demonstrate that a mini rear loader (or similar) can be accommodated to undertake collections. A Waste Management Plan demonstrating the waste generation rates, bin sizes and types, collection types and frequencies has been provided to the satisfaction of Council's Waste Management Department. The Waste Management Plan is recommended to be endorsed as part of any permit issued.</p>																	
<p>Clause 55.07-12 Functional layout objective</p> <ul style="list-style-type: none"> ▪ To ensure dwellings provide functional areas that meet the needs of residents. 	<p>Standard B46 Bedrooms should:</p> <ul style="list-style-type: none"> ▪ Meet the minimum internal room dimensions specified in Table D7. ▪ Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. <p>Table D7 Bedroom dimensions</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr style="background-color: #4F81BD; color: white;"> <th style="text-align: left;">Bedroom type</th> <th style="text-align: left;">Minimum width</th> <th style="text-align: left;">Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table> <ul style="list-style-type: none"> ▪ Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #4F81BD; color: white;"> <th style="text-align: left;">Dwelling type</th> <th style="text-align: left;">Minimum width</th> <th style="text-align: left;">Minimum area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 sqm</td> </tr> </tbody> </table>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 sqm	<p>Complies with standard & meets objective subject to condition</p>
Bedroom type	Minimum width	Minimum depth															
Main bedroom	3 metres	3.4 metres															
All other bedrooms	3 metres	3 metres															
Dwelling type	Minimum width	Minimum area															
Studio and 1 bedroom dwelling	3.3 metres	10 sqm															

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	2 or more bedroom dwelling	3.6 metres	12 sqm		
Assessment: The proposal meets the prescriptive habitable room dimensions.					
<p>Clause 55.07-13 Room depth objective</p> <ul style="list-style-type: none"> ▪ To allow adequate daylight into single aspect habitable rooms. 	<p>Standard B47</p> <p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> ▪ The room combines the living area, dining area and kitchen. ▪ The kitchen is located furthest from the window. ▪ The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. <p>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.</p>				<p>Complies with standard & meets objective</p>
Assessment: Living room depths to single aspect living areas are less than the maximum 9m with a generous floor to ceiling height of 2.7m, thus will have adequate daylight access.					
<p>Clause 55.07-14 Windows objective</p> <ul style="list-style-type: none"> ▪ To allow adequate daylight into new habitable room windows. 	<p>Standard B48</p> <p>HRW should have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.</p> <p>The secondary area should be:</p> <ul style="list-style-type: none"> ▪ A minimum width of 1.2 metres. ▪ A maximum depth of 1.5 times the width, measured from the external surface of the window. 				<p>Complies with standard & meets objective</p>
Assessment: All bedrooms have adequate access to daylight, exceeding the minimum standards for light penetration into habitable areas.					
<p>Clause 55.07-15 Natural ventilation objectives</p> <ul style="list-style-type: none"> ▪ To encourage natural ventilation of dwellings. ▪ To allow occupants to effectively manage natural ventilation of dwellings. 	<p>Standard B49</p> <p>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>At least 40% of dwellings should provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> ▪ A maximum breeze path through the dwelling of 18 metres. ▪ A minimum breeze path through the dwelling of 5 metres. ▪ Ventilation openings with approximately the same area. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>				<p>Complies with standard & meets objective</p>
Assessment: The floor plans demonstrate appropriate natural ventilation being achieved for all dwellings, in accordance with the Standard.					

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
Construction related, e.g. basement closer to the boundary/safety,	Pursuant to the <i>Planning and Environment Act 1987</i> and Kingston Planning Scheme, this concern falls outside of the scope of planning considerations.
Noise, dust, construction hours	Pursuant to the <i>Planning and Environment Act 1987</i> and Kingston Planning Scheme, this concern falls outside of the scope of planning considerations, however, construction management plan will be required as a condition of the permit, which will help to assist to deal with the issues of noise, dust and allowable construction hours.
Boundary fence	The boundary fence proposed to be higher than 1.8m. Pursuant to the <i>Planning and Environment Act 1987</i> and Kingston Planning Scheme, this concern falls outside of the scope of planning considerations.

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** for development of nine (9) dwellings and associated works at 55-57 Wilson Street, Cheltenham, 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 substantially accord with the advertised plans prepared by Finnis Architects, Drawing No's. TP00 – TP11 submitted on 8 May 2020 and prepared by Faulkner & Chapman landscape design Landscape Plan, submitted on 20 December 2019, but modified to show:

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- a. the provision of a landscape plan substantially in accordance with the submitted landscape plan (Falkner & Chapman; 03/12/2019), with such plans to be prepared by a suitably qualified landscape professional to the satisfaction of the Responsible Authority and incorporating:
 - i) Amended landscape plan to correspond with the ground floor plans TP-01 rev 2 prepared by Finnis Architects submitted to Council on 8 May 2020
 - ii) A planting schedule of all proposed trees and shrubs, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant
 - iii) 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
 - iv) 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
 - v) The delineation of all garden beds, paving, grassed area, retaining walls, fences and other landscape works
 - vi) The coloured concrete pavers located in the Wilson Street frontage to be porous or permeable in design or replaced with a suitably permeable material (e.g. crushed rock, mulch)
 - vii) 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)
 - viii) 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
 - ix) Two (2) native canopy trees capable of growing to minimum mature dimensions of 8 metres in height and 5 metres in width to be planted in the front setback of the property
 - x) One (1) canopy tree capable of growing to minimum mature dimensions of 6 metres in height and 4 metres in width to be planted in the secluded private open space of Unit 2, 3, 4, 5, 6 and 7
 - xi) 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
 - xii) Notes regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements
 - xiii) Tree protection measures including for street trees accurately drawn to scale and labelled as per the endorsed Tree Management Plan
 - xiv) The screening planting along the northern boundary as agreed with objector of No 1/59 Wilson Street
- b. The location of tree protection measures illustrated to scale and labeled on the Ground Floor Plan as per the endorsed Tree Management Plan.
- c. Any changes as required by Condition 4 of the Tree Management and Protection Plan.

- d. Relevant commitments within the Sustainable Design Assessment, required under condition 16 of this permit to be shown on plans. The SDA must be updated to confirm heating and cooling systems to meet a 4-star minimum, 6-star gas instantaneous system, improved daylight outcomes for Bed 2 of Dwelling 6, electric vehicle charge points and a light-coloured or reflective metal decking for the non-visible flat roofs.
- e. Provision of additional direction/entry signage for Dwellings 2-7 on the east facing walls of the common stairwell or common wall between Dwelling 1 and Dwelling (in front of the Dwelling 1 entry) to improve the identification of dwelling internally.
- f. A notation on the plan stating “the habitable room window and outdoor living area must accord with Clause 55.04-6 (Standard B22) of the Kingston Planning Scheme.”
- g. An elevation plan of the front fence which provides details of its style, height and materials.
- h. The surface material of all driveways / accessways and car parking spaces nominated in all-weather coloured concrete sealcoat, or similar.
- i. Details of storage volume to the respective sized dwelling accord with Clause 55.07-10 (Standard B44) of Clause 55 of the Kingston Planning Scheme.
- j. Street tree protection measures shown in accordance with Condition 3 of this permit.

Endorsed Plans

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

Street Trees

3. Tree Protection Fencing is to be established around the *Melaleuca styphelioides* and *Agonis flexuosa* 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.

Tree Management and Protection Plan

4. Concurrent with the endorsement of plans, a Tree Management Plan prepared by a suitably qualified arborist in accordance with AS4970-2009, must be submitted to and be endorsed by the Responsible Authority and incorporating:
 - a) A Tree Management Plan (written report) must provide details of:
 - i) 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 neighboring 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.
5. All protection measures identified in the Tree Management Plan must be implemented, and development works undertaken on the land must be undertaken in accordance with the Tree Management Plan, to the satisfaction of the Responsible Authority.
6. Prior to the commencement of works, the name and contact details of the project arborist responsible for implementing the Tree Management Plan must be submitted to the Responsible Authority.

Drainage and Water Sensitive Urban Design

7. Unless with the prior written consent of the Responsible Authority, before the development commences, the following Integrated Stormwater Management documents must be prepared, by a suitably qualified person, to the satisfaction of the Responsible Authority.
 - a. Stormwater Management/drainage (drainage) Plan(s) must be prepared, with supporting computations, showing the stormwater (drainage) works to the nominated point of discharge. The plan(s) must show all details of the proposed stormwater (drainage) works including all existing and proposed features that may have impact on the stormwater (drainage) works, including landscaping details.
 - b. The Stormwater Management (drainage) Plan must address the requirements specified within Council's "Civil Design requirements for Developers – Part A: Integrated Stormwater Management".
 - c. A STORM modelling report with results demonstrating water sensitive urban design treatments that achieve Victorian best practice objectives with a minimum 100% rating must be provided as part of the Stormwater Management (drainage) Plan to the satisfaction of the Responsible Authority. These may include the use of an infiltration or bio-retention system, rainwater tanks connected for reuse, or other treatments to the satisfaction of the Responsible Authority.
 - d. The water sensitive urban design treatments as per conditions 7a, 7b & 7c above must be implemented on-site, unless an alternative agreement for stormwater quality in-lieu contribution is reached with the Responsible Authority.
8. Stormwater/drainage works must be implemented in accordance with the approved stormwater management/drainage plan(s) and to the satisfaction of the Responsible Authority including the following:
 - a. All stormwater/drainage works must be provided on the site so as to prevent overflows onto adjacent properties.
 - b. The implementation of stormwater/drainage detention system(s) which restricts stormwater discharge to the maximum allowable flowrate of 10.7L/s.
 - c. All stormwater/drainage works must be maintained to the satisfaction of the Responsible Authority.
9. 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.

10. The basement structure must be designed to respond to the findings of the GAR and GMP required under condition 9 and constructed to the satisfaction of the responsible authority in accordance with the following:
 - a) the basement must be a fully-tanked dry basement with no ground water including agricultural (AG) drain collection or disposal into stormwater system and with an allowance made for any hydrostatic pressures in accordance with Council's "Basements and Deep Building Construction Policy 2014" and "Basements and Deep Building Construction Guidelines 2014", or

in the event it is demonstrated that a fully tanked dry basement cannot be achieved or if a wet basement system is proposed, no groundwater including AG drain from the site shall be discharged into the stormwater system. Council does not accept any groundwater (including AG drain) into the stormwater system. Sub-surface water (groundwater) is the responsibility of the property owner.
11. In any case where the basement design and construction, as required by Conditions 9 & 10 of this permit, does not accord with the plan(s) approved under this permit, the endorsed plan(s) must be amended to the satisfaction and with the written consent of the Responsible Authority.
12. The existing council pipe within the rear drainage easement must be protected at all time during the construction.
13. Property connection to existing Council drain with 150mm pipe is not permitted.

Waste Management Plan

14. Concurrent with the endorsement of plans, submitted Waste Management Plan (WMP) must be approved by the Responsible Authority. When approved, the Plan will be endorsed and will then form part of the permit.
15. The Waste Management Plan must be implemented to the satisfaction of the Responsible Authority. The Waste Management Plan must not be modified unless without the written consent of the Responsible Authority.

Sustainable Design Assessment

16. Prior to the endorsement of the plans required pursuant to Condition 1 of this permit, the provision of an amended 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 be amended to provide additional details on 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.

Construction Management

17. 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.

Cultural Heritage Management Plan

- 18. The construction of the development hereby approved must be carried out in accordance with the approved Cultural Heritage Management Plan No 16915 prepared by Jem Archaeology and approved by the Department of Premier and Cabinet on 29 November 2019.

Infrastructure and Road Works

- 19. 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.
- 20. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.
- 21. Any reinstatements and vehicle crossings are to be constructed to the satisfaction of the Responsible Authority.
- 22. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.
- 23. Vehicle crossings must be constructed to council's industrial strength specifications.
- 24. Any redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.

General amenity conditions

- 25. All works on or facing the boundaries of adjoining properties must be finished and surface cleaned to a standard that is well presented to neighbouring properties in a manner to the satisfaction of the Responsible Authority.
- 26. All 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.
- 27. 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

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28. 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.
29. Prior to the occupation of the dwellings hereby permitted, the landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority. Thereafter, the landscaping shall be maintained to the satisfaction of the Responsible Authority.

Time Limits

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

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

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

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

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

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

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

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

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

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.

Note: Consent from the relevant service authority is required to build over the easement and will need to be obtained prior to the issue of a Building Permit.

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

Note: Please note that during basement construction Council does not permit the discharge of surface water or ground water into the Council drainage system unless a Temporary Discharge Permit (TDP) has been obtained. Application form and other construction related permits can be obtained from the following link:


<http://www.kingston.vic.gov.au/Property-and-Development/Construction>

OR

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

1. The proposal fails to meet the objectives and strategic directions of the Municipal Strategic Statement – Built Environment and Heritage contained at Clause 21.06 and Housing contained at Clause 21.07 of the Kingston Planning Scheme.
2. The proposal does not satisfy the requirements of Clause 22.06 – Residential Development Policy, of the Kingston Planning Scheme.
3. The proposal represents an overdevelopment of the subject site providing an inappropriate response to local policy expectations and the character of the area having regard to the incremental housing change expected.
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 built form separation, level of sheer wall construction, level of built form within the rear of the site.
5. The proposal fails to satisfy the following requirements of Clause 55 of the Kingston Planning Scheme (ResCode), in particular Clause 55.02-1 Neighbourhood Character objective, Clause 55.02-2 Residential Policy objective, Clause 55.03-7 Safety objective, Clause 55.03-8 Landscaping objectives; Clause 55.03-1 Street setback objective; Clause 55.04-1 Side and rear setbacks objective; Clause 55.06-2 Front fences objective and Clause 55.07-7 Accessibility objective.

