

Agenda

Planning Committee Meeting

Wednesday, 24th January 2018

Commencing at 7.00pm

Council Chamber
1230 Nepean Highway, Cheltenham

kingston.vic.gov.au

John Nevins
Chief Executive Officer
Kingston City Council

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City of
KINGSTON

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Notice is given that Planning Committee Meeting of Kingston City Council will be held at 7.00pm at Council Chamber, 1230 Nepean Highway, Cheltenham, on Wednesday, 24 January 2018.

1. Apologies

2. Confirmation of Minutes of Previous Meetings

Minutes of Planning Committee Meeting 13 December 2017

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

4.1	KP17/832 - Bay Trail - Kitchener Street (Mentone Life Saving Club) to Rennison Street Parkdale.....	5
4.2	KP16/1085 - 56 Golfwood Close Dingley Village	75
4.3	KP16/1084 - 26 & 28 Gothic Avenue, Aspendale	119
4.4	KP17/437 - 1 Janice Avenue Cheltenham	157
4.5	KP85/2482 (MOC) - 128 - 130 Beach Road Parkdale	189

5. Confidential Items

Nil

Explanation of Meeting Procedure



Meeting Procedure is Regulated by Local Law

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

Chairperson

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

Agenda

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

Motions

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

Voting

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

Amendments

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

Speaking at the Meeting

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

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

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

Confidential Business

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

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Explanation of Meeting Procedure



Courtesy to the Mayor

All Councillors are required to direct their attention towards the Chairperson when speaking. This is in accordance with protocols relating to respect for the Chairperson of a meeting, and is a requirement of Council's Meeting Procedures Local Law.

Emergency Evacuation of Chamber

Members of the public are requested to note the green and white EXIT signs.

In the event of an emergency requiring evacuation of the Chamber, the public should evacuate by way of the EXIT located to the right hand side of the Council Chamber. This leads to the foyer through which you passed in order to enter the Chamber. Proceed from the foyer through the revolving door/side door and out of the building. This is the primary evacuation route.

If the nature of the emergency is such that the primary evacuation route is impracticable, the public should evacuate by way of the EXIT located to the right of the Council table as viewed from the public gallery. Follow further EXIT signs thereafter, which lead to an exit point on the south side of the building. This is the secondary evacuation route.

Council staff will issue directions on how to proceed to evacuate in the event of an emergency.

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Language Line



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4. Planning and Development Reports

Planning Committee Meeting

24 January 2018

Agenda Item No: 4.1

KP17/832 - BAY TRAIL - KITCHENER STREET (MENTONE LIFE SAVING CLUB) TO RENNISON STREET PARKDALE

Contact Officer: Amy Lin, Statutory Planning

Purpose of Report

This report is for Council to consider Planning Permit Application No. KP17/832 - Kitchener Street (Mentone Life Saving Club) to Rennison Street Parkdale.

Disclosure of Officer / Contractor Direct or Indirect Interest

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

OFFICER RECOMMENDATION

That Council determine to support the proposal and issue a Notice of Decision for the removal of native vegetation and alter access to a Road Zone, Category 1 at Kitchener Street (Mentone Life Saving Club) to Rennison Street Parkdale, subject to the conditions contained within this report.

PLANNING OFFICER REPORT	
APPLICANT	City of Kingston
ADDRESS OF LAND	Bay Trail - Kitchener Street (Mentone Life Saving Club) to Rennison Street Parkdale
PLAN OF SUBDIVISION REFERENCE	Crown Allotment 19A Section 24 Crown Allotment 50J
PROPOSAL	Removal of native vegetation and alter access to a Road Zone, Category 1.
PLANNING OFFICER	Amy Lin
REFERENCE NO.	KP17/832
ZONE	Clause 36.02: Public Park and Recreation Zone
OVERLAYS	Clause 43.02: Design and Development Overlay Schedule 1
OBJECTIONS	317 (on 17/01/2018)
CONSIDERED PLAN REFERENCES/DATE RECEIVED	Drawing No. 166009-FLT-01, Sheet 1-13, Issue P6 by Trafficworks and received on 16 November 2017 Figure 2.1-2.7 by Biosis and received on 9 November 2017 and Biosis Report dated 2 November 2017.
ABORIGINAL CULTURAL HERITAGE SENSITIVITY	Yes (CHMP 11105 – Approved on 5 August 2010)

1.0 RELEVANT LAND HISTORY

1.1. Planning Permit No. KP14/317 was issued on 31 March 2015 for the removal of vegetation along the foreshore reserve between Sea Parade and Mentone Lifesaving Club, Mentone. This permit was issued at the direction of the Victorian Civil and Administrative Tribunal.

2.0 SITE & SURROUNDS

2.1. The subject site comprises of a 2.4km section of Crown land located between Kitchener Street, Mentone and Rennison Street, Parkdale.

2.2. The subject site contains a range of vegetation including planted locally indigenous coastal trees and shrubs. The site also contains remnant and naturally colonised locally indigenous coastal flora. The area contains two ecological vegetation classes, being Coastal Headland Scrub (EVC161) and Sand Heathland (EVC 6).

2.3. Land in the immediate area also consists of informal vegetation, pedestrian pathways and Beach Road.

2.4. The section of land is located along the foreshore and abuts the beach. The subject site is proposed to partially accommodate the future Bay Trail extension. The Mentone Lifesaving Club is located in the northern section of the proposed trail with the Parkdale Yacht Club and the Parkdale Beach Café and Kiosk located towards the southern end.

2.5. Land to the north of Beach Road predominantly consists of single and double storey dwellings. Other sites in this locality also include the Mentone Hotel site and existing schools opposite Mentone Parade.

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



3.0 TITLE DETAILS

3.1. There are no restrictions listed on the Certificate of Title.

4.0 PROPOSAL

4.1. The proposal seeks to remove 0.571 hectares of native vegetation along the foreshore. This is made up of 0.568 hectares of Coastal Headland Scrub (EVC161) and 0.003 hectares of Sand Heathland (EVC 6).

4.2. The proposal also seeks to alter access arrangements along the southern side of Beach Road, specifically:

- The southern crossover of the Mentone Lifesaving Club car park adjacent to Naples Road;
- The two crossovers associated with the Parkdale Yacht Club adjacent Monaco Street; and
- The northern crossover of the car park adjacent to Rennison Street, Parkdale.

- 4.3. The proposed vegetation removal and alterations of access arrangements seek to facilitate the bay trail extension. The bay trail is proposed to be 3.0m wide for the majority of the trail with a 1 metre road buffer. It is noted this is proposed to be narrowed to a 0.75 metres road buffer and a 2.9 metre wide path where identified significant vegetation may be impacted.
- 4.4. It is also noted that offset planting is proposed to take place in the form of third party offsets and rehabilitation of the foreshore reserve within the Port Phillip and Western Port Catchment Area. It is understood that Council will also undertake replacement landscaping within the landscape buffer.

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 also subject to a Design and Development Overlay Schedule 1 (DDO1).
- 5.3. Adjoining the land is Beach Road, which is identified in a Road Zone Category 1 where Clause 52.29 is a relevant consideration.

Coastal Management Act

- 5.4. Pursuant to Section 40 of the *Coastal Management Act 1995* (CMA) consent to the proposed use and development has been provided subject to conditions. The Department of Environment, Land, Water and Planning (DELWP) has instructed that conditions given under the CMA consent must be included on any planning permit issued.

6.0 PLANNING PERMIT REQUIREMENTS

- 6.1. Pursuant to Clause 52.17-2 – Native Vegetation, a planning permit is required to remove, destroy or lop native vegetation, including dead native vegetation. There are also a number of exemptions however the proposal does not meet any of the exemptions outlined within this clause.
- 6.2. Pursuant to Clause 52.29 – Land Adjacent to a Road in a Road Zone Category 1, a Planning Permit is required to create or alter access to a Road in a Road Zone Category 1.
- 6.3. It is noted that pursuant to Clause 62.02-2 (Buildings and works not requiring a permit unless specifically required by the Kingston Planning Scheme) includes:
- Roadworks; and
 - Bicycle pathways and trails.
- 6.4. Given these buildings and works are not requiring a permit unless specifically required by the Kingston Planning Scheme, they are exempt from a planning permit. The clause 62.02-2 exemptions do not apply to the removal, destruction or lopping of trees and the removal of vegetation pursuant to Clause 62.02-3.
- 6.5. It is also noted that the relevant clauses of the State and Local Planning Policy Framework is considered with regard to the above matters that have triggered the need for an approval under the Kingston Planning Scheme.

7.0 AMENDMENT TO THE APPLICATION BEFORE NOTIFICATION

7.1. No amendments made.

8.0 ADVERTISING

8.1. The proposal was advertised by sending notices to adjoining and opposite property owners and occupiers and by maintaining thirteen (13) notices on site for fourteen (14) days. To date, 317 objections and seven letters of support have been received to the proposal. The grounds of objection raised are summarised as:

- Concerns with the planning application:
 - Lack of community consultation over the proposed plan/submission.
 - Overspending of Council funds on several iterations of the design and current submitted application.
 - Public opinion and community interests have not been considered.
 - Timing of the application including planning consultation meeting and Planning Committee meeting is inappropriate.
- Concerns with Councillor priorities and conduct.
- Vegetation is a fire risk.
- Road narrowing resulting in:
 - Safety concerns and implications on children, elderly, emergency service vehicles, pedestrians and cyclists.
 - Provision of indented parking will have implications on safety.
 - Loss of parking on Beach Road.
 - Traffic congestion.
- Misinterpretation of the significance of the vegetation and safety of cyclists/traffic movement should be a prioritised over the retention of native vegetation.
- Impact of relocation of bus stops on ability of elderly to get around/ and concerns over the relocation of bus stops generally.
- Detrimental to businesses as it discourages people from commuting to bayside areas.
- Neighbourhood character
- High dwelling densities and the associated impact on additional traffic on Beach Road.
- Access to boat ramps will be compromised.

8.2. The letters of support are summarised as:

- The current plan will retain as much vegetation as possible which bring benefits to the community in the long run (e.g. urban heat island effect)
- Beach Road is serviced by a bus route which provides options for beach goers who do not rely on private cars.
- The trail will provide recreational choices for residents and benefit's the city's health.
- The narrowing of Beach Road in line with adjoining Bayside Council will help standardise road widths and also has the support of VicRoads.

8.3. Councillors have been provided with the opportunity to review all submitted letters of objections and support.

9.0 PLANNING CONSULTATION MEETING

- 9.1. A planning consultation meeting was held on 11 January 2018 with the planning officers, the permit applicant, sixty-seven (67) submitters (objectors and supporters) and six (6) Councillors, namely Councillor (and Mayor) Staikos, Councillor Brownlees, Councillor West, Councillor Gledhill, Councillor Oxley and Councillor Bearsley in attendance. This meeting was therefore defined as an Assembly of Councillors under Section 80A of the *Local Government Act 1989*. It is noted that no conflict of interests were disclosed by Councillors attending the meeting.
- 9.2. This meeting was chaired by an independent facilitator. The permit applicant attended and described the proposal.
- 9.3. Concerns in relation to the planning permit triggers were raised by parties in favour and against the application. Concerns were also raised which fall outside the permit triggers of the current planning application. In particular, the proposed road narrowing along Beach Road and changes to existing gradients were discussed. Council's traffic officer also attended the meeting and sought to provide clarification where possible. Other items discussed which fall outside of the planning permit triggers also include changes to boat ramps and the relocation of bus stops. This meeting was extended to provide a greater opportunity for concerns to be discussed.
- 9.4. No objections have been withdrawn since this time and the concerns raised in objections and at the planning consultation meeting remain.

10.0 REFERRALS

- 10.1. Consultation with a number of different authorities was undertaken. The application was provided to the following external authorities (notified pursuant to clause 52 of the *Planning and Environment Act 1987*):
- Melbourne Water (section 52) advised of no objection to the proposal. A referral was undertaken in relation to climate change.
 - Transport for Victoria (section 52) have not provided a response.
- 10.2. The application was referred to the following external referral authorities (pursuant to section 55 of the *Planning and Environment Act 1987*) and pursuant to the requirements of Clause 66:
- Department of Environment Land Water and Planning (DELWP) (recommending) – advised of no objection subject to the inclusion of conditions on any planning permit issued.
 - VicRoads (determining) - advised of no objection to the proposal, subject to conditions and notes. It is noted that conditions may require amendments to the functional layout plans to accommodate any changes that may arise during the detailed design stage review; in response to the road safety audit; in relation to services and their relocation; vegetation; drainage; treatment of hazards within clear zones; and other matters.

If the detailed engineering design plans necessitates changes to the proposal that are relevant to the planning permit triggers, processes are in place to address these at that time. For instance, amendments can be pursued pursuant to s72 of the *Planning and Environment Act 1987*, which enables advertising of the amendment if they cause additional material detriment. It is also noted that minor changes may be pursued under secondary consent provisions which do not have provisions for re-advertising.

10.3. The application was referred to the following internal departments within Council:

- Council's Parks and Recreation Department advised of no objection to the proposal.
- Council's Economic Growth and Innovation Department who advised of no objections to the proposal for the following reasons:
 1. *The Bay Trail is consistent with the Draft Melbourne South East Destination Management Visitor Plan that seeks to "...enhance parks, gardens, nature and outdoor brand and offering..." (Strategic Theme 2 Tourism Product). The Bay Trail will capitalise on the natural environment assets and be a valuable addition to what will eventually link Port Melbourne to Mordialloc.*
 2. *Extending a regionally significant trail will increase the tourism appeal of Kingston. Whilst the Bay Trail is a high quality recreation and transport link for local residents, it also forms a key part of the tourist infrastructure offering to the Greater Melbourne community.*
 3. *There are local economic benefits generated by Bay Trail users who often visit cafés and restaurants as part of their experience. The extension to the Bay Trail will add to its appeal and therefore continue to drive economic value to local shops, cafes and restaurants.*
- Council's Traffic and Transport Department initially advised of the following:
 1. *A corner splay or area clear of visual obstruction, extending at least 2m along the frontage road from the edge of the driveway and 2.5 metres along the driveway from the frontage, should be considered for the exits of the foreshore carparks. This area clear of visual obstructions may include vegetation less than 900mm or tree greater than 1.8m. Please see attached plan for more details.*

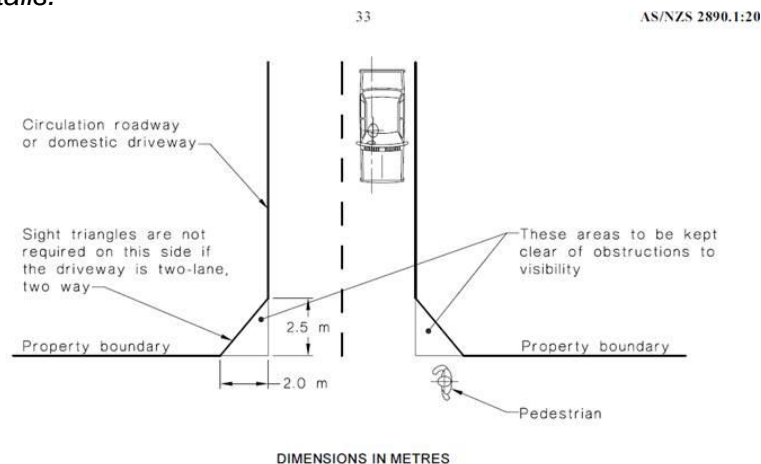


FIGURE 3.3 MINIMUM SIGHT LINES FOR PEDESTRIAN SAFETY

2. *The proposed shared path is in a mostly straight alignment that provides a good sight line. The path has an acceptable width varies from 2.7m to 3.0m and is consider adequate.*
3. *Sightlines of vehicles exiting the carpark onto Beach Road are considered adequate and a noticeable improvements compare to the current provision, except for the carpark opposite Monaco Street which retains the similar sight line to the current provision.*
4. *The reinstated kerbline along the western side of Beach Road is consistent with Council's decision, which results some loss of on-street parking.*
5. *VicRoads supports the reconfigured traffic lanes along Beach Road.*

- 10.4. The above comments have since been re-reviewed by Council's Traffic and Transport Department, following receipt of the VicRoads referral and who advise:

I have reviewed the information and considered the comments in conjunction with my previous comments dated 21/12/2017.