Appendices

Appendix 1 - KP-2019/826 - 55 -57 Wilson Street Cheltenham - CONSIDERED PLANS
(Ref 20/159277) 

Author/s: Girija Shrestha, Senior Statutory Planner
Reviewed and Approved By: Amy Lin, Statutory Planning
Jaclyn Murdoch, Manager City Development

4.2

KP-2019/826 - 55 - 57 WILSON STREET, CHELTENHAM - DEVELOPMENT OF NINE (9) DWELLINGS AND ASSOCIATED WORKS

1	KP-2019/826 - 55 -57 Wilson Street Cheltenham - CONSIDERED PLANS	63
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55-57 WILSON STREET, CHELTENHAM

TOWN PLANNING SUBMISSION

MULTI-RESIDENTIAL DEVELOPMENT - 19-033

SHEET LIST

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TP-00	COVER SHEET	
TP-01	NEIGHBOURHOOD & SITE DESCRIPTION	1
TP-02	DESIGN RESPONSE	2
TP-03	BASEMENT FLOOR PLAN	2
TP-04	GROUND FLOOR PLAN	2
TP-05	FIRST FLOOR PLAN	2
TP-06	ROOF PLAN	
TP-07	SHADOW DIAGRAMS	
TP-08	SHADOW DIAGRAMS	1
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TP-11	PERSPECTIVES & 3-D VIEWS	

COVER SHEET
 TP-00
 RAFT
 DEVELOPMENTS
 MULTI-RESIDENTIAL
 DEVELOPMENT
 55-57 WILSON ST.
 CHELTENHAM
 1 - 1



TOWN PLANNING

#	AMENDMENT	DATE
1	Council RFI changes	28/01/2020

PROJECT:
 RAFT DEVELOPMENTS
 MULTI-RESIDENTIAL DEVELOPMENT
 55-57 WILSON ST, CHELTENHAM

DRAWING:
 NEIGHBOURHOOD & SITE
 DESCRIPTION

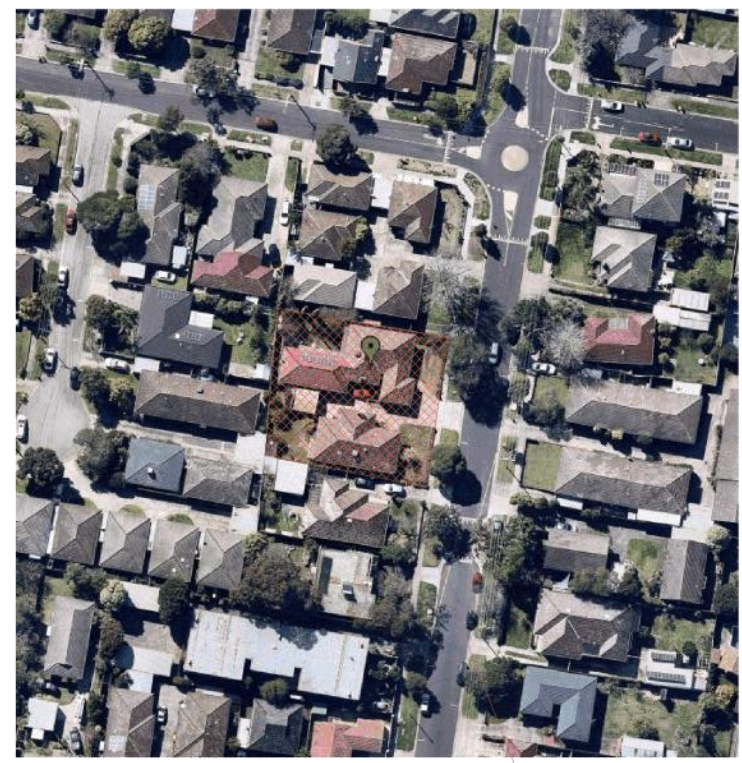
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DRAWING NO:
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1



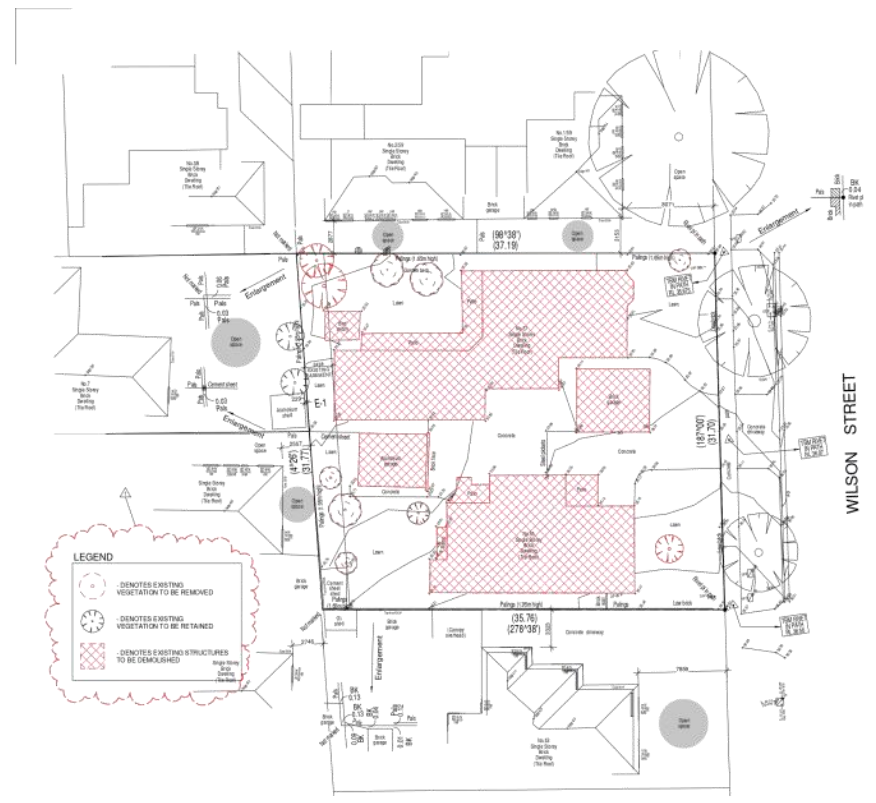
(NEARMAPS - NOT TO SCALE)

SUBJECT SITE
 (SHOWN HATCHED)

GENERAL RESIDENTIAL ZONE (GRZ)
 GENERAL RESIDENTIAL ZONE - SCHEDULE 2 (GRZ2)

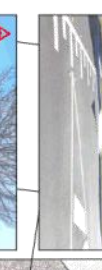
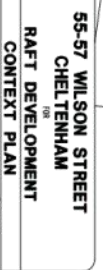
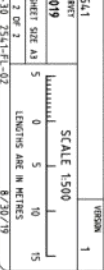
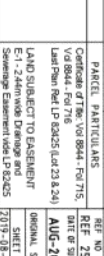
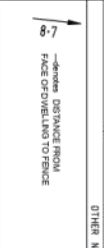


GRZ - General Residential
 Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.



01 NEIGHBOURHOOD & SITE DESCRIPTION
 1:100





OTHER NOTATIONS

External boundaries derived from Vermap Digital

8-7 —denotes DISTANCE FROM FACE OF DWELING TO FENCE

PARCEL PARTICULARS

REF. NO. 1

CONTRACT NO. 10884 - RA 715

DATE OF SURVEY 14/08/2019

LAND PLAN Ref. P/3025 (LA 23 & 24)

LAND SUBJECT TO EASEMENT

SEWERAGE ESTABLISHMENT Ref. P/3025

SCALE 1:500

LENGTHS ARE IN METERS

0 5 10 15

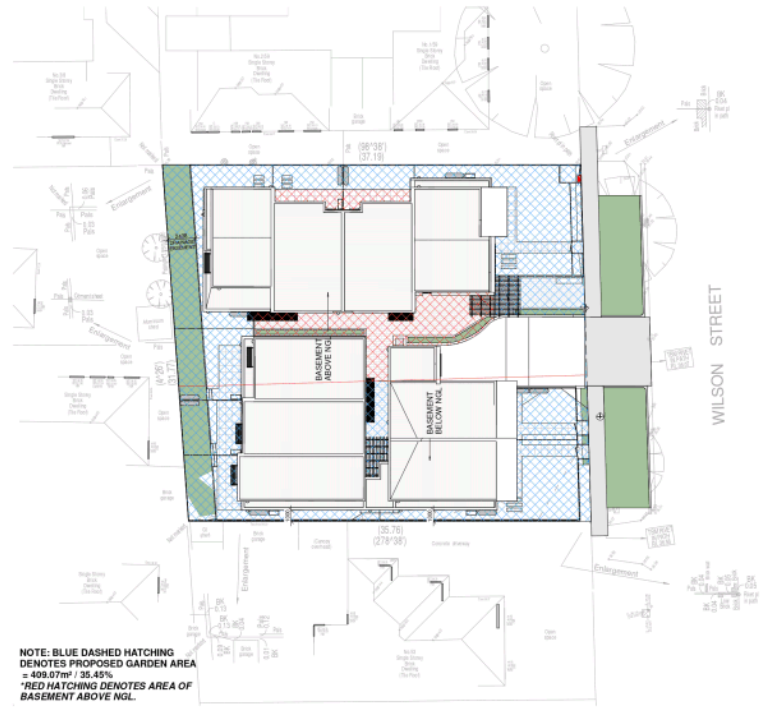
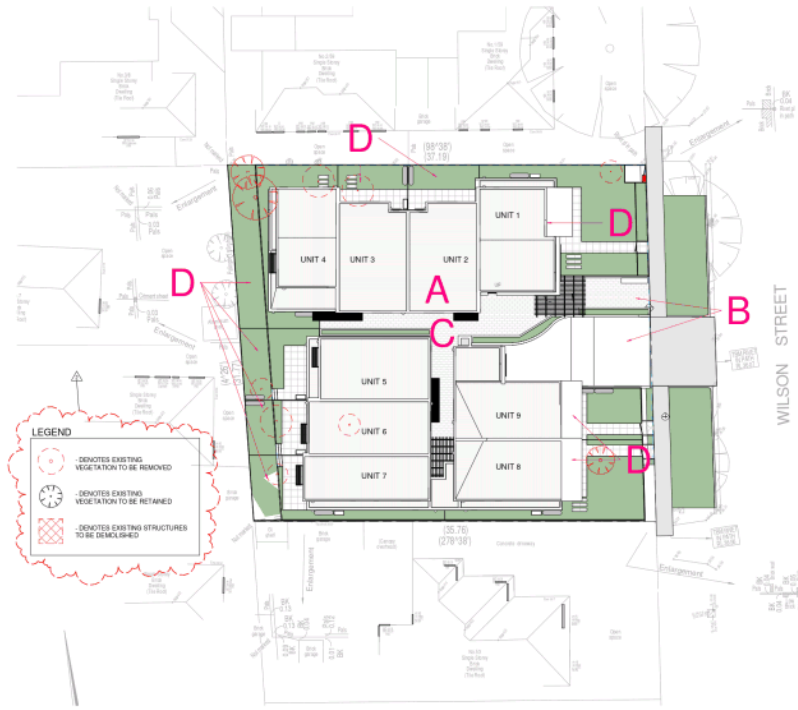
8/20/19

**55-57 WILSON STREET
CHELTENHAM
RAFT DEVELOPMENT
CONTEXT PLAN**



TOWN PLANNING

#.	AMENDMENT	DATE
2	SDA & WMP notes	16/09/2020



01 DESIGN RESPONSE

DESIGN RESPONSE KEY

- A** - IT IS PROPOSED TO CONSTRUCT 9 TWO STOREY TOWNHOUSES ABOVE THE COMMON BASEMENT CARPARK.
- B** - THE PROPOSED DESIGN PROVIDES TWO SEPARATE COMMON ACCESSSES FROM WILSON STREET. A PEDESTRIAN ACCESS AT GROUND LEVEL AND A VEHICLE ACCESS RAMP T THE BASEMENT CARPARK. 9 RESIDENT CARPARK SPACES, AND 2 GUEST SPACES DESIGNATED FOR VISITORS.
- C** - INTERNAL COURTYARDS ARE PROPOSED ARE PROPOSED DIRECT DAYLIGHT ACCESS TO EACH DWELLING.
- D** - EACH DWELLING HAS BEEN PROVIDED ADEQUATE PRIVATE OPEN SPACE FROM LIVING AREAS.
- E** - SITE FACILITIES ARE PLACED IN ACCORDANCE WITH COUNCIL PRACTICE AND AUSTRALIA POST REQUIREMENTS. THE WASTE COLLECTION ROOM IS LOCATED AT BASEMENT FLOOR LEVEL, WITH EASY ACCESS FOR COLLECTION VEHICLES.
- F** - THE PROPOSED BUILDING HEIGHT COMPLIES WITH THE REQUIREMENTS OF THE GENERAL RESIDENTIAL ZONE, SCHEDULE 2 OF THE KINGSTON PLANNING SCHEME.
- G** - ADEQUATE STORAGE SPACE FOR EACH TOWNHOUSE HAS BEEN ALLOCATED VIA STORAGE CAGES WITHIN THE BASEMENT CARPARK LEVEL.

DEVELOPMENT SUMMARY

UNIT No.	1	2	3	4	5	6	7	8	9
GROUND FLOOR	63m ²	67m ²	56m ²	56m ²	61m ²	54m ²	54m ²	58m ²	58m ²
FIRST FLOOR	61m ²	61m ²	60m ²	53m ²	54m ²	53m ²	46m ²	63m ²	52m ²
TOTAL	118m²	118m²	116m²	109m²	115m²	107m²	100m²	121m²	110m²
P.O.S	86m ²	29m ²	25m ²	79m ²	37m ²	25m ²	40m ²	70m ²	37m ²
BALCONY	8m ²	-m ²	-m ²	-m ²	-m ²	-m ²	-m ²	8m ²	8m ²
STORAGE	9.3m ²	9.3m ²	9.3m ²	9.3m ²	9.3m ²	9.3m ²	9.3m ²	9.3m ²	9.3m ²
SITE:	1156m²								
BASEMENT:	561m²								
SITE COVERAGE:	49.8%								
PERMEABILITY:	38.2%								
GARDEN AREA:	35.45%								

03 GARDEN AREA PLAN



PROJECT:
 RAFT DEVELOPMENTS
 MULT-RESIDENTIAL DEVELOPMENT
 55-57 WILSON ST, CHELTENHAM

DRAWING:
 DESIGN RESPONSE

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AUTHOR:
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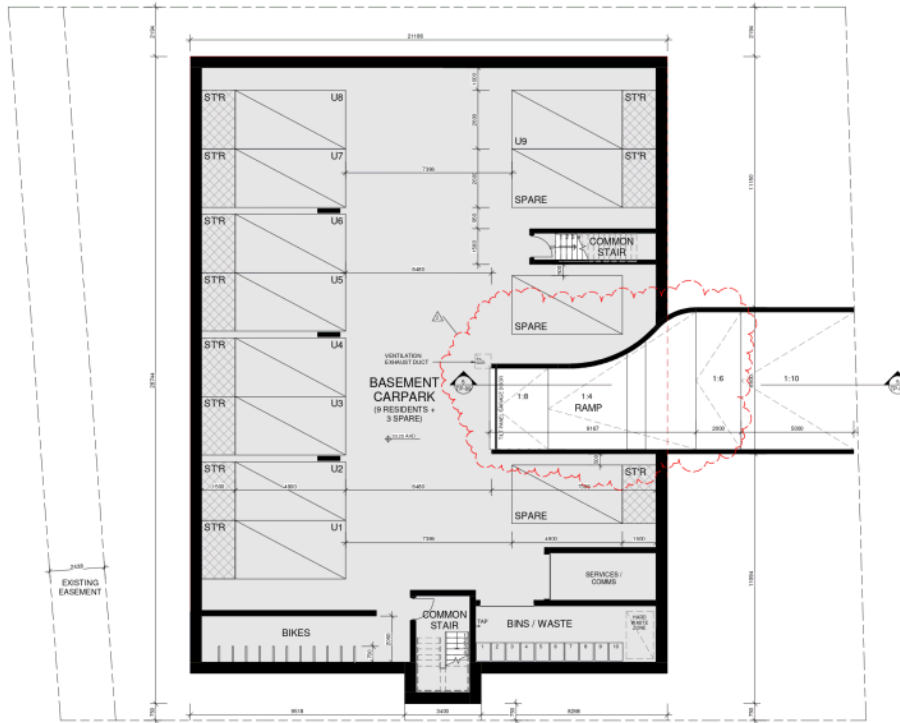
REV:
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TOWN PLANNING

#.	AMENDMENT	DATE
2	SDA & WMP notes	16/09/2020

BESS REPORT ITEM SUMMARY:

ITEM	STATUS	LOCATION SHOWN ON PLANS
MANAGEMENT 3.1	COMPLETE	- TP-04 (GROUND FLOOR PLAN)
MANAGEMENT 3.3	COMPLETE	- TP-04 (GROUND FLOOR PLAN)
WATER 3.1	COMPLETE	- TP-04 (GROUND FLOOR PLAN)
ENERGY 3.1	COMPLETE	- TP-03 (BASEMENT FLOOR PLAN) & TP-08 (BASEMENT RAMP SECTION)
ENERGY 3.4	COMPLETE	- TP-04 (GROUND FLOOR PLAN)
STORMWATER 1.1	COMPLETE	- TP-04 (GROUND FLOOR PLAN)
EQ 1.1	COMPLETE	- TP-04 (GROUND FLOOR PLAN) & TP-10 (ELEVATIONS)
EQ 1.2	COMPLETE	- TP-04 (GROUND FLOOR PLAN) & TP-10 (ELEVATIONS)
EQ 1.5	COMPLETE	- TP-04 (GROUND FLOOR PLAN) & TP-05 (FIRST FLOOR PLAN)
EQ 2.1	COMPLETE	- TP-04 (GROUND FLOOR PLAN) & TP-06 (FIRST FLOOR PLAN)
TRANSPORT 1.1	COMPLETE	- TP-03 (BASEMENT FLOOR PLAN)
TRANSPORT 1.2	COMPLETE	- TP-03 (BASEMENT FLOOR PLAN)
WASTE 2.2	COMPLETE	- TP-03 (BASEMENT FLOOR PLAN)
URBAN ECOLOGY 2.1	COMPLETE	- TP-04 (GROUND FLOOR PLAN)



01 BASEMENT FLOOR LEVEL
1:100

PROJECT:
RAFT DEVELOPMENTS
MULTI-RESIDENTIAL DEVELOPMENT
55-57 WILSON ST, CHELTENHAM

DRAWING:
BASEMENT FLOOR PLAN

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DRAWING NO:
TP-03
REV:
2

TOWN PLANNING

#.	AMENDMENT	DATE
1	Council RFI changes	28/01/2020
2	SDA & WMP notes	16/09/2020

PROJECT:
RAFT DEVELOPMENTS
MULTI-RESIDENTIAL DEVELOPMENT
55-57 WILSON ST, CHELTENHAM

DRAWING:
GROUND FLOOR PLAN

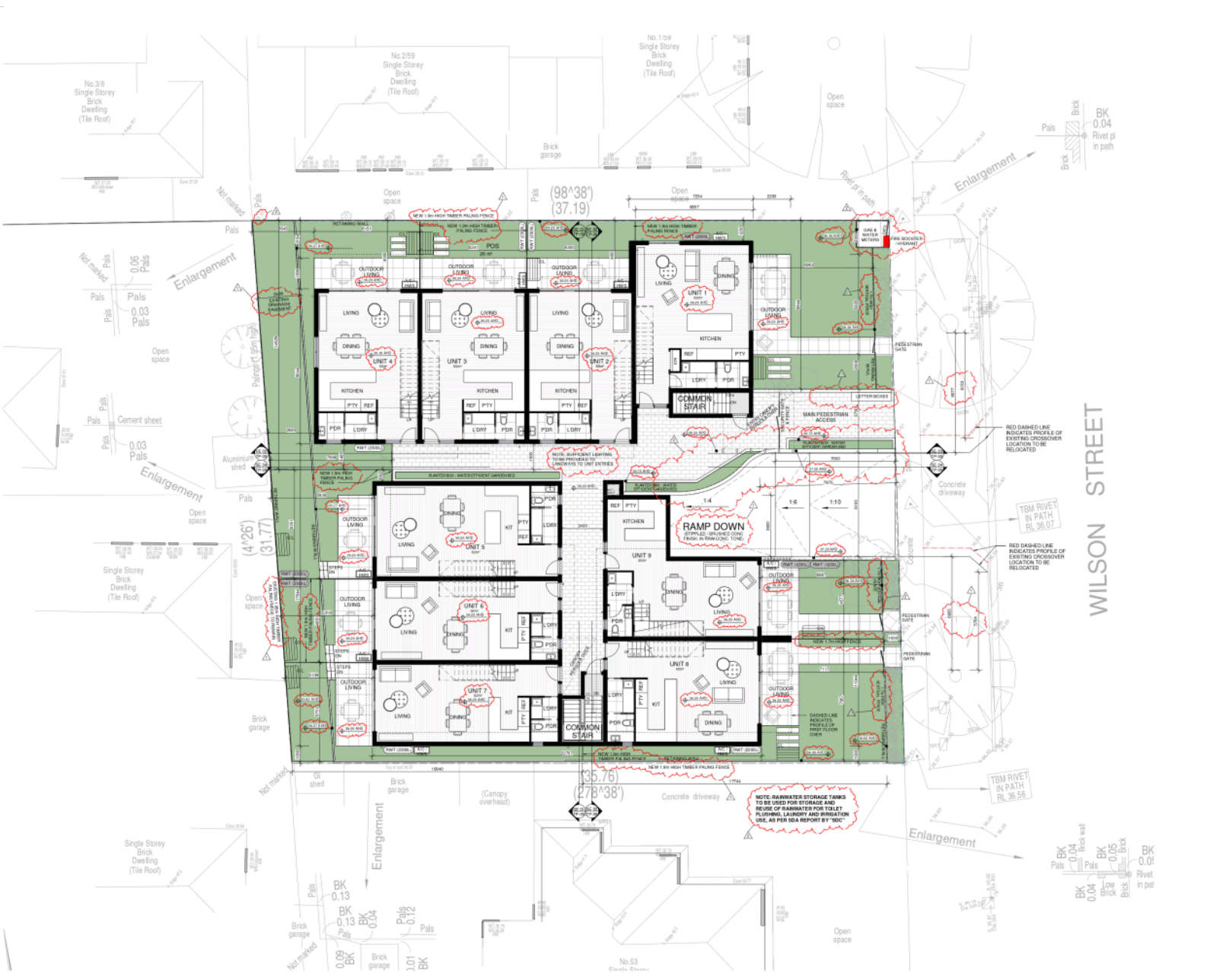
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SCALE:
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DRAWING NO:
TP-04
REV:
2



01 GROUND FLOOR LEVEL
1:100

TOWN PLANNING

#.	AMENDMENT	DATE
1	Council RFI changes	28/01/2020
2	SDA & WMP notes	16/09/2020

PROJECT:
 RAFT DEVELOPMENTS
 MULTI-RESIDENTIAL DEVELOPMENT
 55-57 WILSON ST, CHELTENHAM

DRAWING:
 FIRST FLOOR PLAN

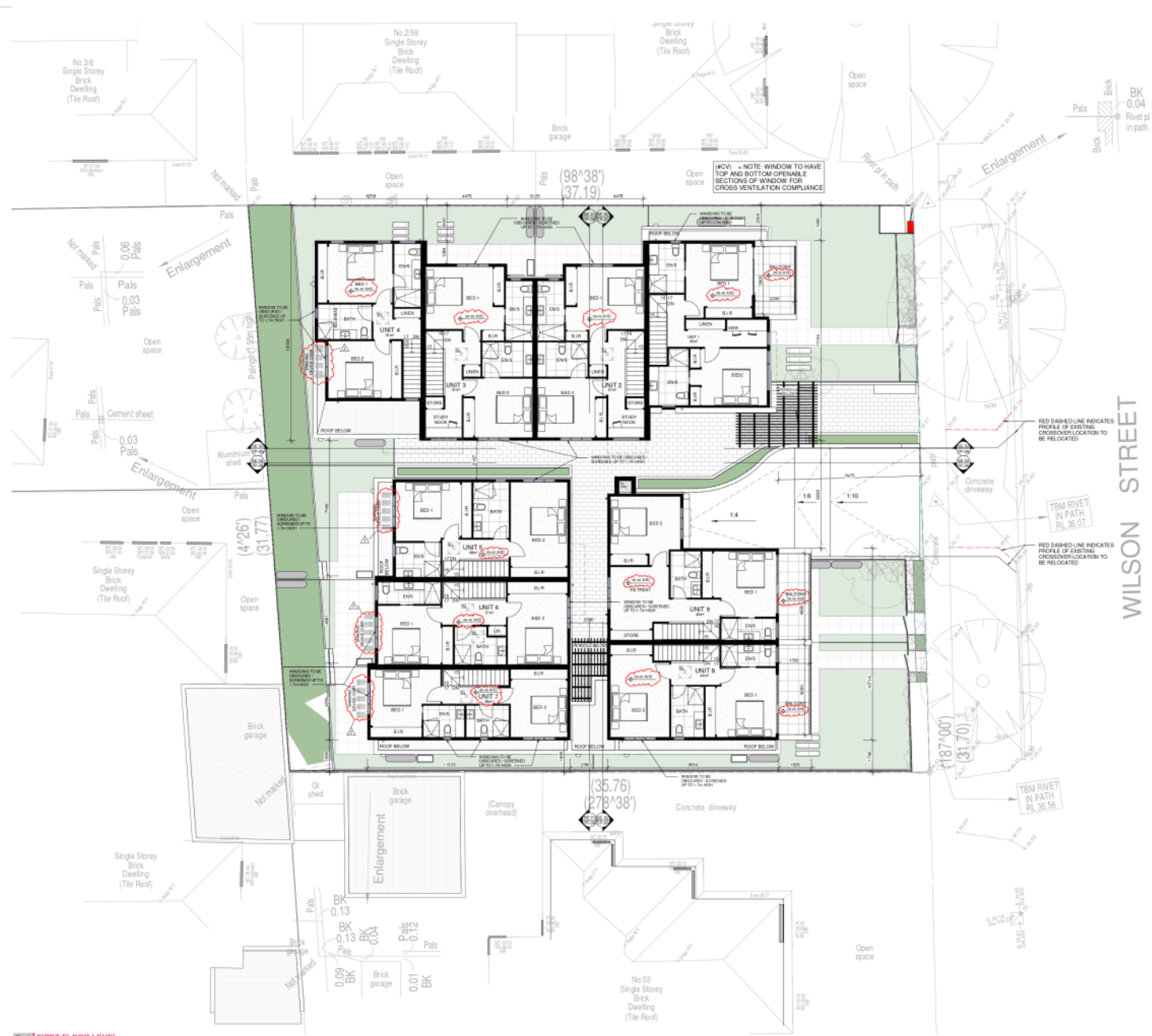
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 SCALES:
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 AUTHOR:
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DRAWING NO: TP-05
REV: 2



01 FIRST FLOOR LEVEL
 1:100

TOWN PLANNING

#	AMENDMENT	DATE
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PROJECT:
RAFT DEVELOPMENTS
MULTI-RESIDENTIAL DEVELOPMENT
55-57 WILSON ST, CHELTENHAM

DRAWING:
ROOF PLAN

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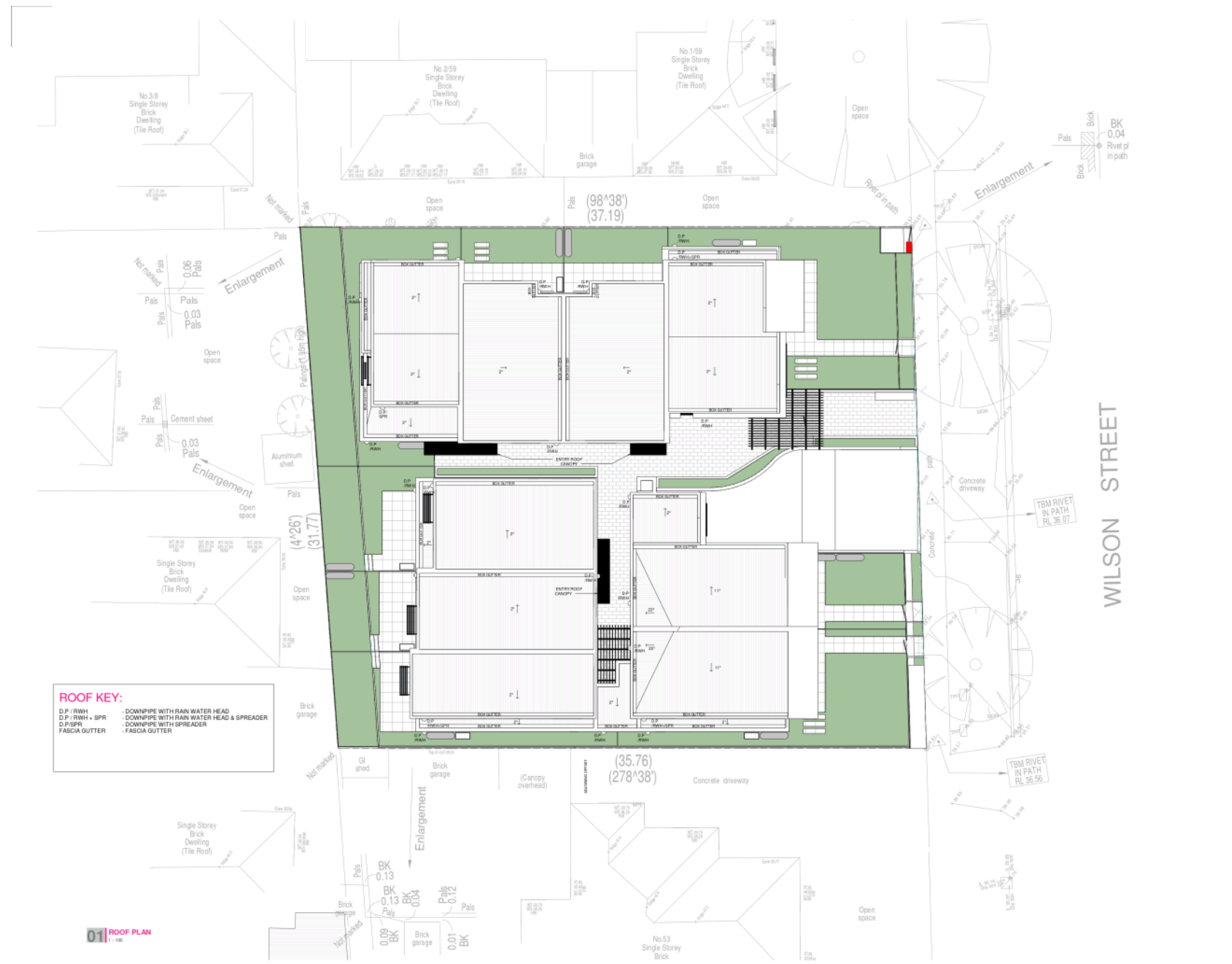