After reviewing all available information, it is considered that VicRoads comments dated 5/1/2018 supersedes my previous comments dated 21/12/2017.

I have no objections and no conditions regarding the proposed Bay Trail development in its current form.

- 10.5. Council's City Development Department also engaged an external ecological consultant to undertake a peer review of the submitted documents, maps and to undertake an independent assessment of the permitted clearing of native vegetation. The peer review has been undertaken, and reviewers are satisfied with the vegetation assessment and conclusions provided.

11.0 RELEVANT POLICIES

- 11.1. It is noted that VC142 was gazetted on 16 January 2018. Council officers have had regard to the planning scheme amendments and incorporated the relevant updated throughout this report.

11.2. State Planning Policy Framework (SPPF)

- Clause 10 – Operation of the State Planning Policy Framework
- Clause 11 – Open Space
- Clause 11.06 – Metropolitan Melbourne
- Clause 12 – Environmental and Landscape Values
- Clause 13 – Environmental Risks
- Clause 15 – Built Environment and Heritage
- Clause 18 – Transport

11.3. Local Planning Policy Framework (LPPF)

- Clause 21.08 – Foreshore
- Clause 21.09 – Environment, Wetlands and Waterways
- Clause 21.11 – Open Space

11.4. **Zoning**

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

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

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

- 11.7. Section 6.3 has already dealt with the buildings and works where no permit is required.

11.8. **Overlays**

- 11.9. Pursuant to Clause 43.02 - Design and Development Overlay - Urban Coastal Height Control Area a planning permit is not required for works sought, given the Clause 62.02-2 – Buildings and Works not requiring a permit unless specifically required by the Kingston Planning Scheme include:

- Roadworks; and
- Bicycle pathways and trails.

- 11.10. In this instance, the roadworks, bicycle pathways and trails are not specifically listed under Clause 43.02 - Design and Development Overlay and no planning permit is required under the overlay.

11.11. **Particular Provisions**

The following Clauses are applicable to this application:

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

- 11.12. It is noted that VC138 was gazetted on 12 December 2017 to all Victorian Planning Schemes. However, Clause 52.17-6 contains transitional arrangements stating, the requirements of Clause 52.17 of this scheme in force immediately before the commencement of Amendment VC138 continue to apply to an application for a permit lodged before that date. The application was received on 27 October 2017, therefore this application is subject to the transition provisions. It is on this basis that Council officers assess this proposal.

11.13. **General Provisions**

Clause 65: Decision Guidelines

12.0 PLANNING CONSIDERATIONS:

State Planning Policy Framework

- 12.1. An assessment has been undertaken against the applicable State and Local Planning policies relevant to the planning permit requirements of the application.
- 12.2. The objective of Clause 10 (Operation of the State Planning Policy Framework) states *the State Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.*
- 12.3. Further clause 10.04 states:
- *Society has various needs and expectations such as land for settlement, protection of the environment, economic well-being, various social needs, proper management of resources and infrastructure. Planning aims to meet these by addressing aspects of economic, environmental and social well-being affected by land use and development.*
 - *Planning authorities and responsible authorities should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However in bushfire affected areas, planning authorities and responsible authorities must prioritise the protection of human life over all other policy considerations.*
 - *Consistent with the objectives of local government under the Local Government Act 1989, municipal planning authorities are required to identify the potential for regional impacts in their decision-making and co-ordinate strategic planning with their neighbours and other public bodies to achieve sustainable development and effective and efficient use of resources.*
- 12.4. Clause 11.04 (Open space planning) seeks create a diverse and integrated network of public open spaces commensurate with the needs of the community. An emphasis is placed on ensuring that the network is connected through the provision of walking and cycling trails.
- 12.5. Clause 11.06 (Metropolitan Melbourne) seeks to facilitate sustainable development that takes advantage of existing settlement patterns. This policy also seeks to promote liveable and healthy communities through the timely provision of social infrastructure and services to meet the community's changing demands.
- 12.6. Protection of ecological systems and biodiversity is achieved through the implementation of principles in Clause 12 (Environmental and Landscape Values) of the Scheme. Clause 12.01 (Biodiversity) requires planning to consider key guideline documents in the assessment of land use and development, to ensure that the biodiversity, including important habitats for Victoria's flora and fauna are conserved and protected.
- 12.7. To assist in the protection of Victoria's natural environments, the scheme at Clause 12.01-2 (Native vegetation management) applies the risk-based approach to managing native vegetation, including its permitted removal, ensuring that no net loss occurs in relation to the biodiversity contribution of native vegetation.

- 12.8. Clause 12.02-3 (Coastal Crown land) seeks to achieve development that provides an environmental, social and economic balance. Strategies seeks to ensure that use and development on or adjacent to coastal foreshore Crown land:
- *Maintains safe, equitable public access and improves public benefit whilst protecting local environmental and social values.*
 - *Demonstrates need and coastal dependency.*
 - *Is located within a defined activity or recreation node.*
- 12.9. Best practice environmental and risk management is encouraged at Clause 13 (Environmental Risks), with impacts such coastal inundation and erosion identified as key risks to plan for in future use and development. It is noted Melbourne Water was notified pursuant to section 52 of the application. No objection was received in relation to climate change.
- 12.10. The Subject Land is identified as an area of Aboriginal Cultural Heritage Sensitivity.
- 12.11. 'The *Aboriginal Heritage Act 2006* (the Act) and *Aboriginal Heritage Regulations 2007* 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]
- 12.12. 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, CHMP 11105 has been prepared by a qualified Cultural Heritage Advisor and submitted to Council. The Plan was approved by the Secretary, Department of Planning and Community Development on 5 August 2010.
- 12.13. The approved CHMP contains the results of an assessment of the potential impact of the proposed activity on Aboriginal cultural heritage. Further, it outlines measures to be taken before, during and after the activity in order to manage and protect Aboriginal cultural heritage in the activity area.
- 12.14. Clause 15 (Built Environment and Heritage) seeks to ensure that land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.
- 12.15. Clause 18 (Transport) facilitates an integrated and sustainable transport system that provides access to social and economic opportunities. Specific objectives at Clause 18.02-2 seek to *integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.*

Local Planning Policy Framework

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

- Objective 1: To provide fair and equitable access to all coastal areas and to promote a wide range of social, recreational and coastal experiences which seek to optimise community enjoyment of the foreshore.*
- Objective 2: To protect and where possible, restore the integrity of natural ecosystems and coastal processes, and to minimise adverse environmental impacts on the coastal and marine environments.*
- Objective 3: To promote opportunities for innovative recreational, tourism and commercial development in recognised 'activity nodes' on the foreshore where development is sensitive to natural coastal systems and compatible with the character and scale of the surrounding landscape.*

12.17. Whilst not part of the application, the proposed removal of vegetation seeks to facilitate the construction of the bay trail, which forms part of the larger cycling networks proposed under the following strategies:

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

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

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

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

- Objective 1: To provide fair and equitable access to a range of high quality open space areas located within Kingston's urban and non-urban environments which aim to optimise community enjoyment of open space.*
- Objective 2: To promote a diverse range of social and recreational opportunities which provide for the changing leisure needs of the municipality's current and future populations.*
- Objective 3: To protect significant natural landscapes and open space areas with an identified environmental significance from degradation as a result of community recreational demands.*

Particular Provisions

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

Clause 52.17 – Native Vegetation:

12.22. The purpose of Clause 52.17 is to:

- *To ensure permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity. This is achieved through the following approach:*
 - *Avoid the removal of native vegetation that makes a significant contribution to Victoria's biodiversity.*
 - *Minimise impacts on Victoria's biodiversity from the removal of native vegetation.*
 - *Where native vegetation is permitted to be removed, ensure that an offset is provided in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation to be removed.*
- *To manage native vegetation to minimise land and water degradation.*
- *To manage native vegetation near buildings to reduce the threat to life and property from bushfire.*

12.23. In accordance with Clause 52.17-2, a planning permit is required to remove native vegetation including dead vegetation. In accordance with this clause:

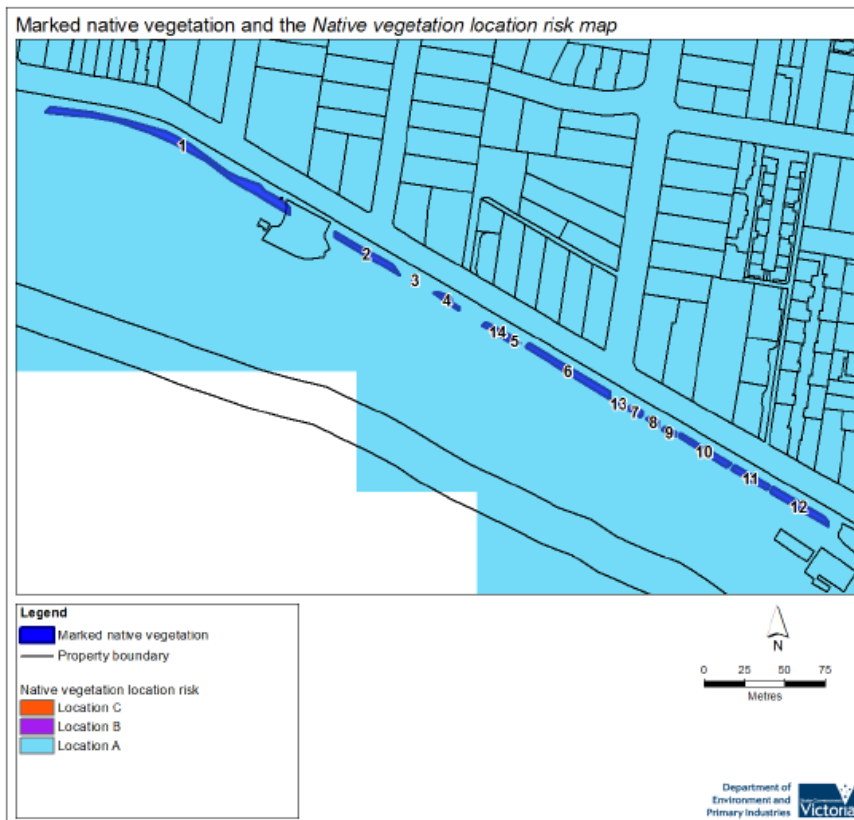
An application to remove, destroy or lop native vegetation must be classified as one of the following risk-based pathways: low, moderate or high, as defined in the Permitted clearing of native vegetation – Biodiversity assessment guidelines (Department of Environment and Primary Industries, September 2013). The application requirements and decision guidelines included in this clause must be applied in accordance with the classified pathway.

12.24. In order to determine the risk-based pathway the decision maker must have regard to the following:

1. Location risk; and
2. Extent risk.

12.25. The subject site is located within Location A, based on the native vegetation location risk map.

Appendix 3 - Biodiversity information maps



12.26. The extent or overall area to be removed falls between 0.5 and one hectare (inclusive of the vegetation removed as part of Planning Permit No. KP14/317) which permitted the removal of vegetation along the foreshore reserve between Sea Parade and Mentone Lifesaving Club, Mentone. Based on the above, the proposal therefore falls under the Low risk-based pathway.

Table 3: Risk-based pathways for remnant patches of native vegetation

Extent*	Location		
	Location A	Location B	Location C
< 0.5 hectares	Low	Low	High
≥ 0.5 hectares and < 1 hectare	Low	Moderate	High
≥ 1 hectare	Moderate	High	High

12.27. The decision guidelines at Clause 52.17-5 of the native vegetation provisions are dependent upon the risk pathway that an application takes. All applications must be considered against the following decision guidelines:

- *The contribution that native vegetation to be removed makes to Victoria’s biodiversity.*
 This is determined by:
 - *The extent and condition of the native vegetation.*

- *The biodiversity value of the native vegetation, including whether the native vegetation is important habitat for rare or threatened species.*
- *Whether the removal of native vegetation is defined as being in the low, moderate or high risk-based pathway, as defined in the Permitted clearing of native vegetation – Biodiversity assessment guidelines (Department of Environment and Primary Industries, September 2013) and apply the decision guidelines accordingly.*
- *The role of native vegetation in:*
 - *Preventing land degradation, including soil erosion, salination, acidity, instability, and water logging, particularly:*
 - *Where ground slopes are more than 20 per cent.*
 - *On land which is subject to soil erosion or slippage.*
 - *In harsh environments, such as coastal or alpine area.*
- *Managing native vegetation to preserve identified landscape values.*
- *The conservation of native vegetation protected under the Aboriginal Heritage Act 2006.*

NVIM Tool Assessments

12.28. The native vegetation permitted clearing regulations use mapped and modelled information as a key input for planning and decision making. To assist this process biodiversity information tools have been developed that can measure impacts, inform decision making and determine offset obligations relating to the removal of native vegetation. This tool is identified as the Native Vegetation Information Management (NVIM) tool.

12.29. For Low risk-based pathway applications, the NVIM tool can be used to determine all criteria relating to the biodiversity considerations of the application. In this instance, the applicant utilised the NVIM tool to ascertain the location risk and to gain a preliminary indication of the extent risk.

12.30. The biodiversity considerations include:

- **Location Risk** - The risk that removing vegetation in a particular location will have on the persistence of a rare and threatened species (*using the location risk map*).

[additional online tools including the Victorian Biodiversity Atlas, the FFG Act Threatened Communities List and the EPBC Act Protected matters Search Tool were consulted to determine whether there were any listed species potentially occurring within the area that had not been previously identified]

Extent Risk – The level of risk to biodiversity from the removal of vegetation based on the area and / or number of scattered trees to be removed. (*Rather than relying on the online tool, methodology included a combination of aerial photograph interpretation and ground truthing using a hand held GPS.*)

Condition Score – A site based measure of how close the native vegetation is to its mature natural state. (*In this instance a site assessed condition score has been entered for each individual patch in lieu of using scores automatically generated by the NVIM mapping.*)

- **Habitat Hectares** – A combined measure of the condition and extent of native vegetation (*obtained by multiplying the total extent and condition score*).
- **Strategic Biodiversity Score** – A score that quantifies the relative value of a location in the landscape with regard to its conditions, extent, connectivity and the support function it plays for species (*a weighted average using the strategic biodiversity map*). The map prioritises locations on the basis of rarity and level of depletion of the types of vegetation, species habitats, and condition and connectivity of native vegetation.
- **General Biodiversity Equivalence Score** – A score used to quantify the relative overall contribution of a site to Victoria’s biodiversity (*used for all Low risk-based pathways, by multiplying habitat hectares and the strategic biodiversity score*).

12.31. To ensure that the offsets do not result in a net loss of biodiversity, the tool then assesses the following:

- **Offset Type** – For all Low risk pathway applications, a general offset is required (as distinct from a specific offset). A general offset is required when a proposal to remove native vegetation is not deemed, by application of the specific-general offset test, to have a significant impact on habitat for any rare or threatened species.
- **Risk Factor** – Acknowledges that there is a risk that the gain from undertaking the offset will not adequately compensate for the loss from removing native vegetation. In the instance of a Low risk-based pathway application, a risk factor of 1.5 is applied.
- **Offset Amount** – Calculated by multiplying the general biodiversity equivalence score by the risk factor for general offsets. The offset amount is expressed in Biodiversity Equivalence Units (BEUs).
- **Minimum Strategic Biodiversity Score (SBS)** - Must be at least 80 per cent of the strategic biodiversity score of the native vegetation to be removed to ensure that offsets are located within areas with a strategic value that is comparable or better than the native vegetation to be removed.
- **Vicinity** – The offset must be within the same Catchment Management Authority boundary as the native vegetation to be removed. In this instance, this means within the boundaries of the Port Philip and Westernport CMA or the City of Kingston.