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SCALE:
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AUTHOR:
HTF



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DRAWING NO: TP-06
REV:



ROOF KEY:
 D.P. / RWH - DOWNPIPE WITH RAIN WATER HEAD
 D.P. / RWH + SPR - DOWNPIPE WITH RAIN WATER HEAD & SPREADER
 D.P. / SPR - DOWNPIPE WITH SPREADER
 FASCIA GUTTER - FASCIA GUTTER

01 ROOF PLAN
1:100

TOWN PLANNING

#	AMENDMENT	DATE

PROJECT:
RAFT DEVELOPMENTS
MULTI-RESIDENTIAL DEVELOPMENT
55-57 WILSON ST, CHELTENHAM

DRAWING:
SHADOW DIAGRAMS

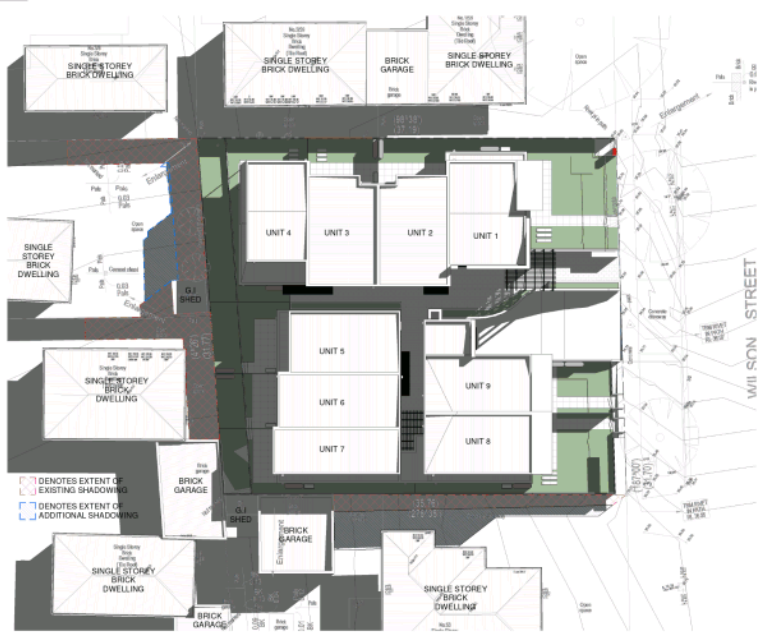
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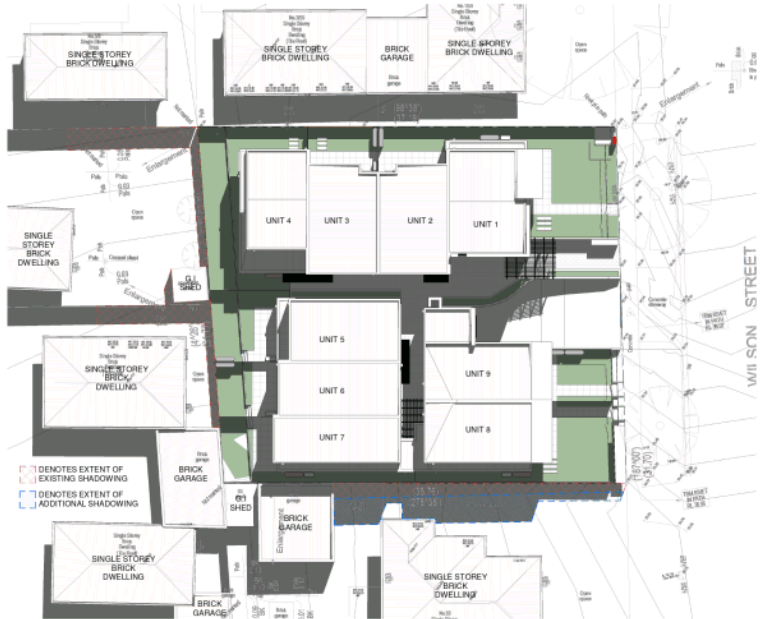
CREATION DATE: 3/12/19
 JOB NO: 18-033
 SCALE: 1:200 @A1
 AUTHOR: HTF

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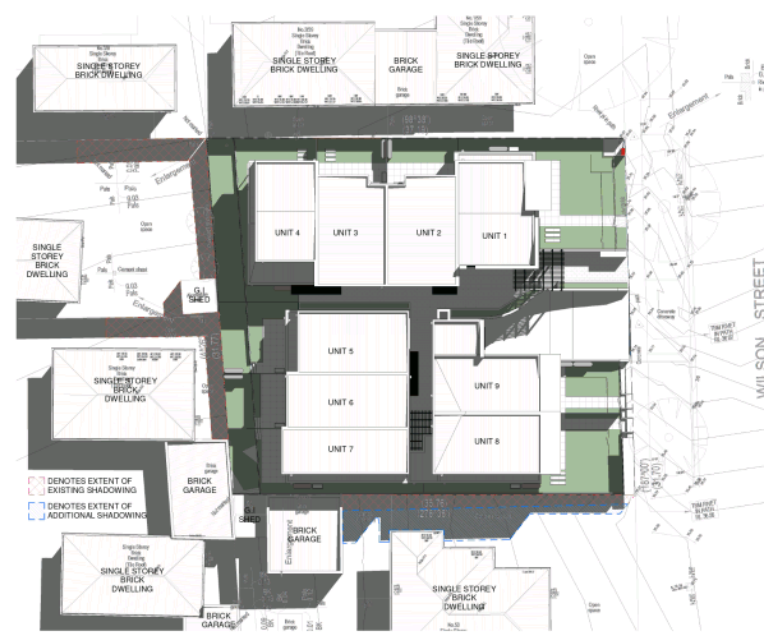
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TP-07
REV:



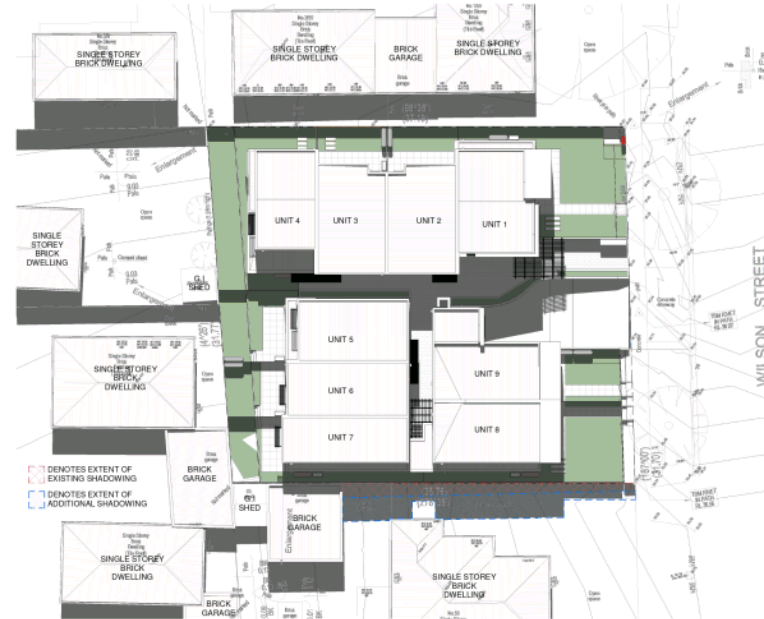
01 SHADOW DIAGRAMS 9am
1:200
21st SEPTEMBER



03 SHADOW DIAGRAMS 11am
1:200
21st SEPTEMBER



02 SHADOW DIAGRAMS 10am
1:200
21st SEPTEMBER



04 SHADOW DIAGRAMS 12pm
1:200
21st SEPTEMBER

TOWN PLANNING

#	AMENDMENT	DATE
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PROJECT:
RAFT DEVELOPMENTS
MULTI-RESIDENTIAL DEVELOPMENT
55-57 WILSON ST, CHELTENHAM

DRAWING:
SHADOW DIAGRAMS

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DRAWING NO:
TP-08
REV:



02 SHADOW DIAGRAMS 2pm
1:200 21st SEPTEMBER



01 SHADOW DIAGRAMS 1pm
1:200 21st SEPTEMBER



03 SHADOW DIAGRAMS 3pm
1:200 21st SEPTEMBER

TOWN PLANNING

#.	AMENDMENT	DATE
1	Council RFI changes	28/01/2020

PROJECT:
 RAFT DEVELOPMENTS
 MULTI-RESIDENTIAL DEVELOPMENT
 55-57 WILSON ST, CHELTENHAM

DRAWING:
 SECTIONAL ELEVATIONS

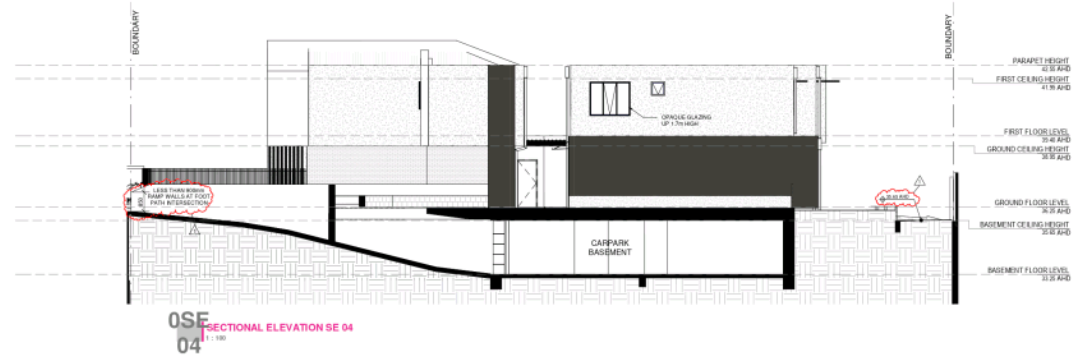
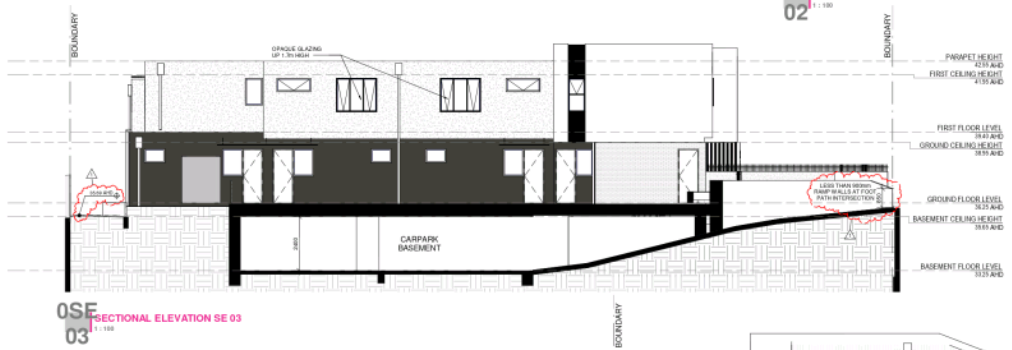
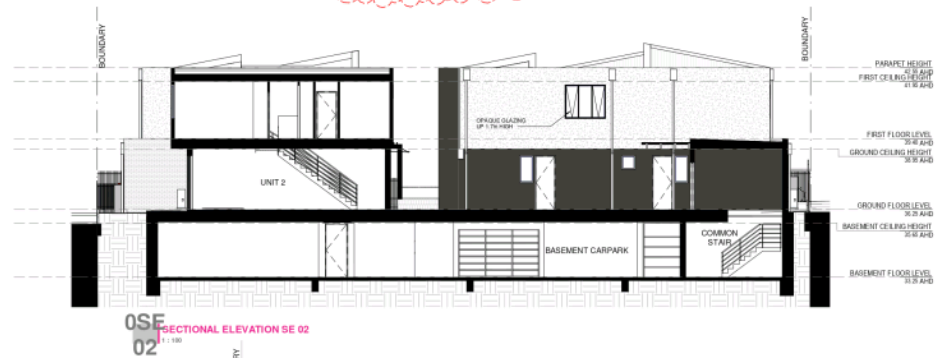
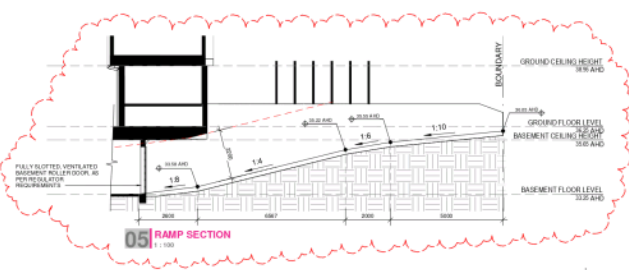
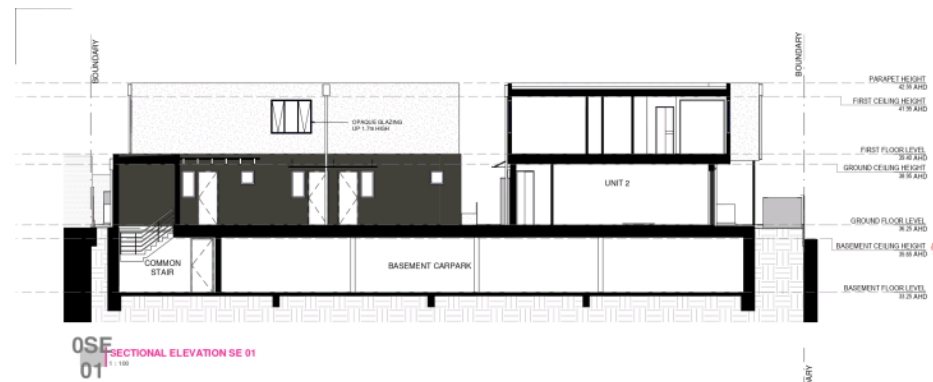
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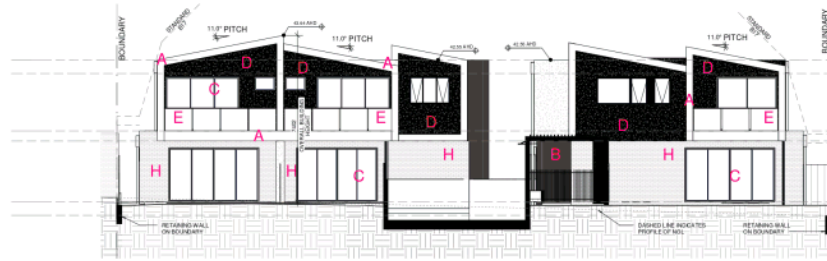
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TP-09
 REV:
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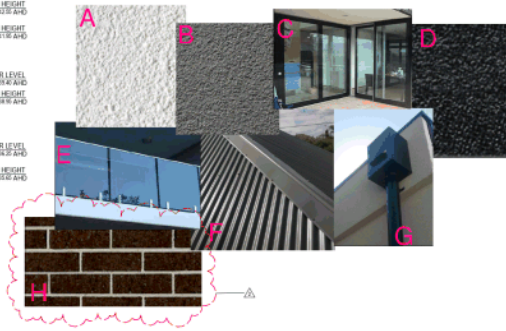
TOWN PLANNING

#.	AMENDMENT	DATE
2	SDA & WMP notes	16/03/2020



01 EAST ELEVATION
1:100

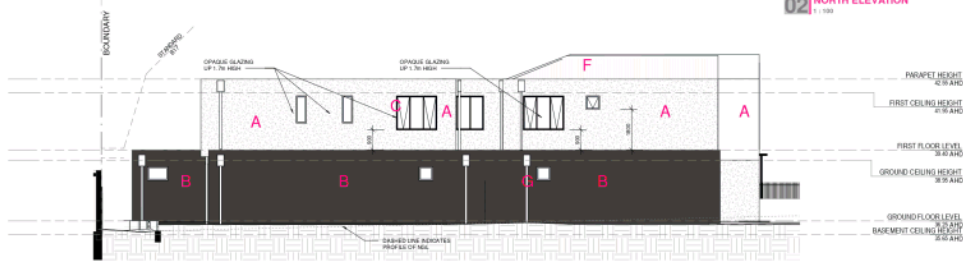
EXTERNAL COLOURS & MATERIALS



- A- WHITE TONE RENDER
- B- DARK GREY / MONUMENT TONE RENDER
- C- 'LIGHT GREY' TONE ALUMINIUM POWDERCOATED WINDOW & DOOR FRAMES
- D- BLACK TONE RENDER
- E- FRAMED GLASS BALUSTRADE
- F- COLOURBOND CUSTOM ORB & KLIP-LOCK SHEET ROOFING IN 'MONUMENT' CLADDING IN MID / LIGHT GREY TONE
- G- GUTTERING / FASCIAS / DOWNPIPES / RAINWATER HEADS IN 'MONUMENT' TONE
- H- SELECTED FACE BRICKWORK



02 NORTH ELEVATION
1:100



03 SOUTH ELEVATION
1:100



04 WEST ELEVATION
1:100

PROJECT:
RAFT DEVELOPMENTS
MULTI-RESIDENTIAL DEVELOPMENT
55-57 WILSON ST, CHELTENHAM

DRAWING:
ELEVATIONS

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JOB NO:

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SCALE:

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DRAWING NO:
TP-10

REV:

2

TOWN PLANNING

#.	AMENDMENT	DATE



PROJECT:
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 MULTI-RESIDENTIAL DEVELOPMENT
 55-57 WILSON ST, CHELTENHAM

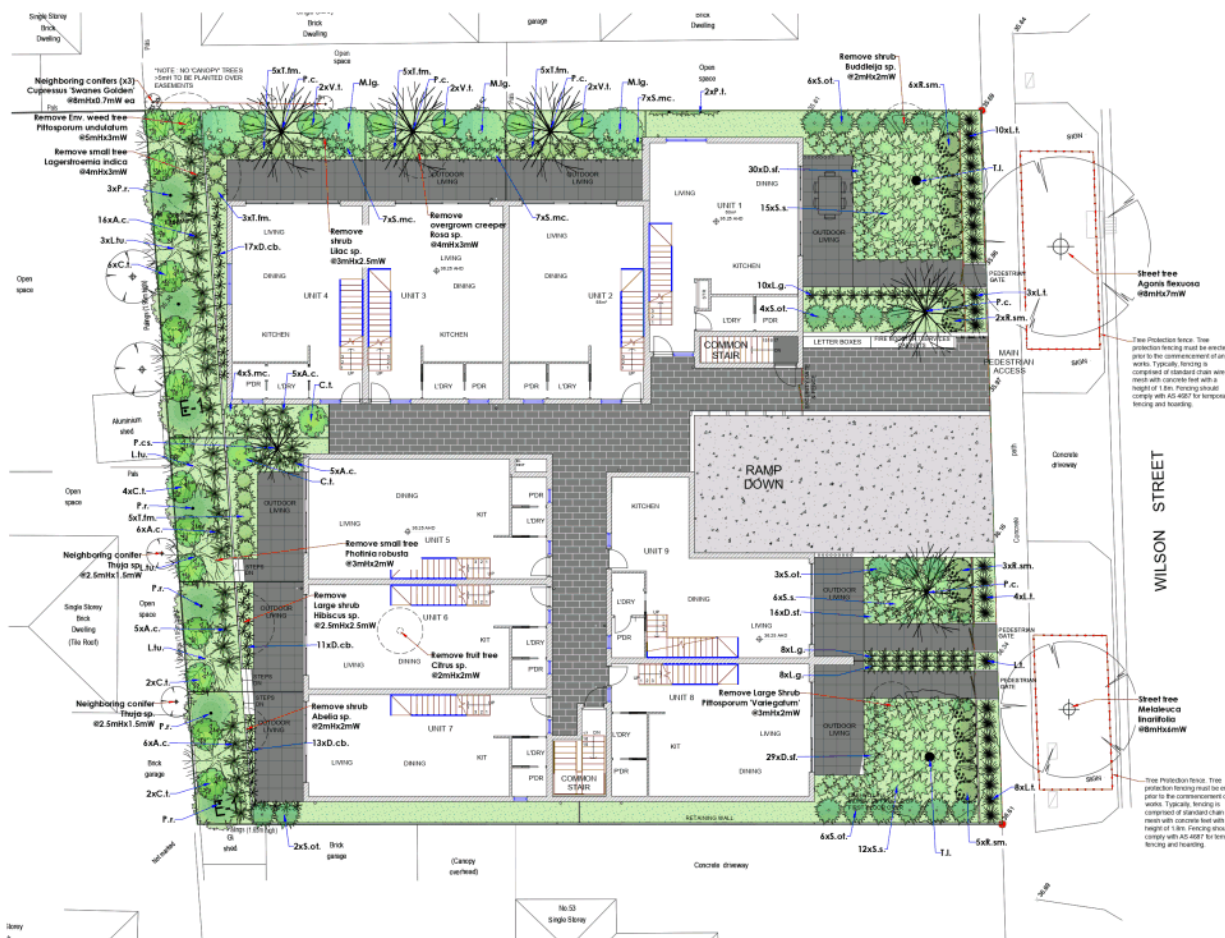
DRAWING:
 PERSPECTIVE 3-D VIEWS

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DRAWING NO:
TP-11
 REV:



- ### ESTABLISHMENT & MAINTENANCE NOTES
- The site is to be cleared of all debris and building rubble.
 - All weed species on site shall be eradicated.
 - Soils shall be incorporated into garden bed areas. A 5-way 'Landscape Blend' soil mix, or any weed free sandy loam/bulk mix with added compost, should be added to a minimum depth of about 150mm.
 - Plant species shall be true to type and there should be no alterations or substitution of nominated species or cultivars without the written consent of the Landscape Architect/Designer.
 - All plant stock shall be checked by Contractor and must be healthy and disease free.
 - Planting must be undertaken in accordance with sound horticultural practices, with holes dug to twice the size of the root ball. Holes should be backfilled to top of root ball. Avoid excessive compaction of soil.
 - All plants must be thoroughly hand watered just after planting.
 - Slow release fertiliser, suitable for mixed plant species (eg. 9 month, camocole), shall be applied at time of planting in accordance with manufacturer's recommended dose rates and application methods.
 - All garden bed areas shall be mulched to a minimum depth of 80mm with a fine grade 'palm bark/leuca mulch' blend.
 - An automated 20mm PVC irrigation system to be installed at all garden bed areas. Typically use 'Netafim Scopoline' 20th non pressure compensating 13mm 'Vicki Tube' irrigation system or 300mm centres for garden beds (or similar). Use pressure reducing valves after the solenoids.
 - All paving to be stone pavers (or similar) as specified (in nominated size). All paving to be laid on a 20mm mortar setting bed on concrete slab as specified. Paving to be drained to garden beds or stormwater pits as shown. Paving to be grouted with a color matched commercial grade grout mixture. Sponge clean pavers with clean water at time of grouting (Do not rely on acid wash). All paving to have a minimum 1% to 100 fall to garden beds/stormwater pits. All paving to fall away from the building. All paving to have a flexible expansion joint whenever it meets the building.
 - Pavers as stepping stones or garden edging to be laid on a 40mm thick mortar setting bed on 50mm depth compacted crushed rock over compacted subgrade.
 - Concrete paving for driveway and pedestrian paths to be to architectural/finish detail.
 - All filling over basement carpark slab to be to Architect/Engineer's detail.
 - The Landscape Contractor should provide a minimum 13 week establishment maintenance program during which time any dead, dying or diseased plant material is replaced, litter is removed and weeds are eradicated.
 - Accent plants to be pruned off leaves only. Allow natural shape to develop. Gardens of size no greater than those listed in the plant key. Cut back small accent plants biannually after main flowering period. Evergreen shrubs or hedges to be maintained to size nominated in plant key.

PLANT KEY

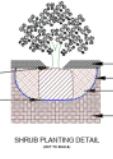
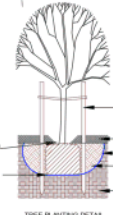
Code	Botanical Name	Common Name	Ht. x Width at Maturity	Pot Size / Min. Height	No. Req.
CANOPY TREES >5mH					
P.c.s.	<i>Prunus cerasifera</i> 'Crimson Spire'	Crimson Spire	7-8.0-3m	80cm/2m	1
P.c.	<i>Prunus 'Chocobar'</i>	Chocobar Pear	9.10x3-6m	50cm/2m	5
T.L.	<i>Metrosideros louisa</i> 'Lucasius'	Lucasius	9.10x3-7m	50cm/2m	2
LARGE SHRUBS / HEDGEROW TREES 2mH-5mH					
L.h.	<i>Lagerstromia 'Tuscany'</i>	Tuscany	4.5x3-4m	40cm	7
H.S.D.	<i>Hydrangea 'Little Clem'</i>	Little Clem	4.5x2-3m	40cm	4
P.r.	<i>Photinia robusta</i>	Photinia	4.5x2-3m	40cm	7
S.o.t.	<i>Strydom 'Orange Twist'</i>	Orange Twist	3x1m *	30cm	21
V.J.	<i>Viburnum flex</i>	Loaveslime	3x1.5m	30cm	6
SHRUBS / GROUNDCOVERS < 2mH					
C.I.	<i>Chalyia nemata</i>	Hawaiian Orange Blossom	2x0m	25cm	16
D.f.	<i>Dichondra 'Silver Falls'</i>	Silver Falls	0.8x1m	10cm	85
S.m.	<i>Raphanocarpus 'Snow Maiden'</i>	Snow Maiden	1.2x0.7m *	25cm	14
S.m.c.	<i>Scopelovia 'Honey Clusters'</i>	Honey Clusters	0.2x0.8m	15cm	25
S.s.	<i>Senecio serpens</i>	Blue Chalk Sticks	0.3x0.9m	15cm	33
T.m.	<i>Trochilodactylus 'Red Hat'</i>	Red Hat	0.2x1m	15cm	23
ACCENT PLANTS / RUSHES / GRASSES <1mH					
A.c.	<i>Abrusopodium ciliatum</i>	Renga renga Fly	0.5x0.6m	15cm	38
D.c.b.	<i>Dianella 'Cassia Blue'</i>	Cassia Blue	0.3x0.3m	15cm	27
L.p.	<i>Lilium 'Emergreen Giant'</i>	Giant lily Fly	0.3x0.5m	15cm	26
L.L.	<i>Lomandra 'Taraiki'</i>	Taraiki	0.3x0.7m	15cm	24
CLIMBING PLANTS					
P.I.	<i>Parrhenocissus 'Hoopstadia'</i>	Boston Creeper	Climber	15cm	2

* to be maintained @ this height x width



GENERAL NOTES

- The Landscape Contractor must refer to engineering drawings for all decks / paths & driveway details.
- This plan is intended for soft landscaping and associated landscape materials and must not be used for any other purposes.
- The Landscape Contractor must verify all dimensions and areas prior to commencing any work or placing any orders for materials.
- The Landscape Contractor must determine the location of all underground services prior to commencing any work on site and shall be liable for any damage to services or conduits.
- The Landscape Contractor must immediately report any perceived errors or omissions in the landscape drawings to the Project Manager and Client.
- Where any conflict occurs between proposed tree locations and infrastructure, such as light poles or powerlines, Item (a) must be relocated or removed.
- The Landscape Contractor must confirm all plant quantities prior to ordering.
- Faulkner & Chapman accepts no responsibility for establishment or maintenance of the landscaping proposed on the Landscape Plan.



© COPYRIGHT All rights reserved. Faulkner & Chapman Landscape Design has granted its licence to the client to use this document for the intended purpose. No other form of copying is permitted.	Project Name	Proposed Residential Development, 55-57 Wilson Street, Cheltenham
Drawing Title	Client	Raft Development Group
Rev. Description	Date	By

LANDSCAPE PLAN

Proposed Residential Development, 55-57 Wilson Street, Cheltenham

Designed G.C.
Down G.C.

Approved G.C.
Date 03.12.2019

Faulkner & Chapman
landscape design

106, Cole St., Brighton, Vic. 3186
ph: 9596 0059 mb: 0417 381 304
e-mail: faulknerchapman@outlook.com

Landscape Architecture and Horticultural Consultancy
Members of the Australian Institute of Landscape Architects, Landscape Institute, Association of Horticulturists

Scale	1:100 @ A1
Project Ref.	55-57WilsonLP
Drawing No.	1
Rev.	-
Drawing Ref.	C:\Users\GREGG\OneDrive\My Documents\LANDSCAPE PLANS\2019\55-57WILSONLP.DWG

Planning Committee Meeting

19 August 2020

Agenda Item No: 4.3

KP-2020/331 - KERR CRESCENT RESERVE, 12-14 KERR CRESCENT ASPENDALE GARDENS

Contact Officer: Beau McKenzie, Senior Statutory Planner

Purpose of Report

This report is for the Planning Committee to consider Planning Permit Application No. KP-2020/331 - Kerr Crescent Reserve, 12-14 Kerr Crescent Aspendale Gardens.

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 Planning Permit for Buildings and works comprising a new sports pavilion on land affected by the Land Subject to Inundation Overlay at Kerr Crescent Reserve, 12-14 Kerr Crescent Aspendale Gardens, subject to the conditions contained within this report.