12.32. The online tool identified the following attributes and offset requirements for the vegetation to be removed:

Assessment	NVIM Assessment	Tool	Biosis Assessment	Consultant (Peer Review) Assessment
Location Risk Area	Stage 2		Stage 2	Stage 2
Condition Score	0.23 (Coastal Headland Scrub) 0.32 (Sand Heathland)		0.23 (Coastal Headland Scrub) 0.32 (Sand Heathland)	0.23 (Coastal Headland Scrub) 0.32 (Sand Heathland)
Total extent (ha)	0.571		0.571	0.571
Overall habitat hectares	0.132		0.132	0.132
Strategic biodiversity score (weighted average)	0.162		0.162	0.162
Clearing site biodiversity equivalence score	0.021		0.021	0.021
Risk factor for general offsets	1.5		1.5	1.5
Offset requirements (general biodiversity equivalence units)	0.032		0.032	0.032
Minimum strategic biodiversity score (using the mapping)	0.130		0.130	0.130
Vicinity	Port Phillip and Westernport CMA or Kingston City Council		Port Phillip and Westernport CMA or Kingston City Council	Port Phillip and Westernport CMA or Kingston City Council

12.33. In accordance with the biodiversity assessment guidelines, the offsets must form a planning permit condition. Conditions regarding the offsetting of vegetation are recommended at Appendix F of the *Permitted Clearing of native vegetation - Biodiversity Assessment handbook* (DEPI 2014). The conditions relate to:

- Construction management
- Protection of vegetation to be retained, and
- Securing native vegetation offsets and offset evidence.

12.34. These conditions have been included within the Planning Officer recommendation.

12.35. It should also be noted that the application has been sought due to any bushfire risks and requirements for defendable space. The site is not considered to be within a high bushfire risk area.

Clause 52.29 – Land Adjacent to a Road Zone Category 1

12.36. Pursuant to Clause 52.29, a permit is required to create or alter access to a Road Zone, Category 1. The purpose of Clause 52.29 seeks to *ensure appropriate access to identified roads*.

- 12.37. Four crossovers are proposed to be altered to Beach Road which is a Road Zone, Category 1. A permit is required according to Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road. The decision guidelines in this clause state:
- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. The views of the relevant road authority.*
 - *The views of the relevant road authority.*
 - *The effect of the proposal on the operation of the road and on public safety.*
 - *Any policy made by the relevant road authority pursuant to Schedule 2, Clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.*
- 12.38. The proposal has been reviewed by VicRoads and Council's Traffic Engineers, who have reviewed the functional layout plans provided for the altered crossovers and had regard to the relevant requirements of Clause 52.29.
- 12.39 On the basis of this assessment VicRoads has no objection to the application subject to conditions that must be included on any permit issued. One such condition requires more detailed engineering design plans to be submitted for approval prior to commencement. It is understood that VicRoads will undertake a further assessment once these plans have been submitted.

13.0 RESPONSE AGAINST GROUNDS OF OBJECTIONS

- 13.1. The objector's concerns in relation to vegetation removal and alteration of access to a Road Zone, Category 1 have been examined and considered within this report. A number of other concerns have been raised, which do not relate to the planning permissions sought.
- 13.2. For the purpose of assessing the application, the following concerns are considered to fall outside of the scope of planning considerations, when assessing the planning permit trigger:
- Concerns with the planning application:
 - Lack of community consultation over the proposed plan/submission.
 - Overspending of Council funds on several iterations of the design and current submitted application.
 - Public opinion and community interests have not been considered.
 - Timing of the application including planning consultation meeting and Planning Committee Meeting is inappropriate.
 - Concerns with Councillor priorities and conduct.
 - Road narrowing resulting in:
 - Safety concerns and implications on children, elderly, emergency service vehicles, pedestrians and cyclists.
 - Provision of indented parking will have implications on safety.
 - Loss of parking on Beach Road.
 - Traffic congestion.

- Impact of relocation of bus stops on ability of elderly to get around/ and concerns over the relocation of bus stops generally.
- Detrimental to businesses as it discourages people from commuting to bayside areas.
- Neighbourhood character.
- High dwelling densities and the associated impact on additional traffic on Beach Road.
- Access to boat ramps will be compromised.

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

13.4. **Concerns with the planning application**

A number of concerns have been raised in relation to the current planning application being pursued. Concerns relate to the public consultation process undertaken by Council and Council's decision to lodge the current application under assessment. The current proposal also includes changes reduce the Beach Road width to reduce the amount of native vegetation required for removal. This forms the basis for the majority of objections received in relation to the application.

It is understood that Council decided to pursue the current alignment following a community engagement process undertaken in April and May of 2017 and that the planning permit application that has been lodged on this basis.

It is noted that the previous decisions of Council referred to above do not form part of considerations in the assessment of the current planning application.

13.5. **Timing of consultation/Planning Committee meeting is inappropriate**

The application has been advertised for a full 14 days in accordance with the notice requirements of section 52 of the *Planning and Environment Act 1987*.

A planning consultation meeting is usually scheduled after the advertising period finishes. The planning consultation meeting is arranged outside of the main holiday period. In addition, advance notice was being provided to this meeting, with up to one month's notice depending on the time objections or letters of support were received.

13.6. **Impact of relocation of bus stops on ability of elderly to get around/relocation of bus stops generally**

Transport for Victoria was notified of the application. No comments have been provided at this stage however it is noted that the relocation of the bus stops does not form part of the current planning application.

14.0 CONCLUSION:

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

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

15.0 RECOMMENDATION

- 15.1. That the Planning Committee determine to support the proposal and issue a Notice of Decision to Grant a Permit to Removal of native vegetation and alter access to a Road Zone, Category 1 at No. Bay Trail - Kitchener Street (Mentone Life Saving Club) to Rennison Street Parkdale, subject to the following conditions:
1. Except with the written consent of the Responsible Authority, within the area of native vegetation to be retained and any associated tree protection zone, the following are prohibited:
 - a) vehicular or pedestrian access
 - b) trenching or soil excavation
 - c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
 - d) entry and exit pits for underground services
 - e) any other actions or activities that may result in adverse impacts to retained native vegetation.

Native vegetation offsets

2. To offset the removal of 0.571 hectares of native vegetation, the permit holder must secure a native vegetation offset, in accordance with the Permitted clearing of native vegetation – Biodiversity assessment guidelines (DEPI 2013) and Native vegetation gain scoring manual (DEPI 2013) as specified below:

General offset

- A general offset of 0.032 general biodiversity equivalence units with the following attributes:
 - be located within the Port Phillip and Westernport Catchment Management Authority boundary or Kingston City Council municipal district; and,
 - have a strategic biodiversity score of at least 0.130.

Offset evidence and timing

3. The Guidelines require that a compliant offset be secured, to the satisfaction of the responsible or referral authority, before the native vegetation is removed. This can be a security agreement for an offset site that includes an onsite management plan OR evidence of a third party offset. Security agreement requirements are specified in the Native vegetation gain scoring manual (DEPI, 2013). It may be agreed for some projects that offsets are secured in stages to enable offset reconciliation – this can be provided for in the following condition:

Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the Responsible Authority.

The offset evidence can be:

- A security agreement signed by both parties, to the required standard, for the offset site or sites, including a 10 year offset management plan and/or;
- An allocated credit extract from the Native Vegetation Credit Register.

A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Environment, Land, Water and Planning.

DELWP

4. The works are to be carried out generally in accordance with plans 'Bay Trail Mentone to Mordialloc – Functional Layout, dated June 2017, prepared by Traffic Works.
5. Any modification to the works proposed will require further approval by the Program Manager Regional Planning and Approvals, DELWP.
6. Prior to works commencing a construction environmental management plan (including traffic management, the protection of native vegetation and fauna during works and the rehabilitation of any track closures) must be prepared to the satisfaction of DELWP.
7. Before works start, native vegetation protection fencing must be erected around all patches of native vegetation and scattered trees to be retained on site. This fencing must be erected around the patches at a minimum distance of 2 metres from retained native vegetation and at a radius of 12x the diameter at breast height (DBH) to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the scattered trees.

The protection fencing must be constructed to the satisfaction of the responsible authority. The protection fencing must remain in place at least until all works are completed to the satisfaction of the responsible authority. Except with the written consent of the responsible authority, within this area;

- a) no vehicular or pedestrian access, trenching or soil excavation is to occur
 - b) no storage or dumping of tools, equipment or waste is to occur
 - c) no entry and exit pits for underground services are to be constructed
8. In order to offset the removal of 0.571 hectares of native vegetation approved as part of this permit, the applicant must provide a native vegetation offset that meets the following requirements and is in accordance with the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* and the *Native vegetation gain scoring manual*:

The general offset must:
 - contribute gain of 0.032 general biodiversity equivalence units
 - be located within the Port Phillip and Westernport Catchment Management Authority boundary or Kingston municipal district
 - have a strategic biodiversity score of at least 0.130
 9. Before any native vegetation is removed, evidence that an offset has been secured must be provided to the satisfaction of the responsibility authority. This offset must meet the offset requirements set out in this permit and be in accordance with the requirements of *Permitted clearing of native vegetation – Biodiversity assessment guidelines* and the *Native vegetation gain scoring manual*. Offset evidence can be either:

- a security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan, which is to include the ongoing management regime in perpetuity. Every year, for ten years, after the responsible authority has approved the offset management plan, the applicant must provide notification to the responsible authority of the management actions undertaken towards the implementation of the offset management plan. An offset site condition statement, including photographs must be included in this notification.
- a credit register extract from the Native Vegetation Credit Register.

10. A suitably qualified wildlife handler is to be present when felling habitat trees.
11. All planting of vegetation within the coastal Crown land must utilise indigenous species.
12. The construction site must be managed in accordance with EPA Publication No. 981 Reducing Stormwater Pollution from Construction Sites (May 2005).
13. Construction equipment, building materials, refuse and site run-off must be contained and controlled and not permitted to impact on the beach or enter Port Phillip Bay.
14. All works must be completed and maintained to the satisfaction of Kingston City Council.
15. This consent under the *Coastal Management Act 1995* will expire if the works are not completed within two years of the date of issue, unless an extension of time is applied for and granted by the Program Manager Regional Planning and Approvals, DELWP.

VicRoads

16. Prior to the commencement of any roadworks, detailed engineering design plans must be submitted to and approved by VicRoads. The plans must be generally in accordance with the approved Functional Layout Plans (FLPs) and to the satisfaction of VicRoads.
17. Prior to the commencement of the use all works required by VicRoads under this permit must be completed to the satisfaction of VicRoads and at no cost to VicRoads.

Expiry

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

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

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

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

Note: The preparation of the detailed engineering design and the construction and completion of all work must be undertaken in a manner consistent with current VicRoads' policy, procedures and standards and at no cost to VicRoads.

Note: In order to meet VicRoads' requirements for these tasks the applicant will be required to comply with the requirements documented as "Standard Requirements – Developer Funded Projects" and any other requirements considered necessary depending on the nature of the work.

Note: Functional layout plans may need to be amended to accommodate any changes that may arise during the detailed design stage review; in response to the road safety audit; in relation to services and their relocation; vegetation; drainage; treatment of hazards within clear zones and other matters.

Note: No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts.

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

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

Appendices

Appendix 1 - KP17/832 - Bay Trail - Considered Plans (Trim No 18/6849) [↓](#)

Appendix 2 - KP17/832 - Bay Trail - Mentone and Parkdale - Biosis Report (Trim No 18/7074) [↓](#)