EXECUTIVE SUMMARY			
Address	Kerr Crescent Reserve, 12-14 Kerr Crescent, Aspendale Gardens		
Legal Description	Reserve no. 2 on LP 215899K Reserve no. 1 on LP 215900E		
Applicant	City of Kingston		
Planning Officer	Beau McKenzie		
PLANNING REQUIREMENTS			
Planning Scheme	Kingston		
Zoning	Clause 36.02 – Public Park and Recreation Zone		
Overlays	Clause 44.04 – Land Subject to Inundation Overlay		
Permit Trigger/s	Clause 44.04 – 1 – To construct a building or to construct or carry out works (LSIO)		
APPLICATION / PROCESS			
Proposal	Buildings and works comprising a new sports pavilion on land affected by the Land Subject to Inundation Overlay		
Reference No.	KP-2020/331	RFI Received	10/07/2020
App. Received	16 June 2020	App. Amended	N/A
Site inspection	Yes		
S.52 Advertising	Exempt	Advertising Completed	N/A
S.55 Referrals	Melbourne Water		
Internal referrals	Yes		
Objection(s)	N/A		
LEGISLATIVE			
Covenant/other Restriction	Yes (listed on Reserve no. 2 on LP 215899K) Complies: Yes		
Aboriginal Cultural Heritage Sensitivity Area	Yes		
CHMP	Required and approved by the Secretary of the Department of Premier and Cabinet		
Considered Plans	Plans prepared by 'k20 Architecture' referenced as drawing No's. SK00-SK05 inclusive, job reference 0439.00, revision P05, dated 11/02/2020 (SK01), revision P02, dated 08/04/2020 (SK02), revision P07, dated 11/02/2020 (SK03), revision P04, dated 21/02/2020 (SK04 & SK05), submitted to Council on 16/06/2020		

1.0 SITE & SURROUNDS

- 1.1. The subject site is located on the southwest side of Kerr Crescent and western side of Nurten Parade, Aspendale Gardens. It is irregular in shape with a frontage width of approximately 51.5 metres to Kerr Crescent and approximately 88 metres to Nurten Parade and has a total area of 8.36 hectares across multiple titles. The subject site is relatively flat with a slight fall to the southwest. The site is encumbered by two (2) 3.05 metre wide drainage easements bisecting through the subject site in a southwest to northeast direction.
- 1.2. The site is currently used for passive recreation and contains sporting fields and walking paths. The land is currently undergoing significant upgrade works over 2 stages. The first stage has been completed and included works for the sporting fields and car parking at the Kerr Crescent entrance. Stage 2 involves the proposed sporting pavilion as sought under this application and landscaping improvements.

- 1.3. Most of the vegetation consists of introduced grassland, with small patches of planted Coast Manna Gum, Black Wattle and Coast Wattle primarily along the perimeter of the site.
- 1.4. An urban open floodway drain runs along the southwest boundary of the subject site and is dry for most of the year.
- 1.5. Vehicle access to the site is via Kerr Crescent where works have recently been completed for a car park.
- 1.6. The following map illustrates the subject site in its surrounding context.



Source – Nearmaps dated 28 April 2020

- 1.7. Land to the north, southwest, and northeast of the subject site is mainly used and developed as residential dwellings. Land to the south comprises of the Rossdale Golf Club, whilst abutting the subject site on Kerr Crescent is the Aspendale Gardens Primary School.

2.0 RELEVANT HISTORY

- 2.1. The land was recently rezoned from General Residential Zone to Public Park and Recreation Zone. This was gazetted on 15 August 2019 under Amendment C149 to the Kingston Planning Scheme.
- 2.2. Additionally, Planning Permit KP-2019/667 was issued on 20 November 2019 for buildings and works comprising an upgrade to the existing sporting fields within the Land Subject to Inundation Overlay. This approval formed part of the stage 1 upgrade of Kerr Crescent Reserve which included upgrades to the natural turn playing surface, installation of sporting equipment (soccer goals, cricket nets and fencing), sports lighting and car parking works for 108 spaces with vehicle access to Kerr Crescent. The image below depicts the extent of the works as approved by this Permit with the proposed sporting pavilion shown in between sporting fields and noted as part of stage 2 works:



3.0 TITLE DETAILS

- 3.1. There is a covenant (AC066842P) listed on Certificate of Title Vol. 09893 Fol. 323 for Reserve 2 on Plan of Subdivision 215899K. The covenant requires no expansion of the existing recreational activities, buildings or works or changes to the contours of the land without the prior written approval of Melbourne Water. The proposed buildings and works are not considered to result in any breach of the covenant as Melbourne Water has consented to the

buildings and works. It is noted that the other works proposed for the land were considered under the covenant in application KP-2019/667.

4.0 PROPOSAL

4.1. It is proposed to construct buildings and works comprising a new single storey sports pavilion in between the sporting fields that have recently been upgraded. Further details include as follows:

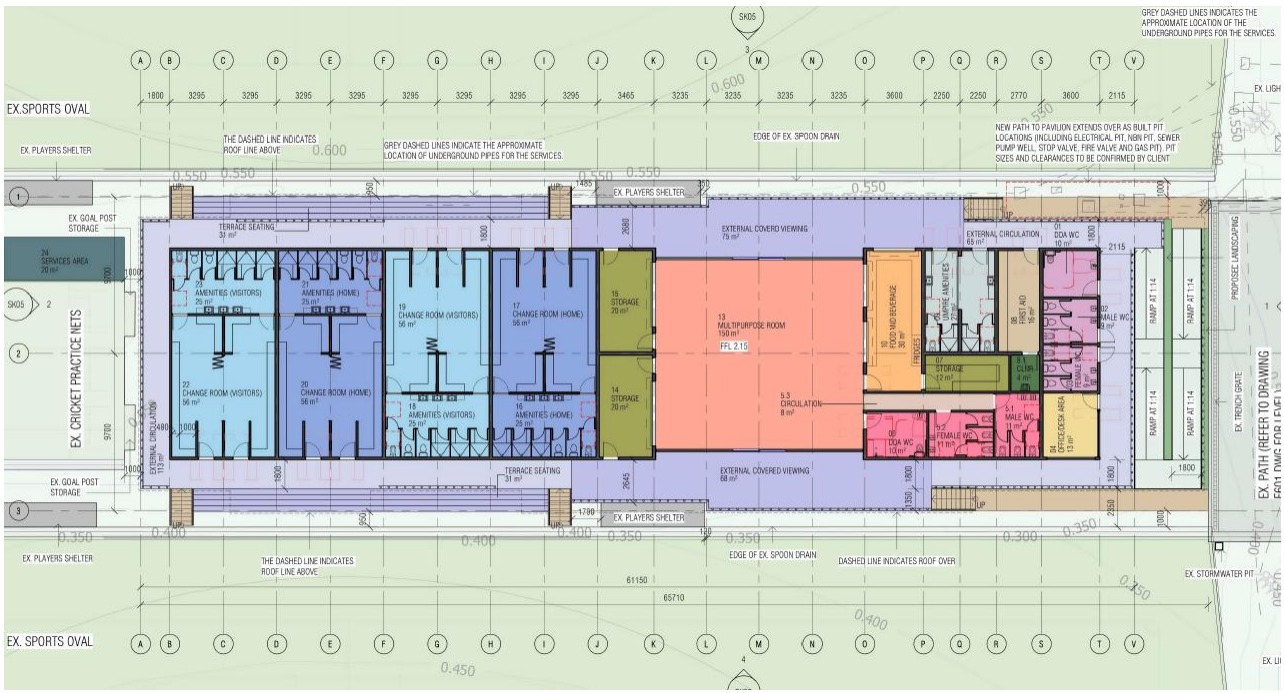
- Internal floor area of 672 m² consisting of the following rooms:
 - 2 home and away change rooms and amenities;
 - A multi-purpose room;
 - Food and beverage room;
 - An office;
 - Umpire amenities;
 - Female, male and DDA compliance WC; and
 - A cleaning room.
- Covered viewing areas on either side of the building facing the sporting fields. The viewing area will include terrace seating
- Finished floor level of 2.15 to Australian Height Datum (AHD).
- Pedestrian access provided via a pathway along the north-east boundary of the site from the new car park. Ramp access is provided from this pathway to the building.

4.2. The proposed building and works are to be carried out by a contractor appointed by the City of Kingston.

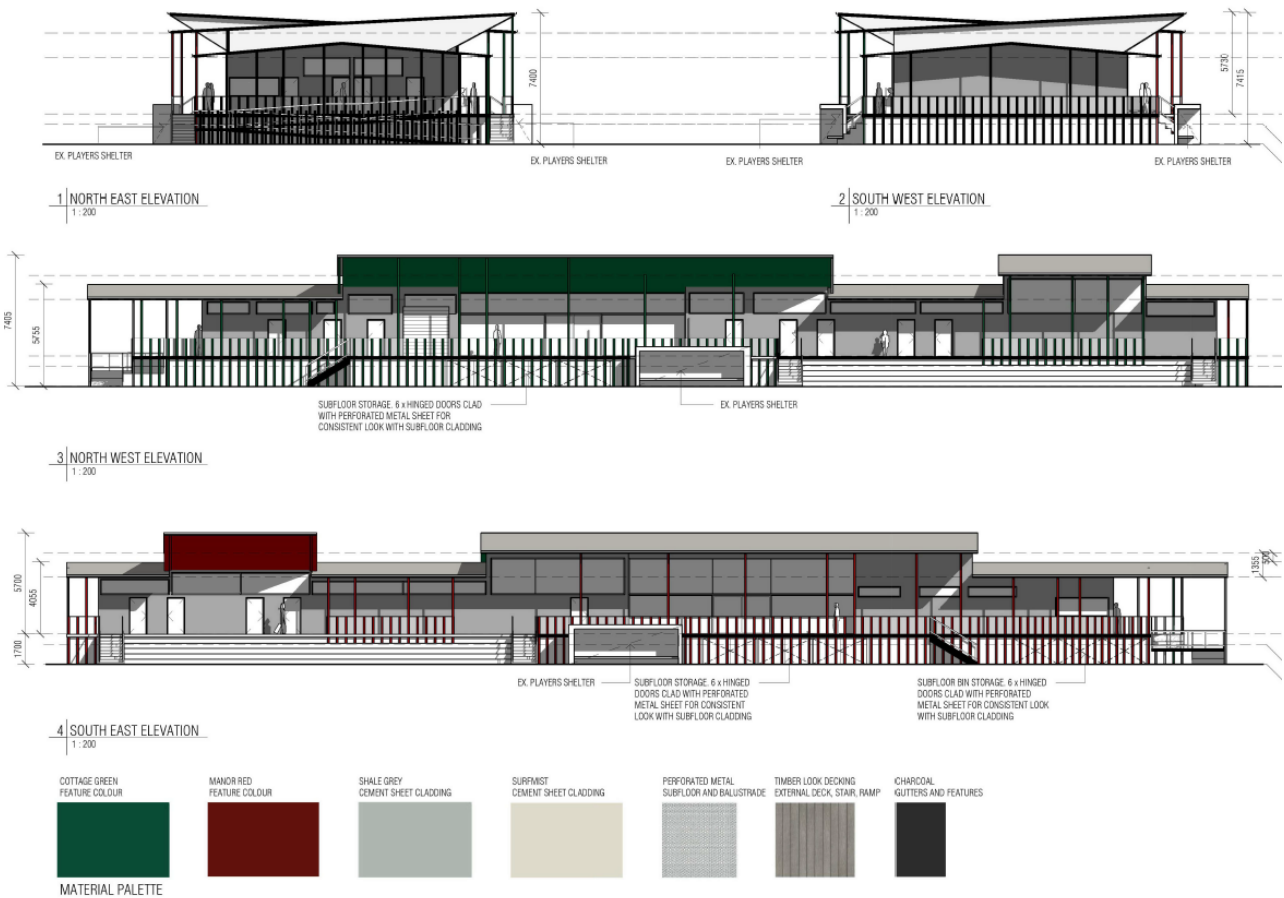
4.3. Below are extracts from the submitted plans providing further details of what is proposed:



Proposed location of pavilion between sporting ovals



Proposed layout of pavilion with sporting ovals on bottom and top of page, north to the right



Elevation plans and colour/material palette of proposed pavilion

5.0 PLANNING CONTROLS

- 5.1. The subject site is located within a Public Park and Recreation Zone (PPRZ).
- 5.2. The subject site is affected by the Land Subject to Inundation Overlay (LSIO).

6.0 PLANNING PERMIT REQUIREMENTS

- 6.1. Pursuant to Clause 36.02-1 – Public Park and Recreation Zone, a Planning Permit is not required to use the site for open sports grounds where the works are being conducted by or on behalf of the public land manager.
- 6.2. Pursuant to Clause 36.02-2 – Public Park and Recreation Zone, a Planning Permit is not required to construct a building or construct or carry out works where the works are being carried out by or on behalf of the public land manager.
- 6.3. Pursuant to Clause 44.04 – Land Subject to Inundation Overlay, a Planning Permit is required to construct a building or construct and carry out works.
- 6.4. Pursuant to Clause 52.06-6 – Car Parking, as the car parking rate for open sports grounds is not specified in the Table to Clause 52.06-5, car parking must be to the satisfaction of the responsible authority. The car parking provision for the proposed facilities and upgrades have previously been assessed and deemed satisfactory under Planning Permit KP-2019/667. It is noted that the scope of this assessment incorporated the proposed sports pavilion.

7.0 AMENDMENT TO THE APPLICATION

- 7.1. No amendments were made to the application.

8.0 ADVERTISING

- 8.1. Pursuant to Clause 44.04-4 an application under the Land Subject to Inundation Overlay is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the *Planning and Environment Act 1987*.
- 8.2. Notwithstanding that the application is made by the City of Kingston, which normally requires notification, in this instance pursuant to Clause 67.02 – Notice Requirements, the application is exempt from the notice requirements of Section 52(1)(c) of the *Planning and Environment Act 1987* by virtue of a Planning Permit only being required under the Land Subject to Inundation Overlay.

9.0 REFERRALS

- 9.1. The application was referred to the following external determining referral authorities:
 - Melbourne Water.
- 9.2. The above-mentioned referral authority had no objection to the proposal, subject to conditions being included on any permit issued and discussed in greater detail further within this report.
- 9.3. The application was referred to an external Ecologist in relation to any impacts to biodiversity from the proposed development. The Ecologist responded with no objection.
- 9.4. The application was referred to the following internal departments within Council:
 - Council's Development Approvals Engineer who advised of no objection, subject to the inclusion of standard conditions

10.0 PLANNING CONSIDERATIONS:

10.1 Cultural Heritage Management Plan (CHMP)

The Subject Land **is** identified in an area of Aboriginal Cultural Heritage Sensitivity.

As the proposed activity **is not exempt** under the Regulations of the *Aboriginal Heritage Act 2006*, the Permit Applicant is required to prepare and submit a Cultural Heritage Management Plan (CHMP) to Council. Accordingly, a CHMP was prepared by Biosis on 4 October 2019. The scope of this CHMP is for the overall upgrade of the Kerr Crescent Reserve including the sporting pavilion. The CHMP has been approved by the Secretary of the Department of Premier and Cabinet on 25 October 2019.