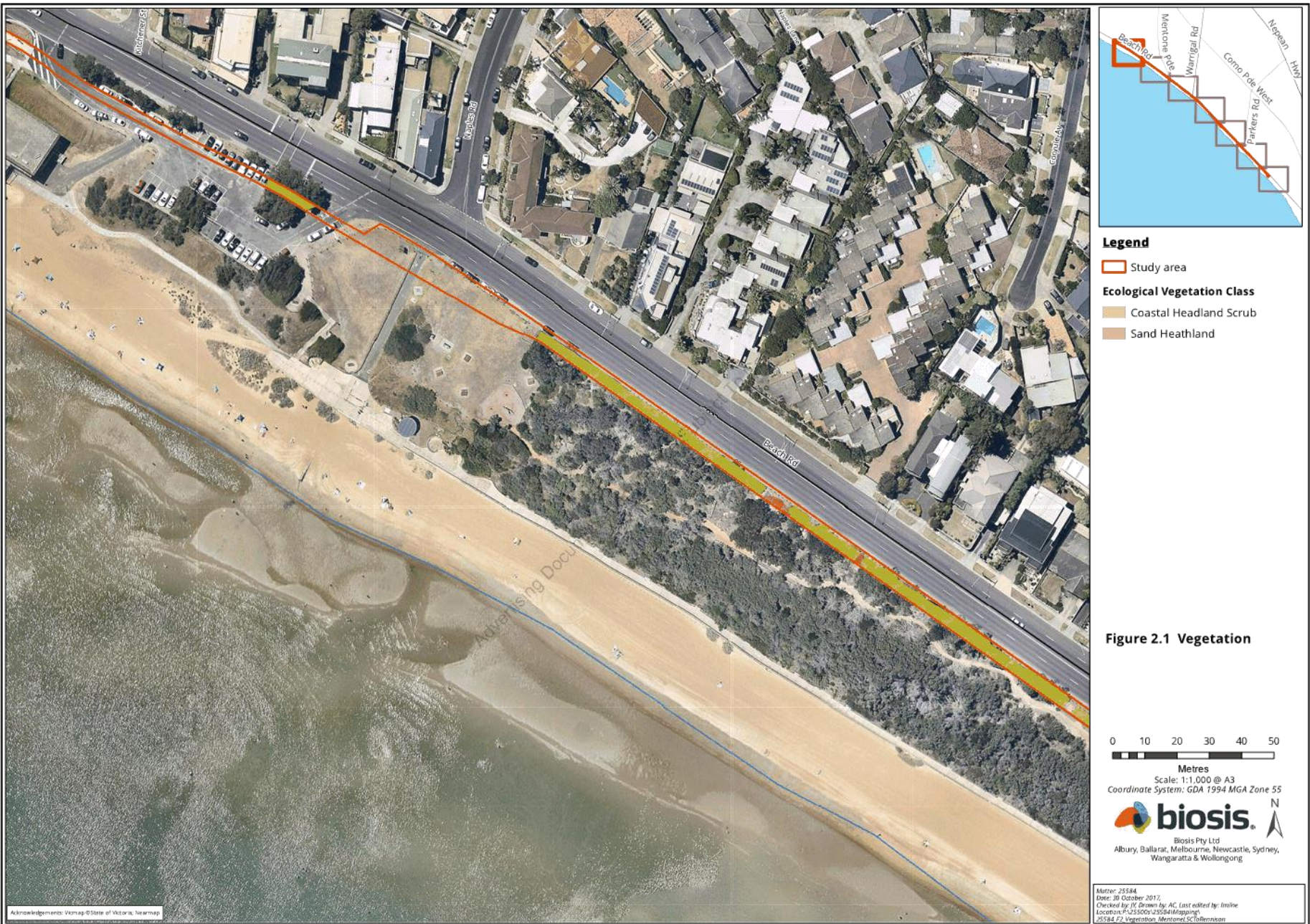
Author/s: Amy Lin, Statutory Planning

Reviewed and Approved By: Jaclyn Murdoch, A/Manger City Development

4.1

KP17/832 - BAY TRAIL - KITCHENER STREET (MENTONE LIFE SAVING CLUB) TO RENNISON STREET PARKDALE

1	KP17/832 - Bay Trail - Considered Plans.....	31
2	KP17/832 - Bay Trail - Mentone and Parkdale - Biosis Report...	51



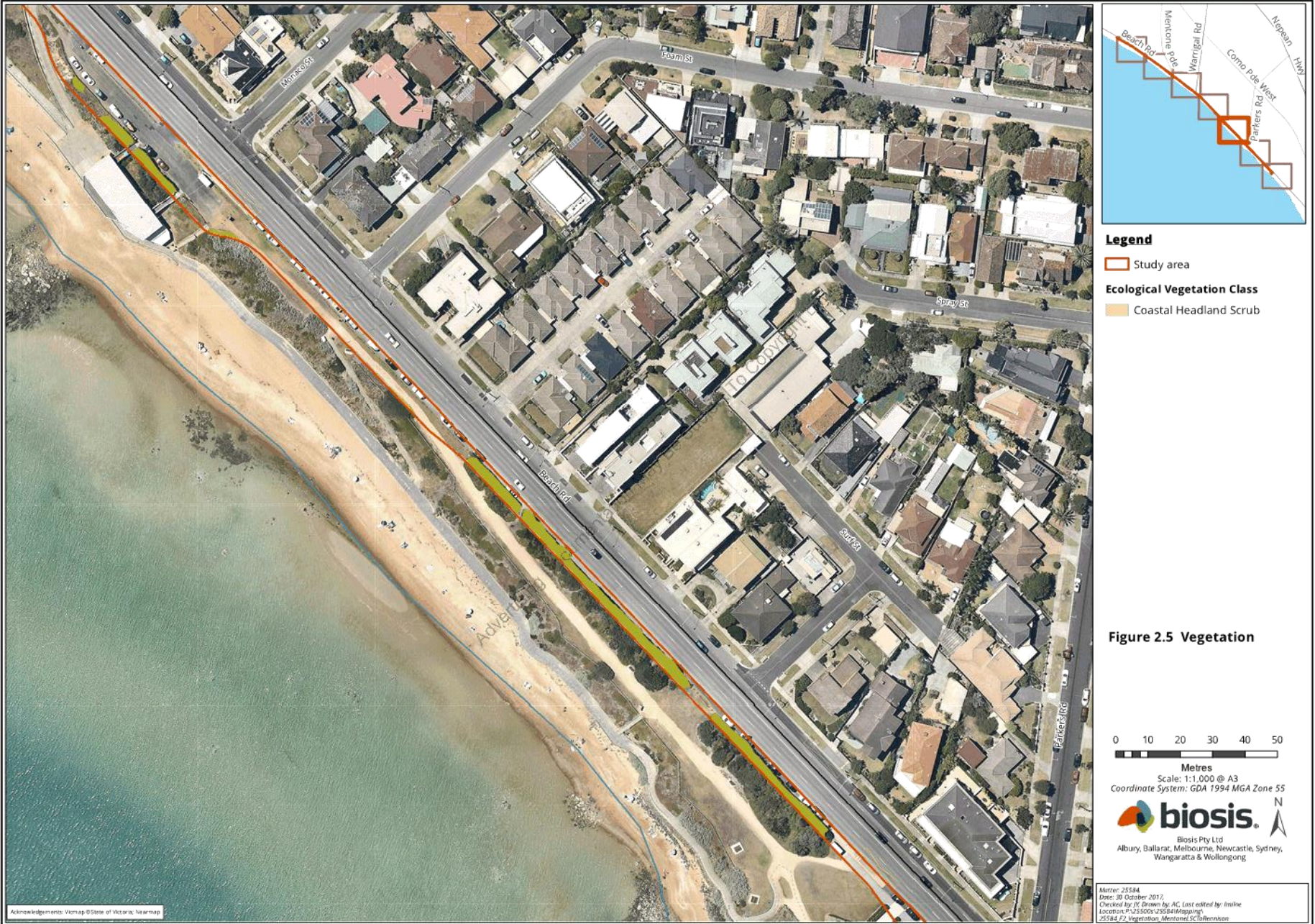
Aerial photograph showing the study area along the coast. The study area is outlined in orange. The map shows a residential area with houses and streets (Beach Rd, Mentone Pde, Warrigal Rd, Como Pde West, Parkers Rd, Nepean Hwy, Goryvale Ave) and a coastal area with a beach and ocean. The vegetation is mapped in two classes: Coastal Headland Scrub (light brown) and Sand Heathland (darker brown). A scale bar indicates 0 to 50 metres. The map is titled 'Figure 2.1 Vegetation' and includes a legend, scale, coordinate system, and biosis logo. A north arrow is also present. The map is dated 30 October 2017 and was checked by JC, drawn by AC, and last edited by Imine. The location is P425500v25584Mapping and the metric is 25584_V2_Vegetation_Mentone_SC1Remmison.



Acknowledgements: Vicmap © State of Victoria; heatmap



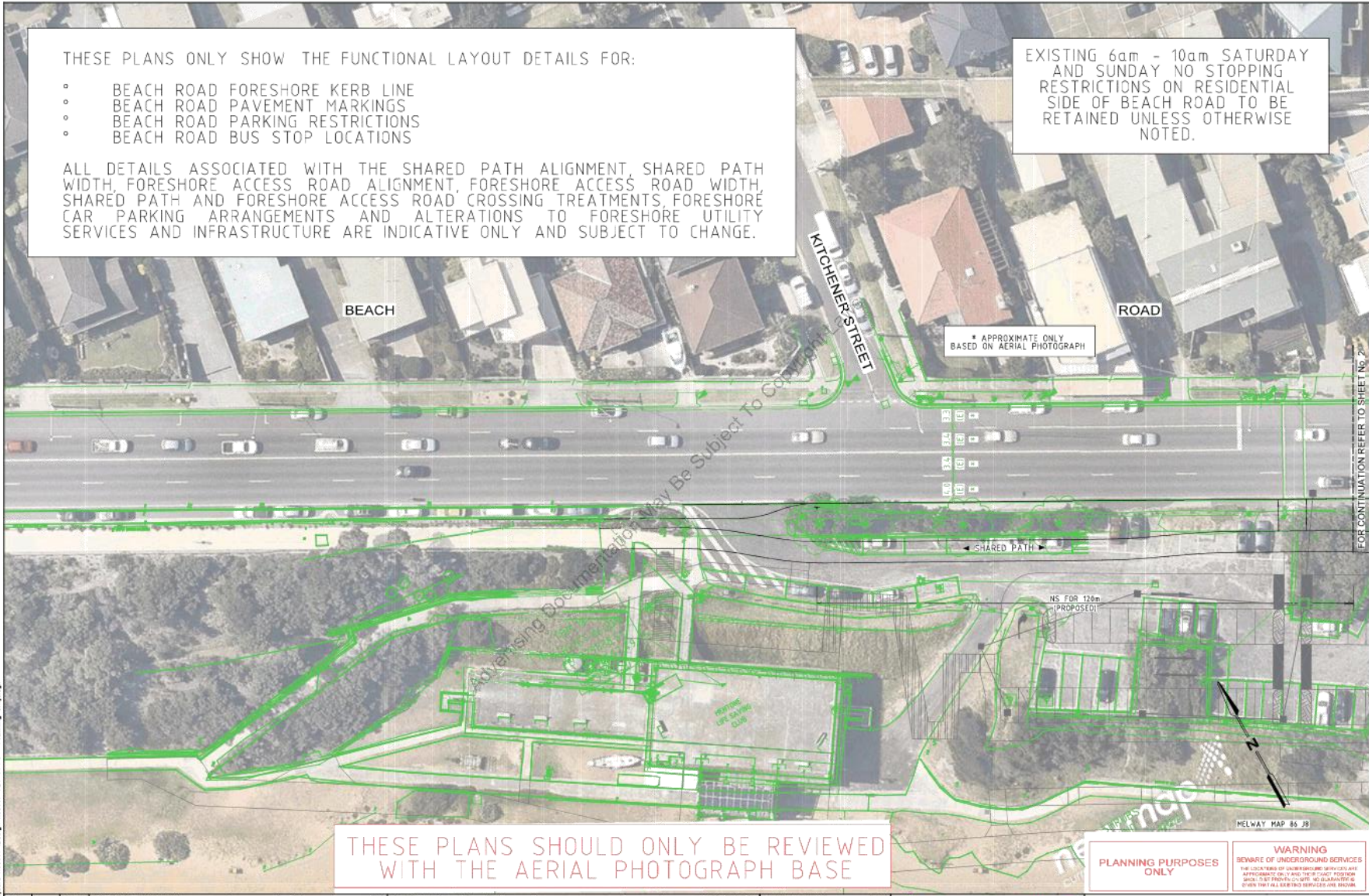








Acknowledgments: Vicmap © State of Victoria, Nearmap



THESE PLANS ONLY SHOW THE FUNCTIONAL LAYOUT DETAILS FOR:

- BEACH ROAD FORESHORE KERB LINE
- BEACH ROAD PAVEMENT MARKINGS
- BEACH ROAD PARKING RESTRICTIONS
- BEACH ROAD BUS STOP LOCATIONS

ALL DETAILS ASSOCIATED WITH THE SHARED PATH ALIGNMENT, SHARED PATH WIDTH, FORESHORE ACCESS ROAD ALIGNMENT, FORESHORE ACCESS ROAD WIDTH, SHARED PATH AND FORESHORE ACCESS ROAD CROSSING TREATMENTS, FORESHORE CAR PARKING ARRANGEMENTS AND ALTERATIONS TO FORESHORE UTILITY SERVICES AND INFRASTRUCTURE ARE INDICATIVE ONLY AND SUBJECT TO CHANGE.

EXISTING 6am - 10am SATURDAY AND SUNDAY NO STOPPING RESTRICTIONS ON RESIDENTIAL SIDE OF BEACH ROAD TO BE RETAINED UNLESS OTHERWISE NOTED.

* APPROXIMATE ONLY BASED ON AERIAL PHOTOGRAPH

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ISSUE	APPO	DATE	AMENDMENT
P6	09.10.17	VICROADS COMMENTS	
P5	08.09.17	COUNCIL COMMENTS	
P4	09.08.17	COUNCIL COMMENTS	
P3	22.06.17	COUNCIL COMMENTS	
P2	20.04.17	COUNCIL COMMENTS	

GENERAL NOTES
 1. BASE INFORMATION FROM KINGSTON CITY COUNCIL SURVEY FILE 20559-D1.DWG, KINGSTON_BIKE_TRAIL_SURVEY_MERGED.DWG.
 2. ALL DIMENSIONS ARE TO FACE OF KERB UNLESS SHOWN OTHERWISE.

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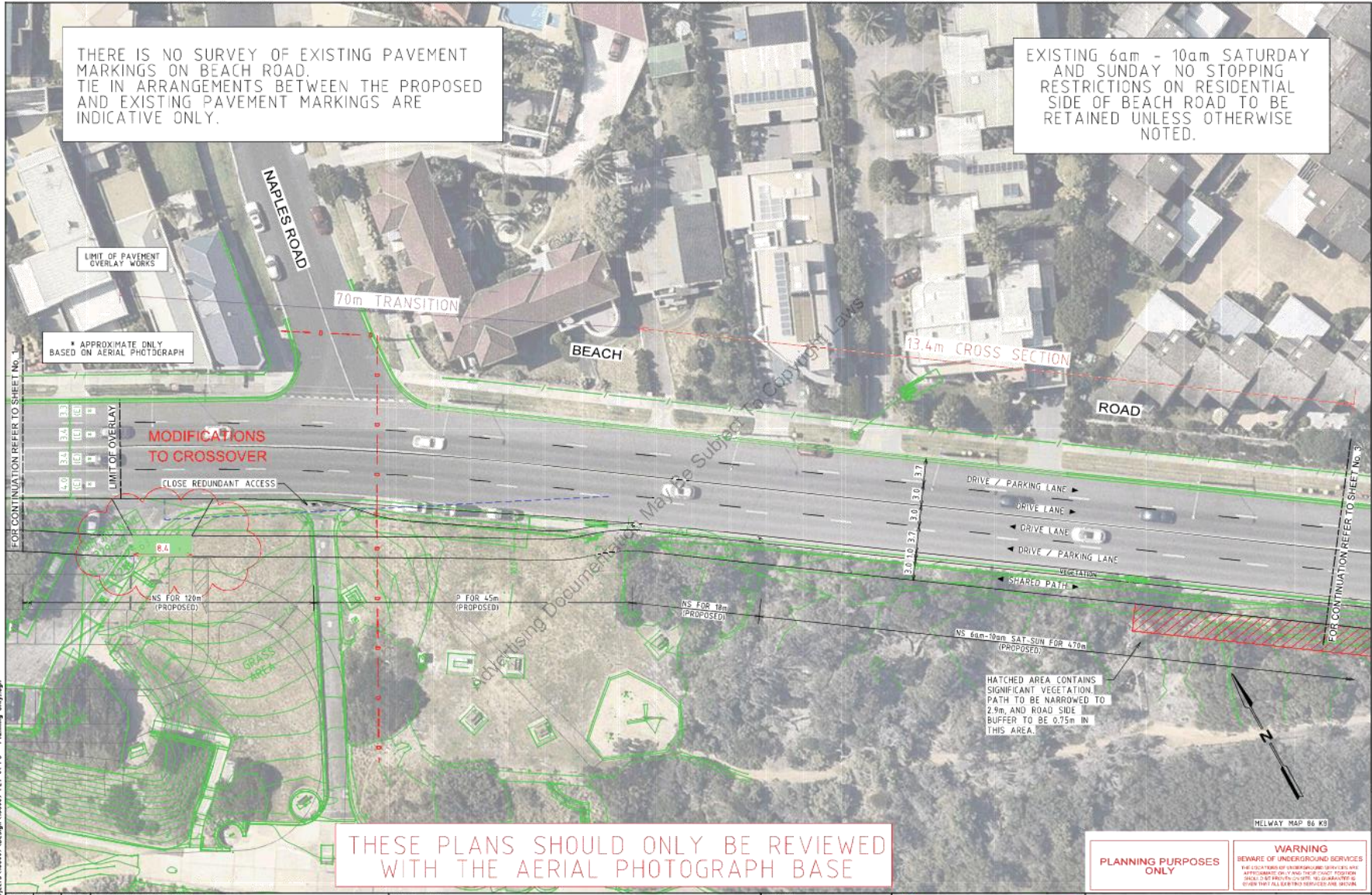
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BAY TRAIL MENTONE TO MORDIALLOC KINGSTON CITY FUNCTIONAL LAYOUT			
SCALE 1:500 @ A3	SHEET NO. 1	DRAWING NO. 166009-FLT-01	ISSUE P6

FOR CONTINUATION REFER TO SHEET NO. 2



THERE IS NO SURVEY OF EXISTING PAVEMENT MARKINGS ON BEACH ROAD. TIE IN ARRANGEMENTS BETWEEN THE PROPOSED AND EXISTING PAVEMENT MARKINGS ARE INDICATIVE ONLY.

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P4		09.08.17	COUNCIL COMMENTS
P3		22.06.17	COUNCIL COMMENTS
P2		20.06.17	COUNCIL COMMENTS

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HATCHED AREA CONTAINS SIGNIFICANT VEGETATION. PATH TO BE NARROWED TO 2.9m, AND ROAD SIDE BUFFER TO BE 0.75m IN THIS AREA.

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P4		09.08.17	COUNCIL COMMENTS
P3		22.06.17	COUNCIL COMMENTS
P2		20.04.17	COUNCIL COMMENTS

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1:500 @ A3	3	166009-FLT-03	P6



EXISTING 6am - 10am SATURDAY AND SUNDAY NO STOPPING RESTRICTIONS ON RESIDENTIAL SIDE OF BEACH ROAD TO BE RETAINED UNLESS OTHERWISE NOTED.