10.2 Clause 13.03-1S - Floodplain management

This section of the Planning Scheme seeks to assist in the protection of:

- *Life, property and community infrastructure from flood hazard.*
- *The natural flood carrying capacity of rivers, streams and floodways.*
- *The flood storage function of floodplains and waterways.*
- *Floodplain areas of environmental significance.*

Under this provision, flood risk is required to be considered in land use planning decisions, in order to avoid intensifying the impacts of flooding through inappropriately located uses and/or developments.

The PPF provisions at **Clause 13.03-1** are given effect through the application of the LSIO controls.

10.3 Clause 21.04-2 Floodplains

The policy seeks to ensure floodplains and flood prone areas are protected and managed to minimise the impacts from flooding. Strategies to assist in achieving this objective include as follows:

- *Avoid incompatible land use and development that may result in the intensification of flooding impacts in urban and non-urban areas.*
- *Require floor levels of new development to be set by the relevant floodplain manager as part of the planning application process.*

10.4 Clause 44.04 Land Subject to Inundation Overlay

The purpose of this overlay control is:

- *To implement the Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.*

- *To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).*
- *To ensure that development maintains or improves river and wetlands health, waterway protection and floodplain health.*

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any local floodplain development plan.
- Any comments from the relevant floodplain management authority.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development.
- Flood risk factors to consider include:
 - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
 - The flood warning time available.
 - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- The effect of the development on environmental values such as natural habitat, stream stability, erosion, water quality and sites of scientific significance.

10.5 **Clause 65 Decision Guidelines**

Clause 65 of the Kingston Planning Scheme sets out other matters which must be given regard to before deciding on an application.

11.0 ASSESSMENT

- 11.1. This application is minor in nature and a planning permit is only triggered for the proposal as a consequence of the LSIO controls that apply to the land.
- 11.2. As required under the LSIO controls, the application has been referred to the relevant drainage/floodplain management authority (Melbourne Water) and this authority has offered 'no objection' to the proposal subject to the following conditions:
- The pavilion must be constructed with finished floor levels set no lower than 2.15 metres to Australian Height Datum (AHD), which is 600mm above the applicable flood levels for the proposed development of 1.55m AHD.
 - The mesh steel framed fencing surrounding the sub floor must be of a pool type fence arrangement with openings of no more than 100mm and smaller, to allow for the passage of floodwaters.
 - Access and egress pathways from the proposed pavilion to the car park and/or footpaths must be set no lower than 300mm below the flood level, to be maintained at 1.25m to AHD.
- 11.3 The PPF and MSS objectives set down in the Kingston Planning Scheme are satisfied by virtue of the land's identification as being affected by a LSIO and by obtaining referral comments from the floodplain management authority.
- 11.4 In light of the controls that apply to the land, and the 'no objection' referral comments received, it is considered that the proposal is reasonable and warrants support (subject to the inclusion of appropriate permit conditions).

12.0 CONCLUSION:

- 12.1 On balance, the proposal is considered to substantially comply with the relevant planning policy and therefore should be supported.
- 12.2 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.
- 12.3 The proposed development is considered appropriate for the site as evidenced by:
- The contours and levels of the proposed buildings and works are considered to ensure and maintain the free passage and temporary storage of floodwaters, and minimises flood damage; and
 - The proposal satisfies the requirements of the Kingston Planning Scheme, including the PPF, MSS, Zoning / Overlay controls and Particular Provisions.

13.0 RECOMMENDATION:

- 13.1 That the Planning Committee determine to support the proposal and issue a Planning Permit for Buildings and works comprising a new sports pavilion on land affected by the Land Subject to Inundation Overlay at Kerr Crescent Reserve, 12-14 Kerr Crescent, Aspendale Gardens, subject to the following conditions:

Endorsed Plans

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

**City of Kingston
Planning Committee Meeting**

Agenda

19 August 2020

2. Finished levels and contours as shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

Conditions required by Melbourne Water

3. The pavilion must be constructed with finished floor levels set no lower than 2.15 metres to Australian Height Datum (AHD), which is 600mm above the applicable flood levels for the proposed development of 1.55m AHD.
4. The mesh steel framed fencing surrounding the sub floor must be of a pool type fence arrangement with openings of no more than 100mm and smaller, to allow for the passage of floodwaters.
5. Access and egress pathways from the proposed pavilion to the car park and/or footpaths must be set no lower than 300mm below the flood level, to be maintained at 1.25m to AHD.

Completion of Works

6. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Expiry

7. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:
 - a) The development is not started within two (2) years of the issue date of this permit.
 - b) The development is not completed within four (4) years of the issue date of this permit.

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

OR

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

1. The proposal would not maintain the free passage and temporary storage of floodwaters and minimises flood damage.
2. The proposal is contrary to the purpose of the Land Subject to Inundation Overlay pursuant to Clause 44.04 of the Kingston Planning Scheme.

Appendices

Appendix 1 - KP-2020/331 - Kerr Crescent Reserve, 12-14 Kerr Crescent Aspendale Gardens - PLANS FOR ENDORSEMENT (Ref 20/164020)  [↓](#)

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

4.3

KP-2020/331 - KERR CRESCENT RESERVE, 12-14 KERR CRESCENT ASPENDALE GARDENS

- 1 KP-2020/331 - Kerr Crescent Reserve, 12-14 Kerr Crescent
Aspendale Gardens - PLANS FOR ENDORSEMENT 93

ASPENDALE GARDENS SPORTS GROUND PAVILION

12-14 KERR CRESCENT, ASPENDALE GARDENS
CITY OF KINGSTON

SK00	CONTENTS- SCHEMATIC DESIGN
SK01	SITE ANALYSIS
SK02	PROPOSED SUBFLOOR PLAN
SK03	PROPOSED GROUND FLOOR PLAN
SK04	PROPOSED ROOF PLAN
SK05	PROPOSED ELEVATIONS

ESD INITIATIVES

USE OF RECYCLED AND RECYCLABLE MATERIALS	NATURAL VENTILATION	SENSOR LIGHTING	LOW VOC
USE OF LOCAL MATERIALS	PASSIVE SHADING	RAIN WATER HARVESTING	EXTERNAL VIEWS
USE OF NATURAL LIGHT	PASSIVE DESIGN	ESD DESIGN	LIGHTING ZONING
GREEN ENERGY/ENERGY EFFICIENT LIGHTING	NATURAL DAYLIGHT	SANITARY FITTINGS FOR WELS	REDUCED WATER USE
SOLAR PANELS			

DESIGN STORY - PAVILION IN THE PARK

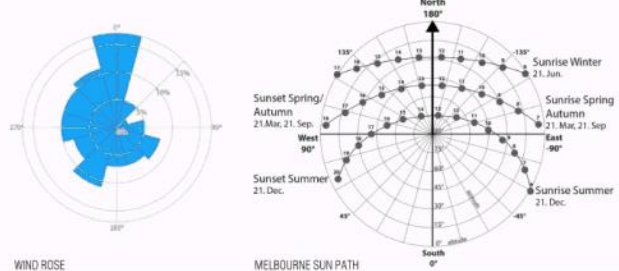
With the pavilion located centrally to the park we have taken a design approach reinforcing the typology of 'a pavilion in the park' with the use of verticals in the design playing homage to the idea of trees fitting with a pavilion and creating a comfortable viewing vantage point across the park. The proportions of roof and angle are complimentary to the residential landscape across from the playing fields allowing the pavilion to sit comfortably and positively within its park context and the nearby residences. The use of a neutral palette with feature colours of 'Cottage Green' and 'Manor Red' has been inspired by the neighbourhood character of the Aspendale Gardens locale. The Pavilion in the Park looks to comfortably sit within its context and compliment the surrounding features of the site.

SUBJECT SITE





 APPROXIMATE EXTENT OF LAND SUBJECT TO INDICATION
 PUBLIC PARK & RECREATION ZONE
 SPECIAL USE ZONE
→ ANTICIPATED PATH OF TRAVEL
● EXISTING TREE
 VISUAL CONNECTION TO SURROUNDINGS
 RESIDENTIAL ZONE
 PUBLIC USE - SERVICE & UTILITY ZONE
 PUBLIC USE - EDUCATION
 SPORTS LIGHTING (BY OTHERS) - LOCATION TO BE CONFIRMED (APPROXIMATE LOCATION FROM DRAWING 'F001.DWG')
 NOTE: CONSTRUCTION OF SERVICES AND ASSOCIATED PTS TO BE CONFIRMED. CURRENTLY UNDER CONSTRUCTION.
 NOTE: CIVIL WORKS CURRENTLY UNDER CONSTRUCTION. WORKS OF SERVICES TO BE CONFIRMED UPON COMPLETION OF WORKS BY OTHERS. INFORMATION OF WORKS UNDER CONSTRUCTION: FROM DRAWINGS '250 CTR DESIGN.DWG', 'F008.DWG', 'F006.DWG'.
 NOTE: ENTIRE SITE SUBJECT TO ABORIGINAL HERITAGE AREA.



PRECEDENT MODULAR BUILDING FOR PROPOSED PAVILION



LARA RECREATION RESERVE PAVILION (KL MODULAR)



MORRIS RESERVE PAVILION (AUSSO MODULAR)



SPORTS & LEISURE PAVILION (<https://www.springfield.nsw.gov.au/sectors/sports-leisure>)



JACK GROUT RESERVE PAVILION (K20 ARCHITECTURE)

k20 Architecture
 schematic design

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PROJECT:
ASPENDALE GARDENS SPORTS GROUND PAVILION
 CLIENT:
CITY OF KINGSTON

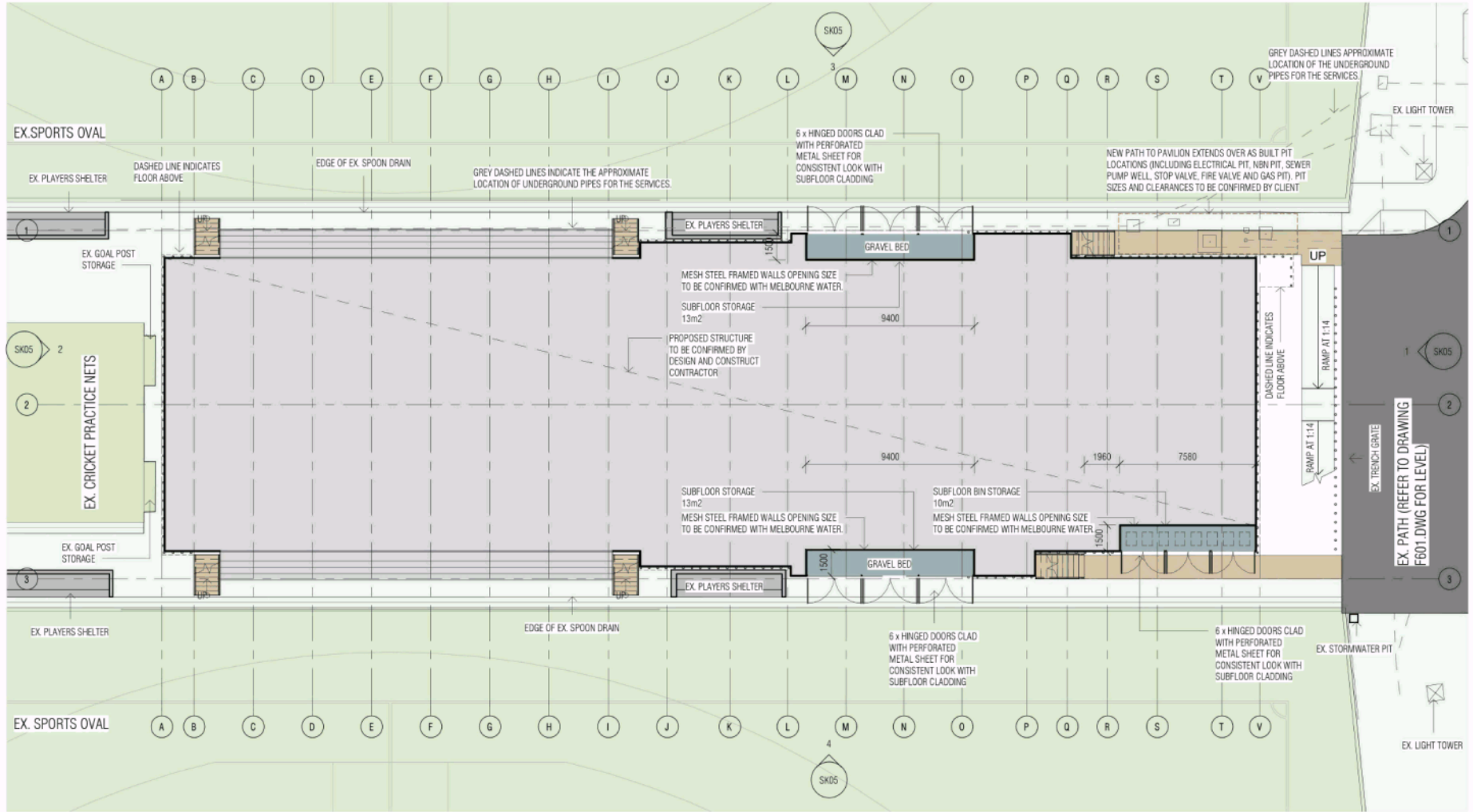


SITE ANALYSIS
 DWG NO: SK01
 REV: P05

SCALE @ A3: 1:2000
 AUTHOR: MY
 DATE: 11/01/2020
 PROJECT NO: 0439.00

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20/125472



NOTE: BUILDING SURVEYOR TO CONFIRM NUMBER OF AMENITIES REQUIRED.

NOTE: LEVELS AND SITE FEATURES INDICATED ARE AS PER CIVIL AS BUILT DRAWING '250 CTR DESIGN.DWG, F200.DWG, F201.DWG, F300.DWG, F301.DWG, F500.DWG, F600.DWG, F601.DWG, F602.DWG, X PF01.DWG'. A LAND FEATURE SURVEY WILL BE REQUIRED TO CONFIRM LEVELS AND SITE FEATURES UPON COMPLETION OF THE WORKS CURRENTLY UNDER CONSTRUCTION.

DISCLAIMER: THE CURRENT DRAWING SET IS BASED ON AS BUILT INFORMATION INCLUDING SERVICE LOCATIONS AND FURTHER SITE FEATURE FROM A PDF DRAWING 'AG-AB-04-E[1].pdf'. AS THE INFORMATION IS BASED ON PDF THE EXACT LOCATION OF THE SERVICES ARE UNABLE TO BE VERIFIED.