13.4m CROSS SECTION

BEACH

ROAD

- DRIVE / PARKING LANE
- DRIVE LANE
- DRIVE LANE
- DRIVE / PARKING LANE
- VEGETATION
- SHARED PATH

NS 6m-10m SAT-SUN FOR 470m (PROPOSED)

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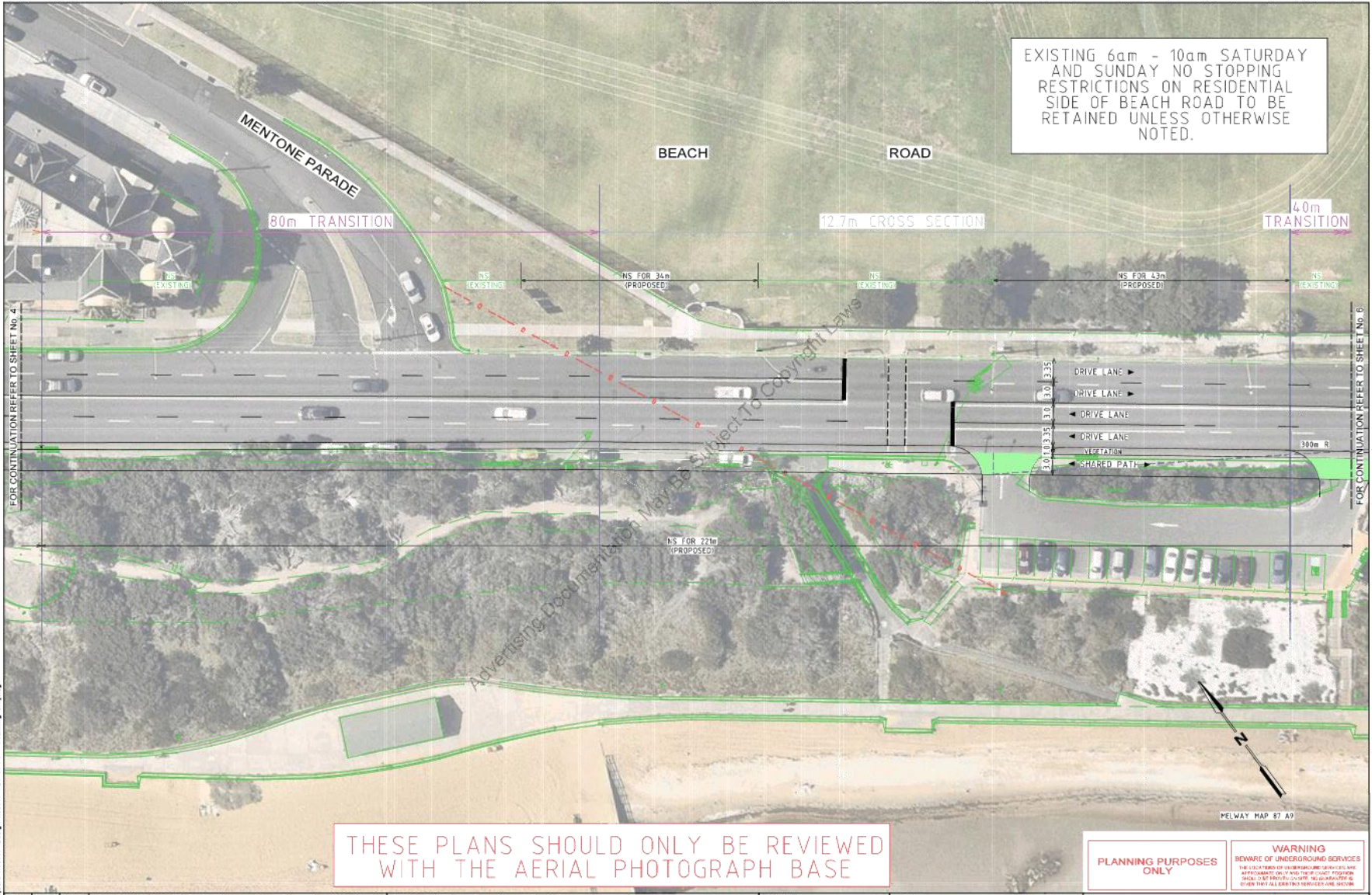
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P6	09.10.17	VICROADS COMMENTS	
P5	08.09.17	COUNCIL COMMENTS	
P4	09.08.17	COUNCIL COMMENTS	
P3	22.06.17	COUNCIL COMMENTS	
P2	20.04.17	COUNCIL COMMENTS	

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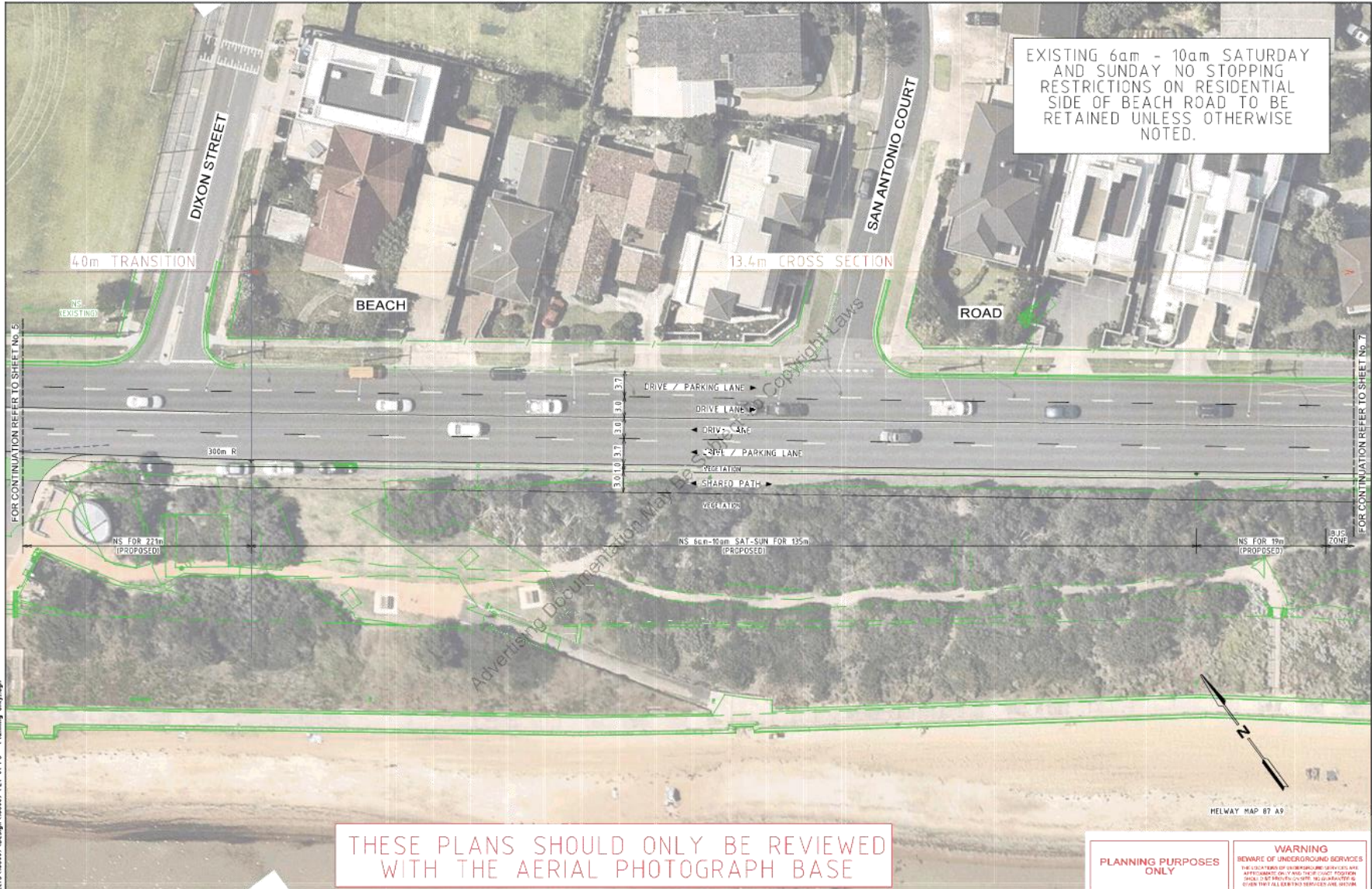
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P5		08.09.17	COUNCIL COMMENTS
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P2		20.06.17	COUNCIL COMMENTS

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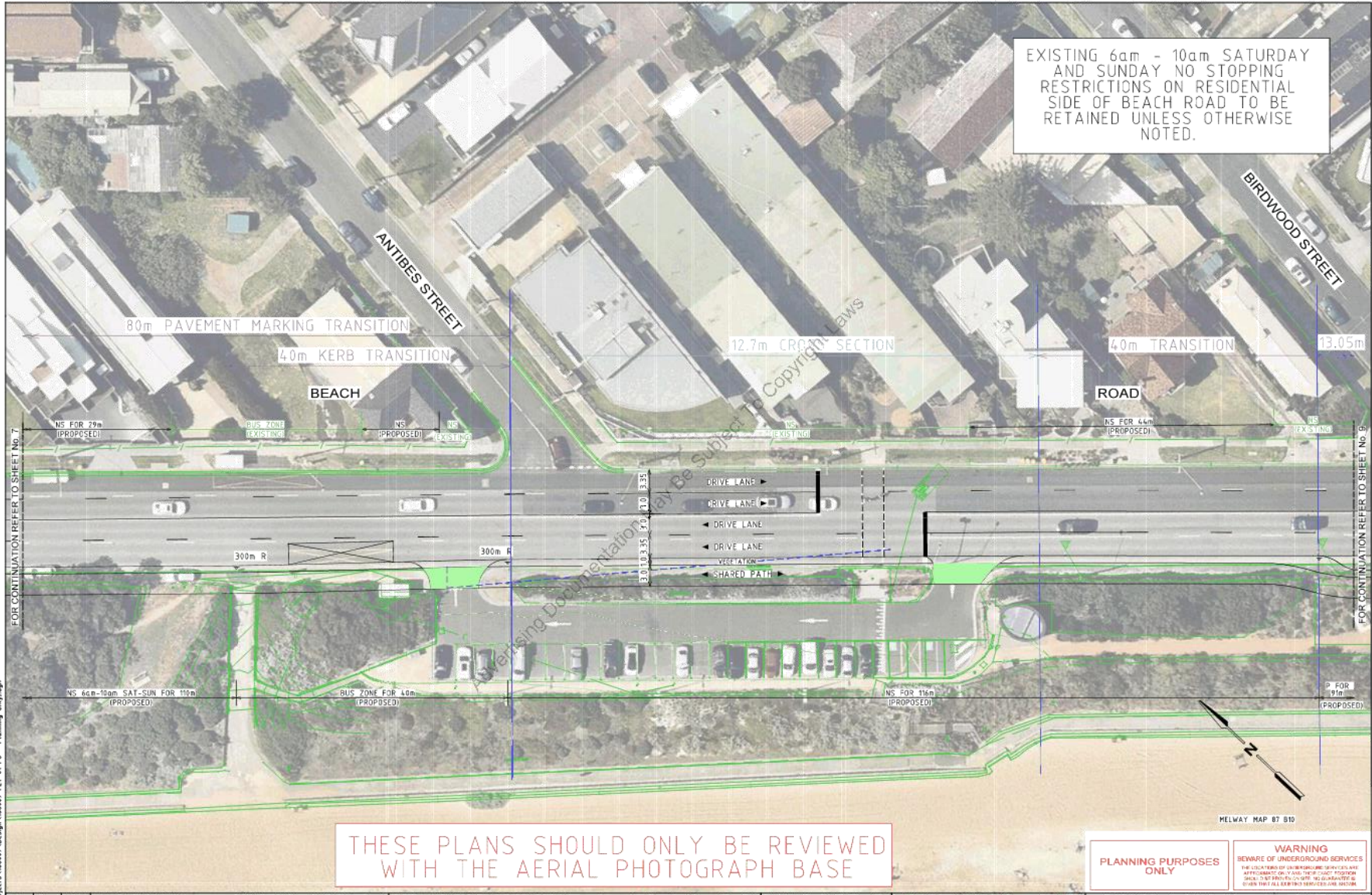
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P4	09.08.17	COUNCIL COMMENTS	
P3	22.06.17	COUNCIL COMMENTS	
P2	20.06.17	COUNCIL COMMENTS	
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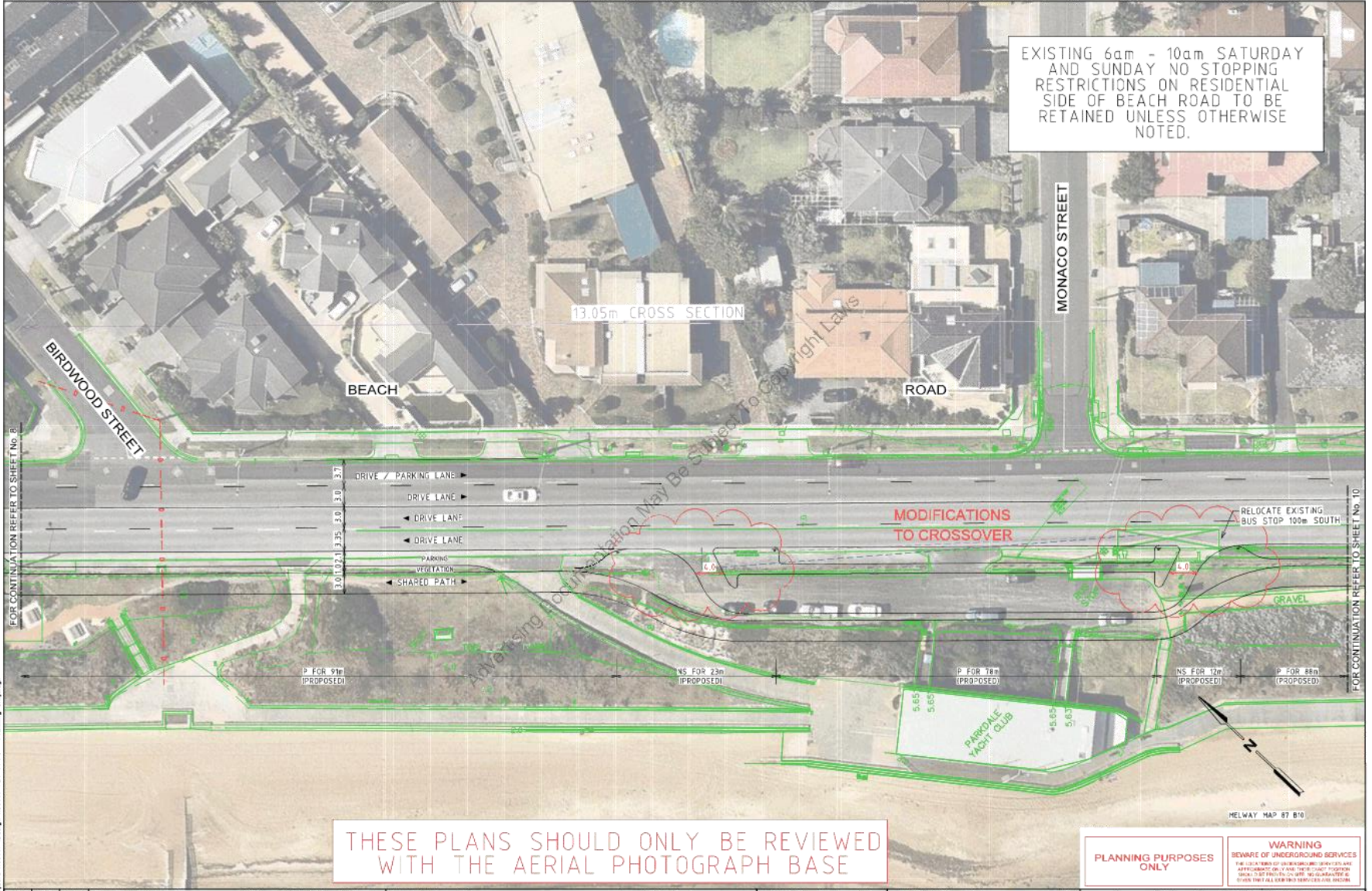
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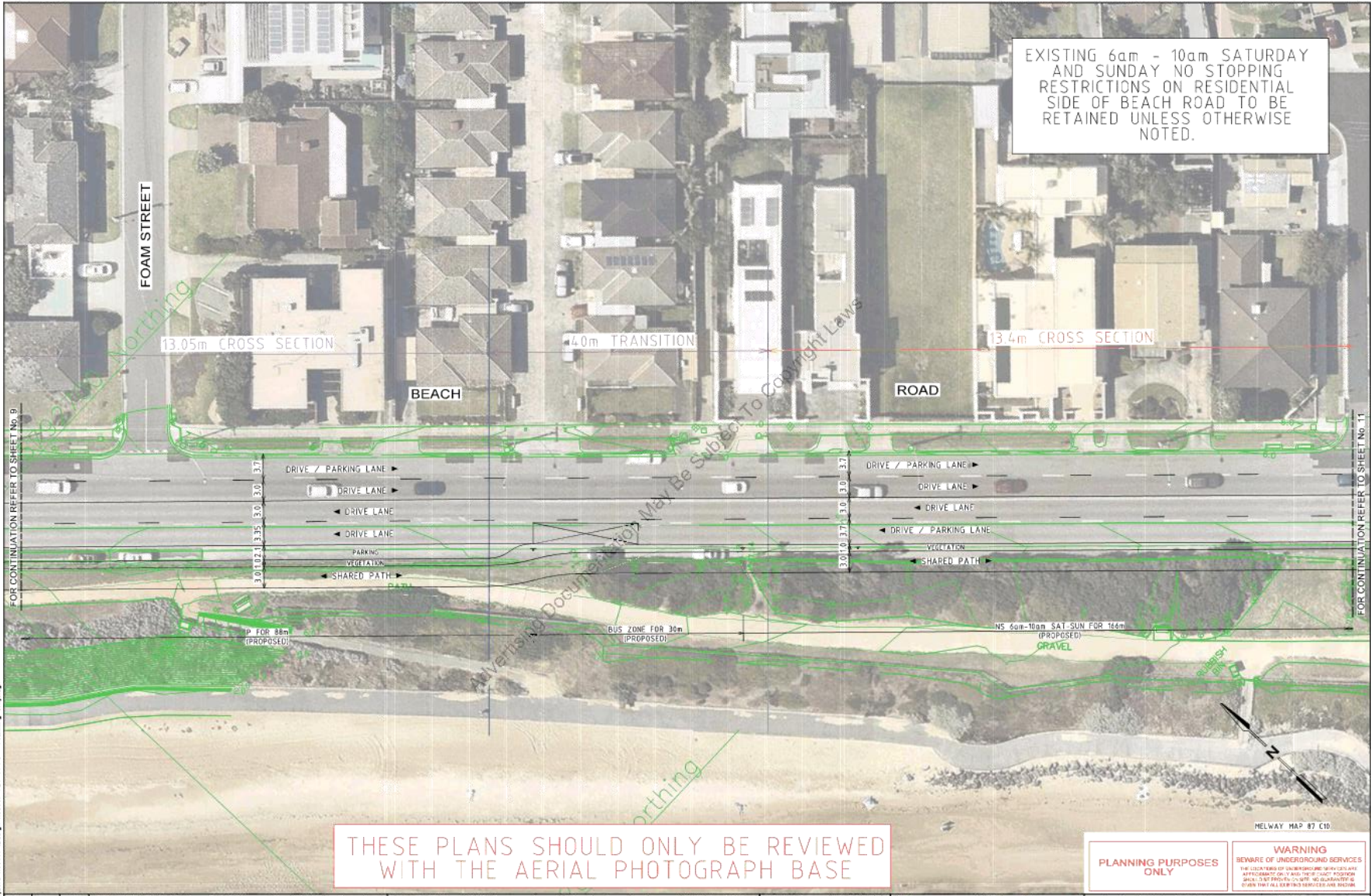
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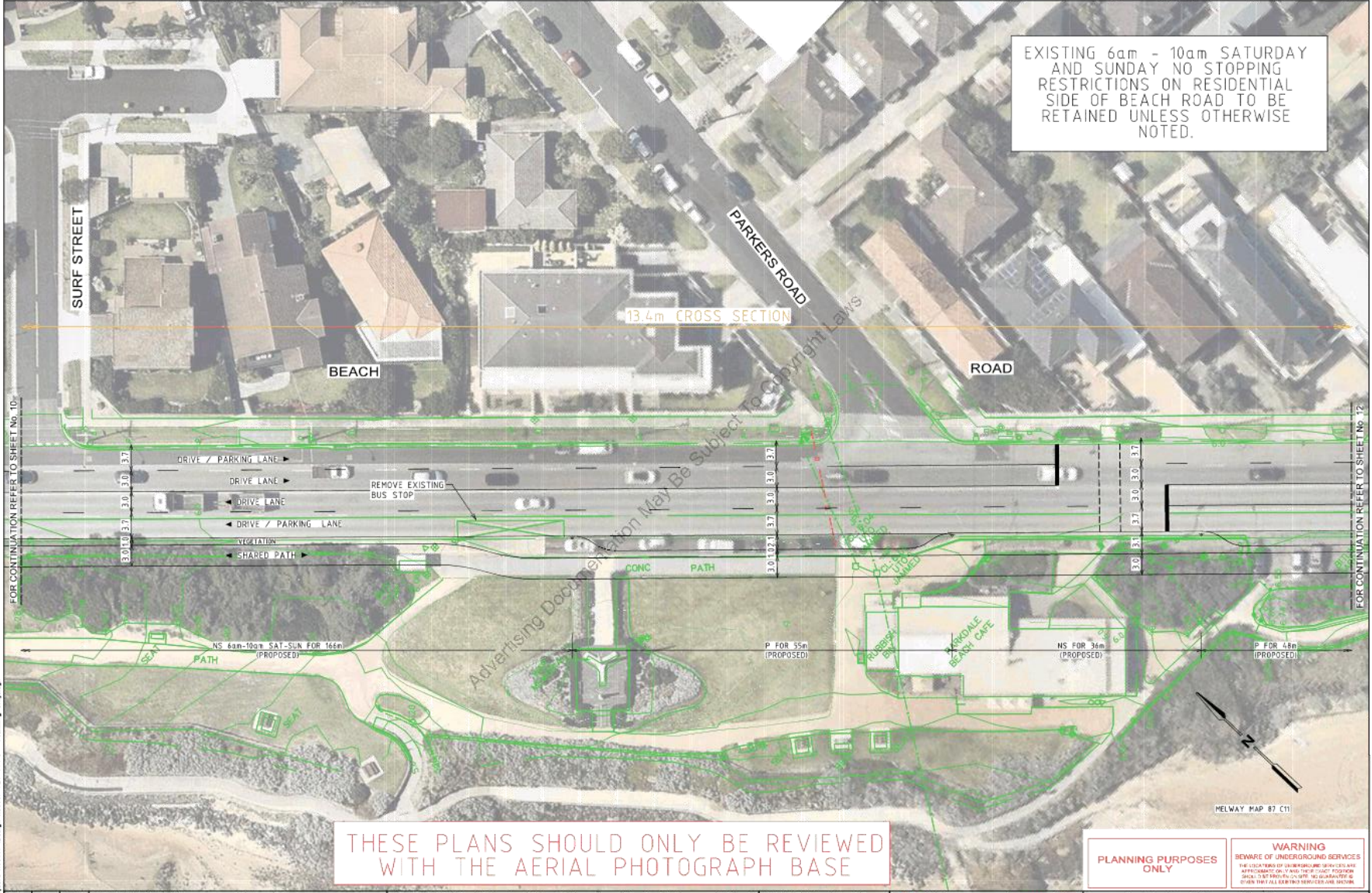
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P6	09.10.17	VICROADS COMMENTS	
P5	08.09.17	COUNCIL COMMENTS	
P4	09.08.17	COUNCIL COMMENTS	
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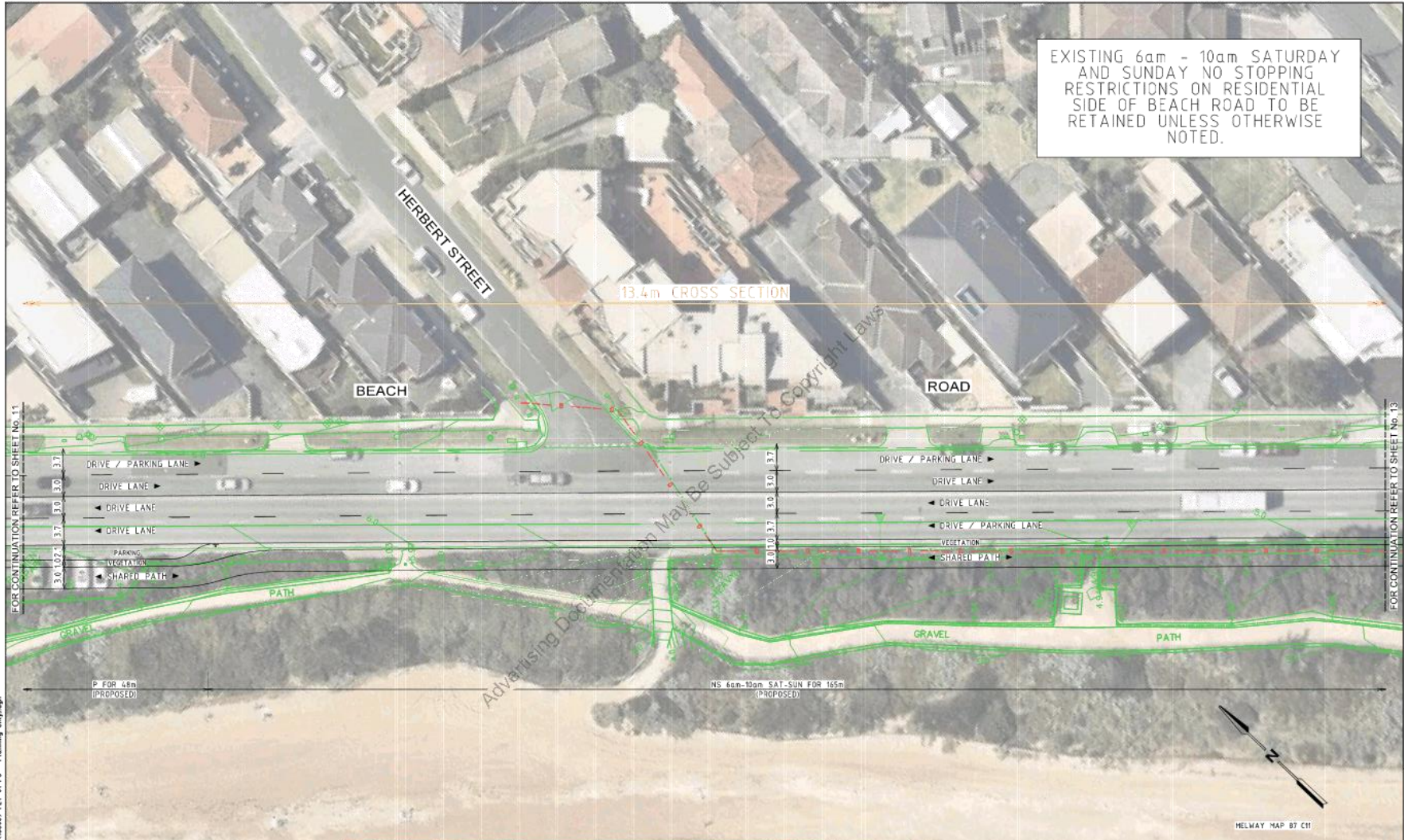
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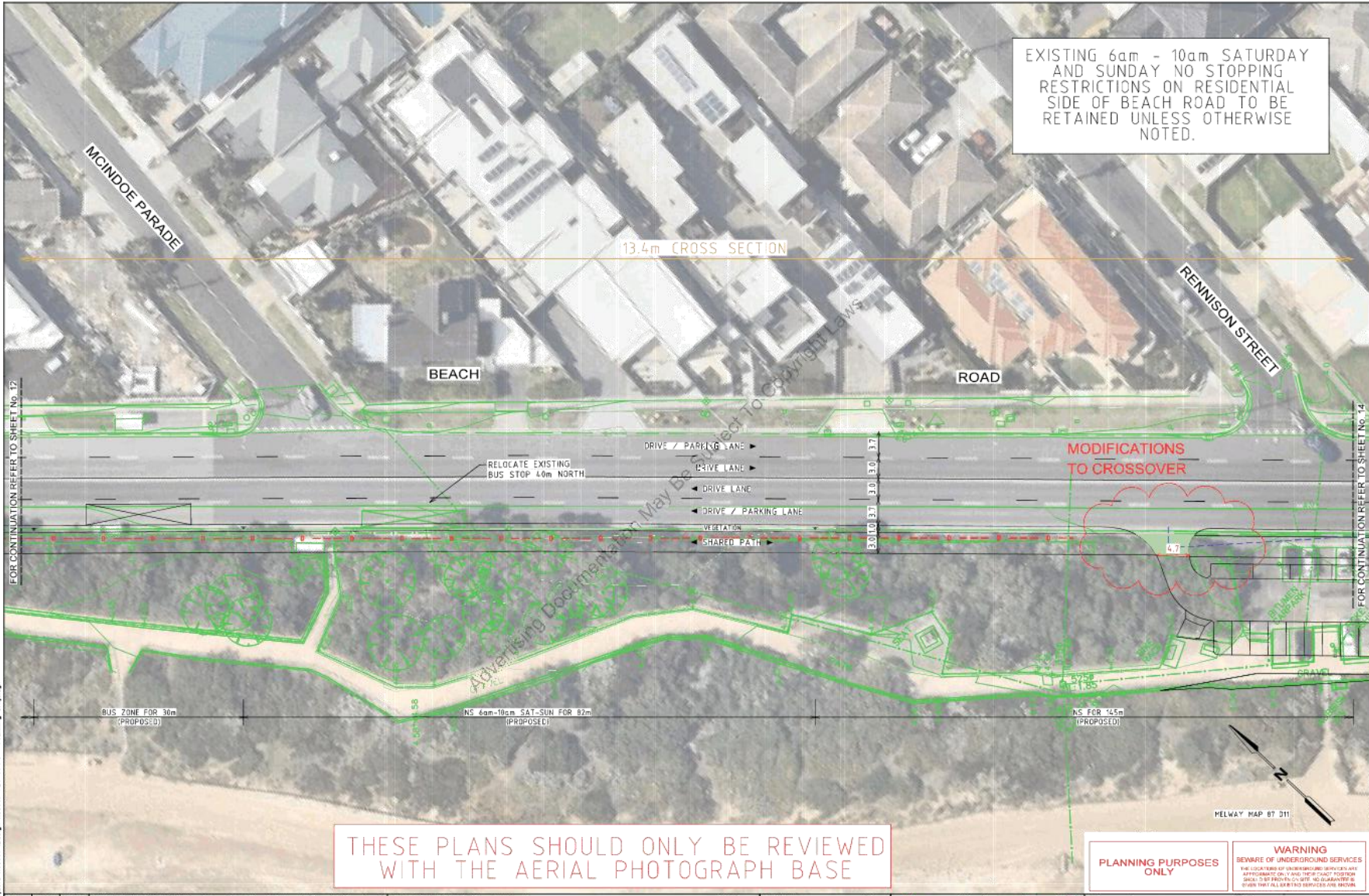
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2 November 2017

Chris White
City of Kingston
Email: Chris.White@kingston.vic.gov.au

Dear Chris

Bay Trail (Mentone LSC to Rennison Street) vegetation assessment

Our ref: Matter 25584

In response to Council's request for a vegetation impact / habitat hectare report on the proposed Bay Trail from Mentone Life Saving Club, Mentone to Rennison Street, Parkdale we can provide the following advice.

The proposed trail is a new concrete back of kerb path beside Beach Road. The first section of the trail (Charman Road to Mentone LSC) is already built. The second section is the subject of this report. The third section (Rennison Street to Mordialloc Creek) is the subject of an accompanying report.

The study area supports a mosaic of native vegetation interspersed with introduced vegetation as well as unvegetated hard surfaces on roads, carparks and footpaths.

Following the Department of Environment, Land, Water and Planning (DELWP) *Permitted clearing of native vegetation - Biodiversity assessment guidelines* (DEPI 2013), the application will be assessed under the low risk-based pathway in the planning process, since the previous clearing on this part of the foreshore within the last five years (0.148 ha for the first section of Bay Trail) and the proposed clearing (this second section 0.571 ha) on the properties 75 Bay Trail Mentone and Beach Road Parkdale (DELWP 2017c) total less than 1.0 hectare and the site is within location A on the native vegetation location risk map (DELWP 2017a).

Native vegetation

A total of 33 indigenous and 50 introduced plant species is recorded (Attachment 1).

Native vegetation occurs in 'patches' of particular ecological vegetation classes (EVCs). In this shrub dominated vegetation a patch is defined as 'an area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native'. Native here means indigenous to Victoria (DEPI 2013).

The existing native vegetation patches comprise either (a) planted mostly indigenous trees and shrubs and/or (b) remnant and naturally colonised indigenous coastal flora (Attachments 2, 3).

According to DELWP (2017b) the EVCs in 1750 comprised (a) Coastal Headland Scrub and/or Coast Banksia Woodland, (b) Heathy Woodland and/or Sand Heathland and (c) Coastal Dune Scrub. Coast Banksia Woodland and Heathy Woodland do not occur there now and it is doubtful they occurred there originally.