1 | PROPOSED SUBFLOOR PLAN
1: 200



1/120 Dark Street,
South Melbourne, Victoria 3205
+61 9099 4440
melb@k20architecture.com
www.k20architects.com

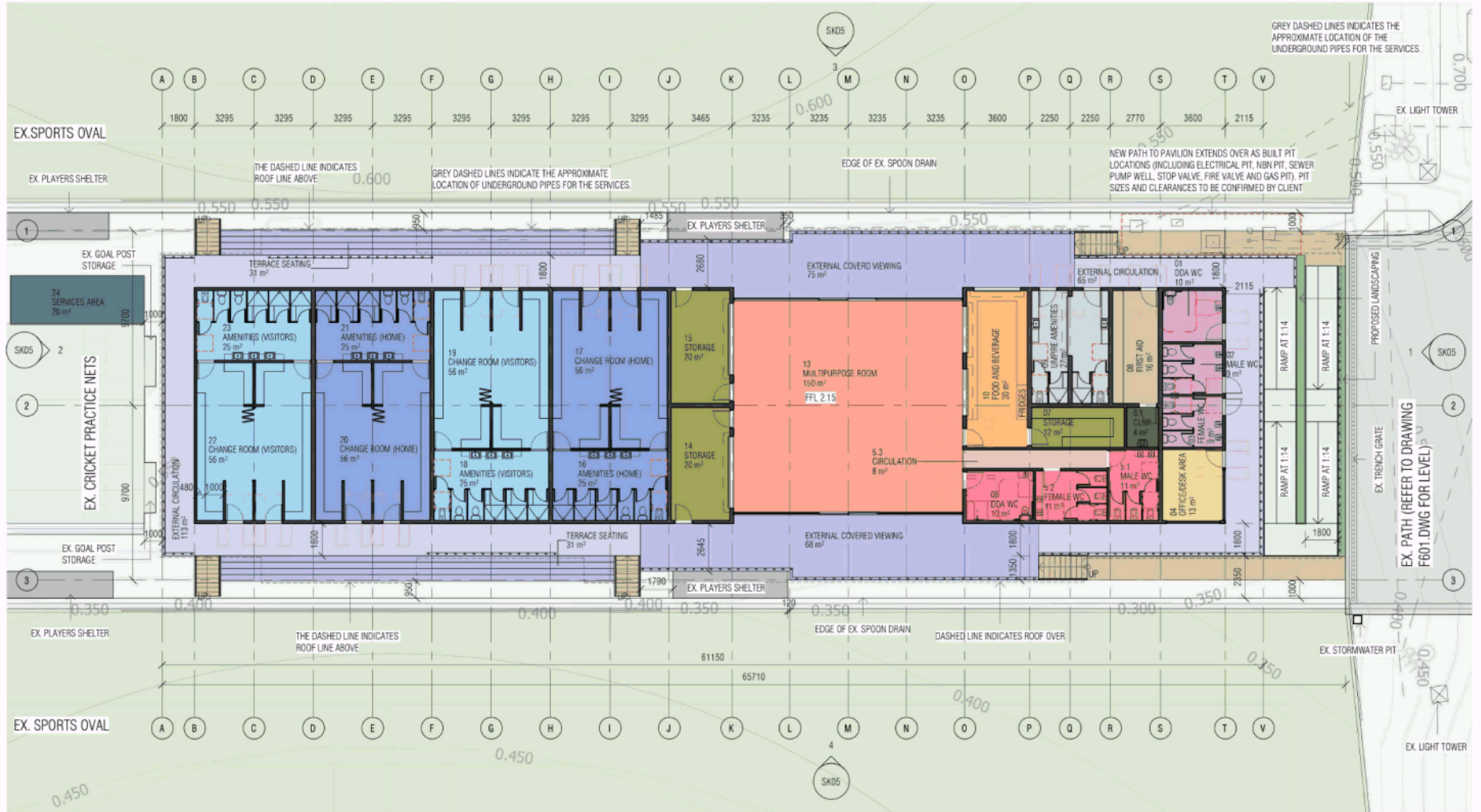
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PROJECT
ASCENDALE GARDENS SPORTS GROUND
PAVILION
CLIENT
CITY OF KINGSTON



SCALE @ A3		AUTHOR		DATE		PROJECT NO		DWG NO		REV	
1: 200		MY		08/04/20		0439.00		SK02		P02	

C:\Work\2020\Documents\2020\331_KP_2020\331



AREAS:
 INTERNAL (EXCLUDING WALLS): 672 m²
 EXTERNAL (EXCLUDING PROPOSED LANDSCAPING, STAIR AND RAMP): 345 m²

NOTE: BUILDING SURVEYOR TO CONFIRM NUMBER OF AMENITIES REQUIRED.

NOTE: LEVELS AND SITE FEATURES INDICATED ARE AS PER CIVIL AS BUILT DRAWING *250 CTR DESIGN.DWG, F200.DWG, F201.DWG, F300.DWG, F301.DWG, F500.DWG, F800.DWG, F801.DWG, F802.DWG, X PF01.DWG*. A LAND FEATURE SURVEY WILL BE REQUIRED TO CONFIRM LEVELS AND SITE FEATURES UPON COMPLETION OF THE WORKS CURRENTLY UNDER CONSTRUCTION.

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1 | PROPOSED GROUND FLOOR PLAN
 1 : 200

PROPOSED GROUND FLOOR PLAN



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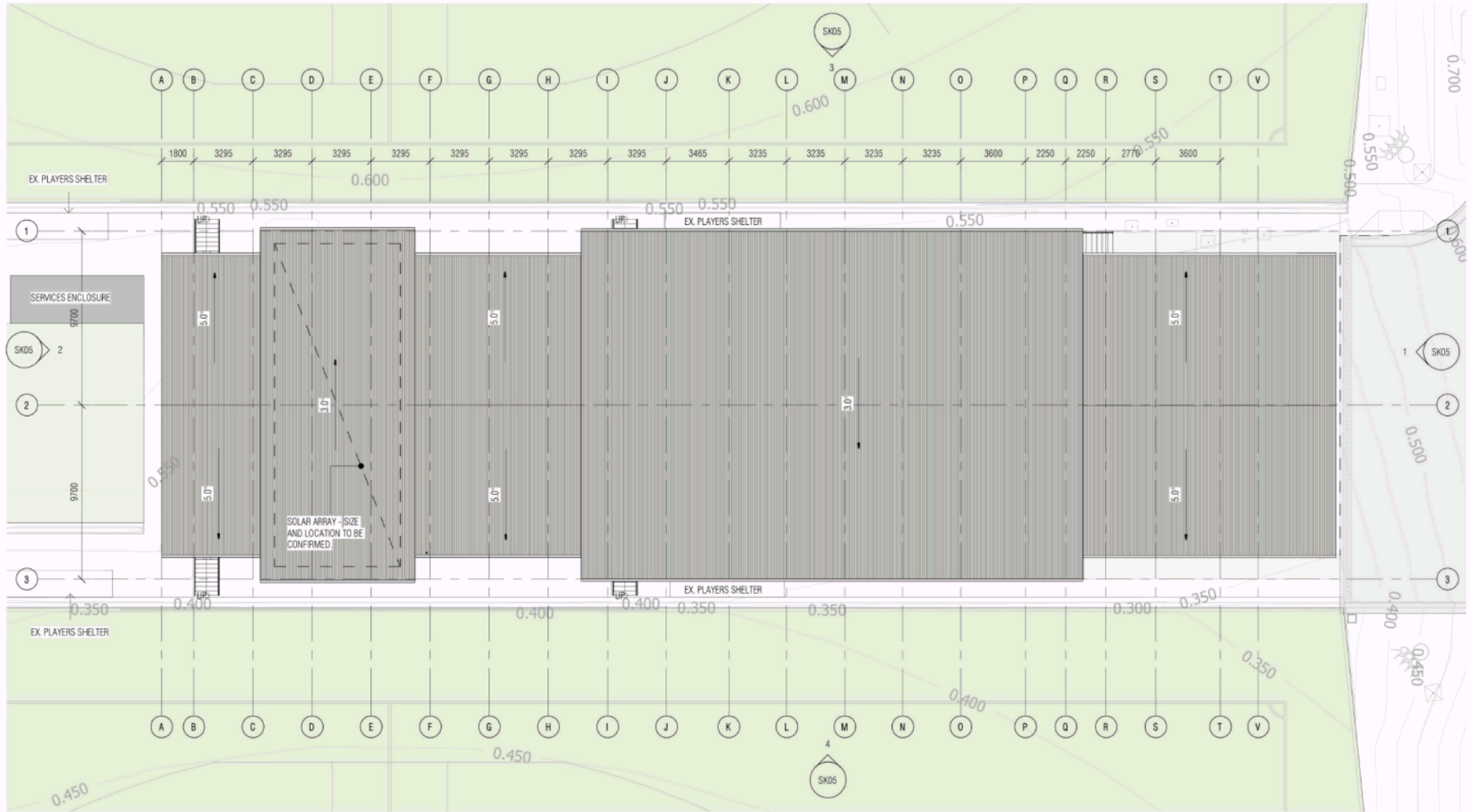
PROJECT:
ASPENDALE GARDENS SPORTS GROUND PAVILION
 CLIENT:
CITY OF KINGSTON



SCALE: @ A3
 1 : 200
 AUTHOR: MY, JM
 DATE: 11/02/2020
 PROJECT NO: 0439.00
 DWG NO: SK03
 REV: P07

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20/125472



1 | PROPOSED ROOF PLAN
1 : 200

NOTE: BUILDING SURVEYOR TO CONFIRM NUMBER OF AMENITIES REQUIRED.

NOTE: LEVELS AND SITE FEATURES INDICATED ARE AS PER CIVIL AS BUILT DRAWING *250 CTR DESIGN.DWG, F200.DWG, F201.DWG, F300.DWG, F301.DWG, F500.DWG, F600.DWG, F601.DWG, F602.DWG, X PF01.DWG*. A LAND FEATURE SURVEY WILL BE REQUIRED TO CONFIRM LEVELS AND SITE FEATURES UPON COMPLETION OF THE WORKS CURRENTLY UNDER CONSTRUCTION.

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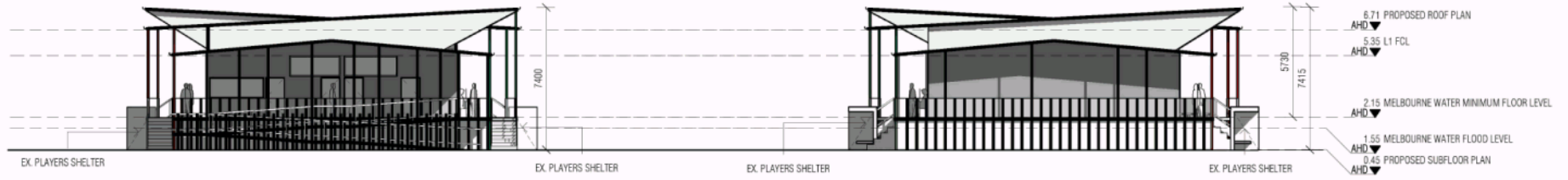
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PROJECT
ASPENDALE GARDENS SPORTS GROUND PAVILION
CLIENT
CITY OF KINGSTON



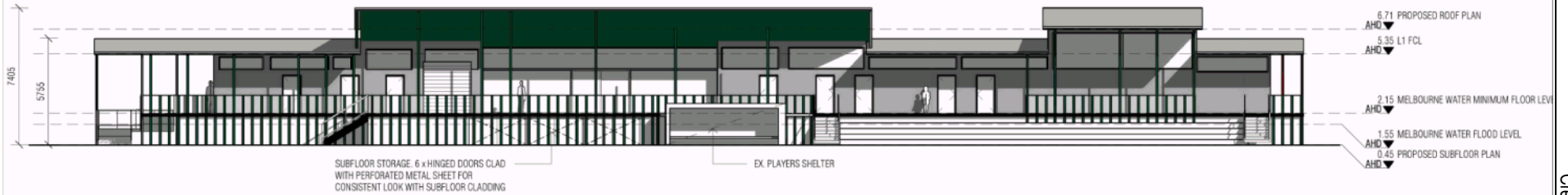
SCALE @ A3		AUTHOR	DATE	PROJECT NO	DWG NO	REV
1 : 200		MY_M	21/02/2020	0439.00	SK04	P04

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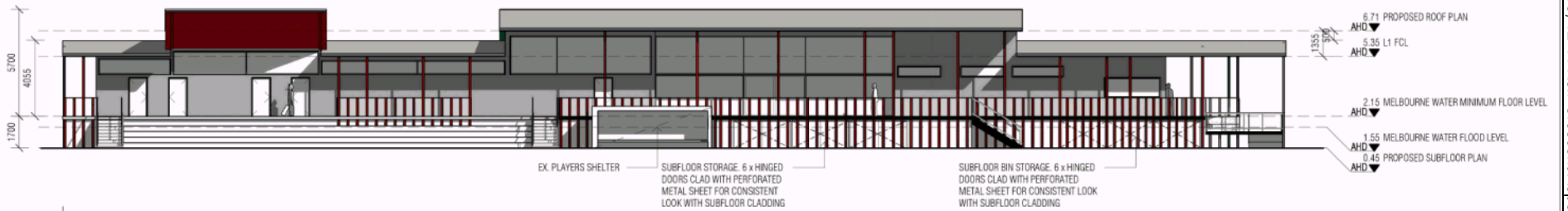


1 | NORTH EAST ELEVATION
1 : 200

2 | SOUTH WEST ELEVATION
1 : 200



3 | NORTH WEST ELEVATION
1 : 200



4 | SOUTH EAST ELEVATION
1 : 200

MATERIAL PALETTE

COTTAGE GREEN FEATURE COLOUR	MANOR RED FEATURE COLOUR	SHALE GREY CEMENT SHEET CLADDING	SURFMIST CEMENT SHEET CLADDING	PERFORATED METAL SUBFLOOR AND BALUSTRADE	TIMBER LOOK DECKING EXTERNAL DECK, STAIR, RAMP	CHARCOAL GUTTERS AND FEATURES



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PROJECT
**ASPENDALE GARDENS SPORTS GROUND
PAVILION**
CLIENT
CITY OF KINGSTON

PROPOSED ELEVATIONS

SCALE @ A3 1 : 200	AUTHOR MM/M	DATE 21/02/2020	PROJECT NO 0439.00	DWG NO SK05	REV P04
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5. Confidential Items

5 Confidential Items

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

5.1 **Combined Planning Scheme Amendment C180 and Planning Permit KP-2019/359 - Hawthorn Football Club Training Facility**

Agenda item 5.1 *Combined Planning Scheme Amendment C180 and Planning Permit KP-2019/359 - Hawthorn Football Club Training Facility* is designated confidential because it is:

- land use planning information, being information that if prematurely released is likely to encourage speculation in land values (section 3(1)(c)), and
- The report and attachment discusses planning outcomes for the Hawthorn Football Club Site..

RECOMMENDATION

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

5.1 **Combined Planning Scheme Amendment C180 and Planning Permit KP-2019/359 - Hawthorn Football Club Training Facility**

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

- *land use planning information, being information that if prematurely released is likely to encourage speculation in land values (section 3(1)(c)), and*
- *The report and attachment discusses planning outcomes for the Hawthorn Football Club Site.*