Biosis Pty Ltd
Melbourne Resource Group

38 Bertie Street
Port Melbourne VIC 3207

Phone: 03 9646 9499
Fax: 03 9646 9242

ACN 006 175 097
ABN 65 006 175 097

Email: melbourne@biosis.com.au

biosis.com.au



The vegetation at the Mentone end is now functionally Coastal Headland Scrub EVC 161 with two small areas of Sand Heathland EVC 6. It is likely that more of the vegetation was Sand Heathland at the time of European settlement and that it has been colonised by Coast Tea-tree to form Coastal Headland Scrub.

The presence of Tall Groundsel *Senecio runcinifolius* is unusual as this tall herb is normally associated with lakes and watercourses in western and northern Melbourne. Three mature plants occur next to the path opposite San Antonio Court. The recent appearance of this species here and at Caruana Reserve, Dingley Village (also City of Kingston) suggests that it is expanding its range southwards. The species is likely to be short-lived and is not threatened in Victoria. The Bay Trail should not be designed around it.

Habitat hectare assessment

Habitat hectares (Hha) is a measure of native vegetation quality and quantity. As per standard procedure it has been calculated by DELWP using mapped extent and generalised condition scores provided by Biosis (Tables 1, 2; Attachment 4).

Table 1: Condition scores

Habitat zone			CHS	SH	
		Max Score	Score	Score	
Site Condition	Large Old Trees	10	na	na	
	Canopy Cover	5	na	na	
	Lack of Weeds	15	7	11	
	Understorey	25	5	5	
	Recruitment	10	0	0	
	Organic Matter	5	3	5	
	Logs	5	na	na	
	Total Site Score			15	21
	EVC standardiser (x 75/55)			75/55	75/55
	Adjusted Site Score			20	29
Landscape Value	Patch Size	10	2	2	
	Neighbourhood	10	0	0	
	Distance to Core	5	1	1	
	Total Landscape Score			3	3
Habitat points = #/100		100	23	32	
CONDITION (HABITAT) SCORE		1.00	0.23	0.32	

CHS Coastal Headland Scrub

SH Sand Heathland

Method of calculation: DSE (2004)

**Table 2: Summary of native vegetation**

EVC	Area (ha)	Hha
Coastal Headland Scrub	0.568	0.131
Sand Heathland	0.003	0.001
Total	0.571	0.132

Note: numbers are rounded to three decimal places

Impact

The length of foreshore reserve in which this second section of the Bay Trail is located supports 4.739 ha of native vegetation (Biosis Research 2012, data) less 0.148 ha for the first section of Bay Trail (Biosis 2014). The area of the second section of trail is 0.571 ha. Accordingly the proportional loss of native vegetation is $0.571 / (4.739 - 0.148) = 12.4\%$.

No flora species is likely to be eliminated from the foreshore except for Tall Groundsel *Senecio runcinifolius* (see previous discussion).

Two small areas of Sand Heathland are within the footprint while most of the Sand Heathland on the foreshore is adjacent and outside the footprint. Retaining walls are designed to minimise this impact.

Permit requirements

A planning permit is required to remove native vegetation under the Kingston planning scheme (clause 52.17). DELWP is a recommending referral authority in the application process (clause 66.02).

A protected flora permit from DELWP is required to remove flora protected under the Flora and Flora Guarantee (FFG) Act (Attachment 1).

Offset

According to the biodiversity impact and offset requirements report (BIOR) generated by DELWP an offset of 0.032 general biodiversity equivalence units is required along with other requirements (Attachment 4). This offset must be obtained through an accredited offset broker.



References

Biosis 2014. Kingston Bay Trail further advice. Report to Kingston City Council, 6 June 2014.

Author: J. Yugovic, Biosis Pty Ltd, Melbourne.

Biosis Research 2012. Assessment of City of Kingston natural reserves (Stage 3): Kingston Foreshore Reserve (Mentone to Mordialloc Creek). Report to Kingston City Council.

Author: J. Yugovic, Biosis Research Pty Ltd, Melbourne.

DELWP 2017a. Native Vegetation Information Management system (NVIM). Department of Environment, Land, Water and Planning, Victoria.

nvim.delwp.vic.gov.au/Biodiversity/RiskPathway#/

DELWP 2017b. NatureKit. Department of Environment, Land, Water and Planning, Victoria.

maps.biodiversity.vic.gov.au/viewer/?viewer=NatureKit

DELWP 2017c. Planning Maps Online. Department of Environment, Land, Water and Planning, Victoria.

services.land.vic.gov.au/maps/pmo.jsp

DEPI 2013. *Permitted clearing of native vegetation - Biodiversity assessment guidelines*. Victorian Government Department of Environment and Primary Industries, Melbourne (September 2013).

https://www.environment.vic.gov.au/_data/assets/pdf_file/0027/55980/Permitted-clearing-of-native-vegetation-Biodiversity-assessment-guidelines.pdf

DSE 2004. *Native Vegetation: Sustaining a living landscape. Vegetation Quality Assessment Manual – Guidelines for applying the Habitat hectares scoring method. Version 1.3*. Victorian Government Department of Sustainability & Environment, Melbourne.

www.environment.vic.gov.au/native-vegetation/biodiversity-information-tools

**Attachments**

- 1 Recorded flora
- 2 Photos of vegetation
- 3 Maps of study area and vegetation
- 4 Biodiversity impact and offset requirements report (BIOR).

Please contact me if you have any enquiries.

Regards

A handwritten signature in black ink that reads "Jeff Yugovic".

Jeff Yugovic
Senior Ecology Consultant

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Attachment 1. Flora

Scientific name	Common name	Protected flora
Indigenous species:		
<i>Acacia longifolia</i> subsp. <i>sophorae</i>	Coast Wattle	P
<i>Acacia mearnsii</i>	Black Wattle	P
<i>Acacia paradoxa</i>	Hedge Wattle	P
<i>Allocasuarina verticillata</i>	Drooping Sheoak	
<i>Atriplex cinerea</i>	Coast Saltbush	
<i>Austrostipa flavescens</i>	Coast Spear-grass	
<i>Austrostipa mollis</i>	Supple Spear-grass	
<i>Austrostipa stipoides</i>	Prickly Spear-grass	
<i>Banksia integrifolia</i>	Coast Banksia	
<i>Carpobrotus rossii</i>	Karkalla	
<i>Cassinia arcuata</i>	Drooping Cassinia	P
<i>Chrysocephalum apiculatum</i>	Common Everlasting	P
<i>Clematis microphylla</i>	Small-leaved Clematis	
<i>Correa alba</i>	White Correa	P
<i>Cotula australis</i>	Common Cotula	P
<i>Crassula sieberiana</i>	Sieber Crassula	
<i>Dianella brevicaulis</i>	Small-flower Flax-lily	
<i>Eucalyptus viminalis</i>	Manna Gum	
<i>Goodenia ovata</i>	Hop Goodenia	
<i>Helichrysum luteoalbum</i>	Jersey Cudweed	P
<i>Lepidosperma concavum</i>	Sandhill Sword-sedge	
<i>Leptospermum laevigatum</i>	Coast Tea-tree	
<i>Leucophyta brownii</i>	Cushion Bush	P
<i>Muehlenbeckia australis</i>	Climbing Lignum	
<i>Myoporum insulare</i>	Common Boobialla	
<i>Olearia axillaris</i>	Coast Daisy-Bush	P
<i>Poa poiformis</i>	Coast Tussock-grass	
<i>Pomaderris paniculosa</i>	Scurfy Pomaderris	
<i>Rhagodia candolleana</i>	Seaberry Saltbush	
<i>Senecio glomeratus</i>	Annual Fireweed	P
<i>Senecio runcinifolius</i>	Tall Groundsel	P
<i>Solanum laciniatum</i>	Large Kangaroo Apple	
<i>Tetragonia implexicoma</i>	Bower Spinach	
Introduced species:		
<i>Acacia longifolia</i> subsp. <i>longifolia</i>	Sallow Wattle	P
<i>Araujia sericifera</i>	White Bladder-flower	
<i>Arctotheca calendula</i>	Cape Weed	
<i>Asparagus asparagoides</i>	Bridal Creeper	
<i>Avena barbata</i>	Bearded Oat	
<i>Brassica fruticulosa</i>	Twiggy Turnip	
<i>Bromus catharticus</i>	Prairie Grass	



Scientific name	Common name	Protected flora
<i>Bromus diandrus</i>	Great Brome	
<i>Carpobrotus aequilaterus</i>	Angled Pigface	
<i>Carpobrotus edulis</i>	Hottentot Fig	
<i>Casuarina cunninghamiana</i>	River Sheak	
<i>Cenchrus clandestinus</i>	Kikuyu	
<i>Cerastium glomeratum</i> s.l.	Mouse-ear Chickweed	
<i>Chrysanthemoides monilifera</i>	Boneseed	
<i>Conyza bonariensis</i>	Flaxleaf Fleabane	
<i>Coprosma repens</i>	Mirror Bush	
<i>Cynodon dactylon</i>	Couch	
<i>Dactylis glomerata</i>	Cocksfoot	
<i>Delairea odorata</i>	Cape Ivy	
<i>Dimorphotheca fruticosa</i>	Trailing African Daisy	
<i>Ehrharta erecta</i>	Panic Veldt-grass	
<i>Ehrharta longiflora</i>	Annual Veldt-grass	
<i>Fraxinus angustifolia</i>	Desert Ash	
<i>Fumaria</i> sp.	Fumitory	
<i>Galenia pubescens</i>	Galenia	
<i>Gazania rigens</i>	Trailing Gazania	
<i>Genista linifolia</i>	Flax-leaf Broom	
<i>Helminthotheca echioides</i>	Ox-tongue	
<i>Hordeum leporinum</i>	Barley-grass	
<i>Hypochaeris radicata</i>	Flatweed	
<i>Lagurus ovatus</i>	Hare's-tail Grass	
<i>Lepidium africanum</i>	Common Peppergrass	
<i>Lepidium didymum</i>	Lesser Swine-cress	
<i>Lolium rigidum</i>	Wimmera Rye-grass	
<i>Malephora crocea</i>	Angular Pigface	
<i>Malva parviflora</i>	Small-flower Mallow	
<i>Medicago polymorpha</i>	Burr Medic	
<i>Melilotus indicus</i>	Sweet Melilot	
<i>Modiola caroliniana</i>	Red-flower Mallow	
<i>Oxalis pes-caprae</i>	Soursob	
<i>Plantago coronopus</i>	Buck's-horn Plantain	
<i>Poa annua</i>	Annual Meadow-grass	
<i>Polycarpon tetraphyllum</i>	Four-leaved Allseed	
<i>Salpichroa organifolia</i>	Pampas Lily-of-the-Valley	
<i>Solanum chenopodioides</i>	Whitewort Nightshade	
<i>Solanum nigrum</i>	Black Nightshade	
<i>Sonchus oleraceus</i>	Common Sow-thistle	
<i>Taraxacum officinale</i> spp. agg.	Garden Dandelion	
<i>Trifolium dubium</i>	Suckling Clover	
<i>Vulpia bromoides</i>	Squirrel-tail Fescue	

Attachment 2. Photos of vegetation



Photo 1. Coastal Headland Scrub, Mentone

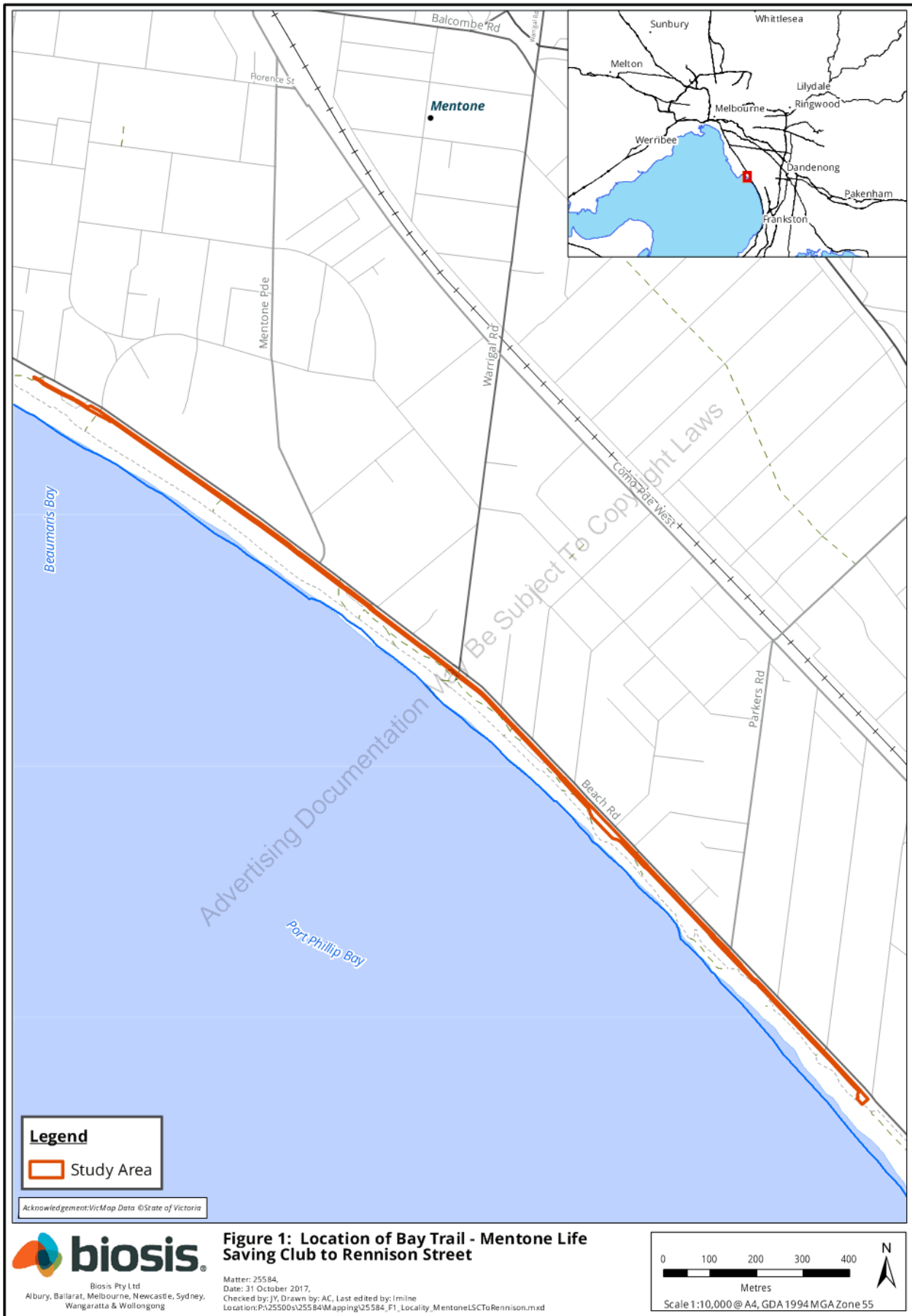


Photo 2. Sand Heathland, Mentone



Attachment 3. Maps of study area and vegetation

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Attachment 4. Biodiversity impact and offset requirements report

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Biodiversity impact and offset requirements report

This report **does not represent an assessment by DELWP** of the proposed native vegetation removal. It provides biodiversity information for low risk-based pathway applications for permits to remove native vegetation under clause 52.16 or 52.17 of the planning schemes in Victoria.

Date of issue: 01/11/2017
Time of issue: 2:55 pm

DELWP ref: BIO_0427

Project ID	22196_ Mentone SLC To Rennison
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Summary of marked native vegetation

Risk-based pathway	Low
Total extent	0.571 ha
Remnant patches	0.571 ha
Scattered trees	0 trees
Location risk	A
Strategic biodiversity score of all marked native vegetation	0.162

Offset requirements if a permit is granted

If a permit is granted to remove the marked native vegetation, a requirement to obtain a native vegetation offset will be included in the permit conditions. The offset must meet the following requirements:

Offset type	General offset
General offset amount (general biodiversity equivalence units)	0.032 general units
General offset attributes	
Vicinity	Port Phillip and Westernport Catchment Management Authority (CMA) or Kingston City Council
Minimum strategic biodiversity score	0.130 ¹

See Appendices 1 and 2 for details in how offset requirements were determined.

NB: values presented in tables throughout this document may not add to totals due to rounding

¹ Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

Biodiversity impact and offset requirements report

Next steps

This proposal to remove native vegetation must meet the application requirements of the low risk-based pathway and it will be assessed under the low risk-based pathway.

If you wish to remove the marked native vegetation you are required to apply for a permit from your local council. Council will then refer your application to DELWP for assessment, as required. **This report is not a referral assessment by DELWP.**

The biodiversity assessment report from NVIM and this biodiversity impact and offset report should be submitted with your application for a permit to remove native vegetation you plan to remove, lop or destroy.

This report provides the following information to meet application requirements for a permit to remove native vegetation:

- Confirmation of the risk-based pathway of the application for a permit to remove native vegetation
- The area of the patch of native vegetation and/or the number of any scattered trees to be removed
- The strategic biodiversity score of the native vegetation to be removed
- The offset requirements should a permit be granted to remove native vegetation.

Refer to the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* and for a full list and details of application requirements.

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For more information contact the DELWP Customer Service Centre 136 186

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This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Obtaining this publication does not guarantee that an application will meet the requirements of clauses 52.16 or 52.17 of the Victoria Planning Provisions or that a permit to remove native vegetation will be granted.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of clauses 52.16 or 52.17 of the Victoria Planning Provisions

Biodiversity impact and offset requirements report

Appendix 1 – Biodiversity impact of removal of native vegetation

Habitat hectares

Habitat hectares are calculated for each habitat zone within your proposal using the extent and condition scores in the GIS data you provided.

Habitat zone	Site assessed condition score	Extent (ha)	Habitat hectares
1-1-1	0.230	0.005	0.001
2-1-8	0.230	0.011	0.003
3-1-9	0.230	0.009	0.002
4-1-10	0.230	0.009	0.002
5-1-11	0.230	0.081	0.019
6-1-12	0.230	0.008	0.002
7-1-13	0.230	0.000	0.000
8-1-14	0.230	0.003	0.001
9-1-15	0.230	0.013	0.003
10-1-16	0.230	0.011	0.003
11-1-17	0.230	0.002	0.000
12-1-21	0.230	0.025	0.006
13-1-23	0.230	0.014	0.003
14-1-24	0.230	0.004	0.001
15-1-25	0.230	0.007	0.002
16-1-26	0.230	0.010	0.002
17-1-27	0.230	0.007	0.002
18-1-28	0.230	0.018	0.004
19-1-29	0.230	0.028	0.007
20-1-30	0.230	0.066	0.015
21-1-62	0.230	0.031	0.007
22-1-69	0.320	0.002	0.001
23-1-79	0.230	0.031	0.007
24-1-81	0.230	0.009	0.002
25-1-76	0.230	0.007	0.002
26-1-20	0.230	0.001	0.000
27-1-18	0.230	0.001	0.000
28-1-82	0.230	0.001	0.000
29-1-83	0.230	0.004	0.001

Biodiversity impact and offset requirements report

Habitat zone	Site assessed condition score	Extent (ha)	Habitat hectares
30-1-84	0.230	0.005	0.001
31-1-85	0.230	0.001	0.000
32-1-87	0.320	0.001	0.000
33-1-7	0.230	0.002	0.001
34-1-88	0.230	0.144	0.033
TOTAL			0.132

Clearing site biodiversity equivalence score(s)

The general biodiversity equivalence score for the habitat zone(s) is calculated by multiplying the habitat hectares by the strategic biodiversity score.

Habitat zone	Habitat hectares	Strategic biodiversity score	General biodiversity equivalence score (GBES)
1-1-1	0.001	0.129	0.000
2-1-8	0.003	0.162	0.000
3-1-9	0.002	0.185	0.000
4-1-10	0.002	0.152	0.000
5-1-11	0.019	0.269	0.005
6-1-12	0.002	0.112	0.000
7-1-13	0.000	0.112	0.000
8-1-14	0.001	0.112	0.000
9-1-15	0.003	0.323	0.001
10-1-16	0.003	0.148	0.000
11-1-17	0.000	0.102	0.000
12-1-21	0.006	0.163	0.001
13-1-23	0.003	0.515	0.002
14-1-24	0.001	0.100	0.000
15-1-25	0.002	0.100	0.000
16-1-26	0.002	0.109	0.000
17-1-27	0.002	0.117	0.000
18-1-28	0.004	0.107	0.000
19-1-29	0.007	0.100	0.001
20-1-30	0.015	0.134	0.002
21-1-62	0.007	0.100	0.001
22-1-69	0.001	0.100	0.000

Biodiversity impact and offset requirements report

Habitat zone	Habitat hectares	Strategic biodiversity score	General biodiversity equivalence score (GBES)
23-1-79	0.007	0.128	0.001
24-1-81	0.002	0.100	0.000
25-1-76	0.002	0.100	0.000
26-1-20	0.000	0.100	0.000
27-1-18	0.000	0.100	0.000
28-1-82	0.000	0.100	0.000
29-1-83	0.001	0.100	0.000
30-1-84	0.001	0.100	0.000
31-1-85	0.000	0.100	0.000
32-1-87	0.000	0.100	0.000
33-1-7	0.001	0.186	0.000
34-1-88	0.033	0.136	0.005

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Biodiversity impact and offset requirements report

Appendix 2 – Offset requirements detail

If a permit is granted to remove the marked native vegetation the permit condition will include the requirement to obtain a native vegetation offset.

To calculate the required offset amount required the biodiversity equivalence scores are aggregated to the proposal level and multiplied by the relevant risk multiplier.

Offsets also have required attributes:

- General offsets must be located in the same Catchment Management Authority (CMA) boundary or Local Municipal District (local council) as the clearing and must have a minimum strategic biodiversity score of 80 per cent of the clearing.²

The offset requirements for your proposal are as follows:

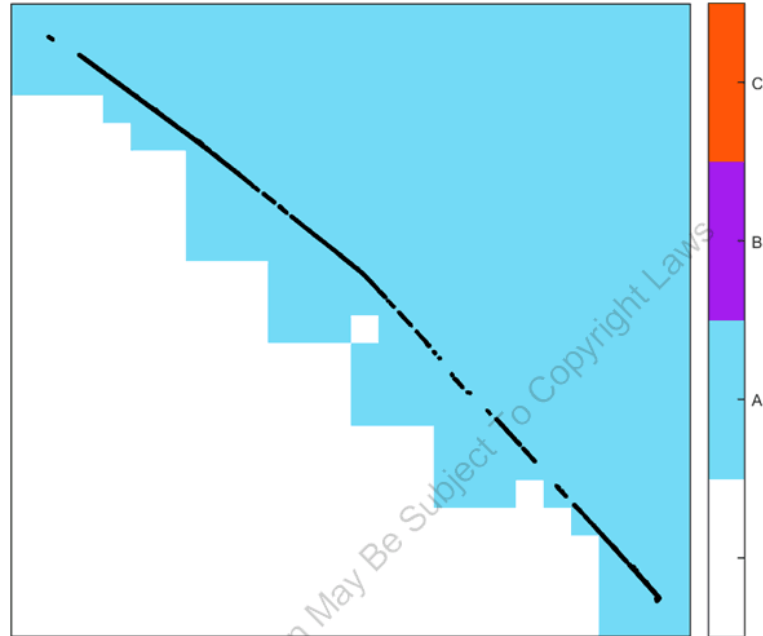
Offset type	Clearing site biodiversity equivalence score	Risk multiplier	Offset requirements	
			Offset amount (biodiversity equivalence units)	Offset attributes
General	0.021 GBES	1.5	0.032 general units	Offset must be within Port Phillip And Westernport CMA or Kingston City Council Offset must have a minimum strategic biodiversity score of 0.130

² Strategic biodiversity score is a weighted average across habitat zones where a general offset is required

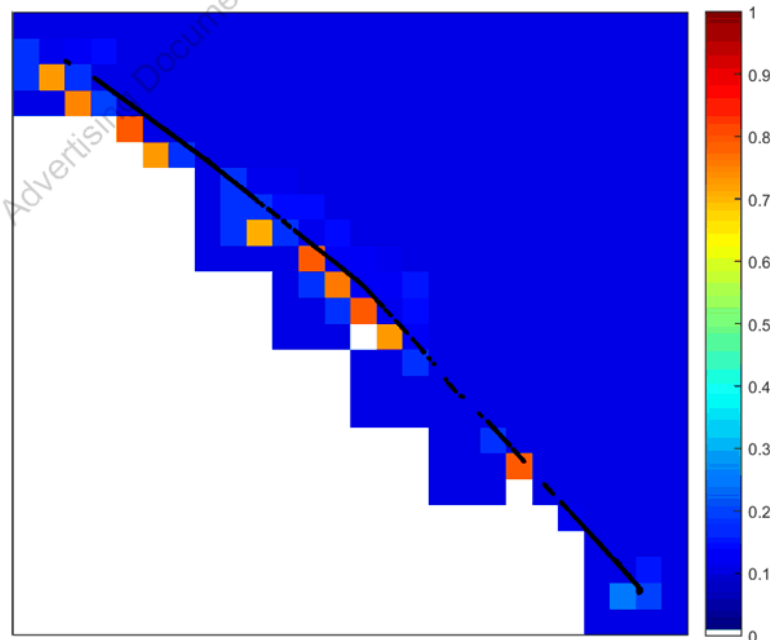
Biodiversity impact and offset requirements report

Appendix 3 – Images of marked native vegetation

1. Native vegetation location risk map



2. Strategic biodiversity score map



Biodiversity impact and offset requirements report

3. Aerial photograph showing marked native vegetation



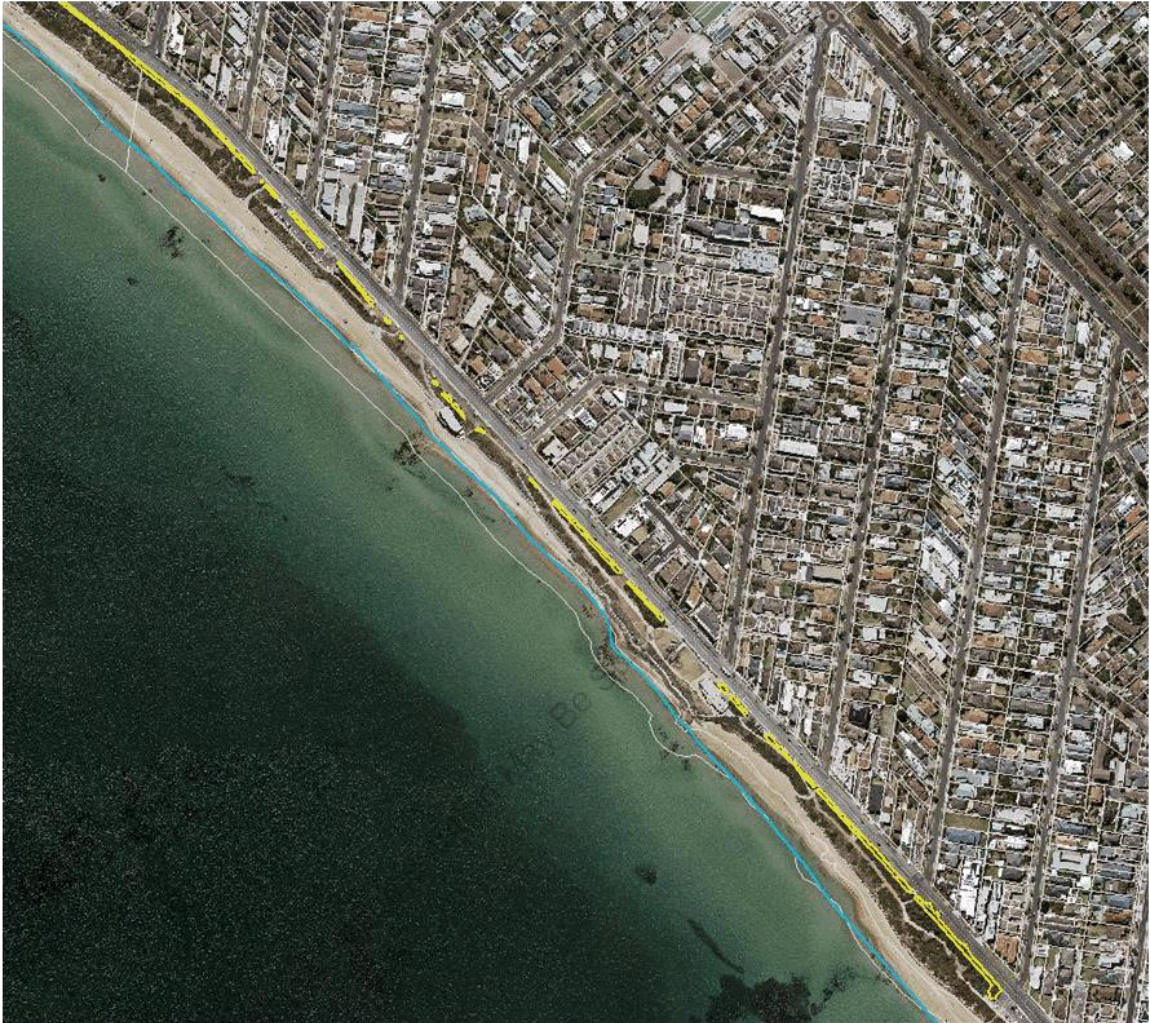
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Glossary

Condition score	This is the site-assessed condition score for the native vegetation. Each habitat zone in the clearing proposal is assigned a condition score according to the habitat hectare assessment method. This information has been provided by or on behalf of the applicant in the GIS file.
Dispersed habitat	A dispersed species habitat is a habitat for a rare or threatened species whose habitat is spread over a relatively broad geographic area greater than 2,000 hectares.
General biodiversity equivalence score	<p>The general biodiversity equivalence score quantifies the relative overall contribution that the native vegetation to be removed makes to Victoria's biodiversity. The general biodiversity equivalence score is calculated as follows:</p> $\text{General biodiversity equivalence score} = \text{habitat hectares} \times \text{strategic biodiversity score}$
General offset amount	<p>This is calculated by multiplying the general biodiversity equivalence score of the native vegetation to be removed by the risk factor for general offsets. This number is expressed in general biodiversity equivalence units and is the amount of offset that is required to be provided should the application be approved. This offset requirement will be a condition to the permit for the removal of native vegetation.</p> $\text{Risk adjusted general biodiversity equivalence score} = \text{general biodiversity equivalence score} \times \text{clearing} \times 1.5$
General offset attributes	General offset must be located in the same Catchment Management Authority boundary or Municipal District (local council) as the clearing site. They must also have a strategic biodiversity score that is at least 80 per cent of the score of the clearing site.
Habitat hectares	<p>Habitat hectares is a site-based measure that combines extent and condition of native vegetation. The habitat hectares of native vegetation is equal to the current condition of the vegetation (condition score) multiplied by the extent of native vegetation. Habitat hectares can be calculated for a remnant patch or for scattered trees or a combination of these two vegetation types. This value is calculated for each habitat zone using the following formula:</p> $\text{Habitat hectares} = \text{total extent (hectares)} \times \text{condition score}$
Habitat importance score	The habitat importance score is a measure of the importance of the habitat located on a site for a particular rare or threatened species. The habitat importance score for a species is a weighted average value calculated from the habitat importance map for that species. The habitat importance score is calculated for each habitat zone where the habitat importance map indicates that species habitat occurs.
Habitat zone	<p>Habitat zone is a discrete contiguous area of native vegetation that:</p> <ul style="list-style-type: none"> • is of a single Ecological Vegetation Class • has the same measured condition.

Biodiversity impact and offset requirements report

Highly localised habitat	A highly localised habitat is habitat for a rare or threatened species that is spread across a very restricted area (less than 2,000 hectares). This can also be applied to a similarly limited sub-habitat that is disproportionately important for a wide-ranging rare or threatened species. Highly localised habitats have the highest habitat importance score (1) for all locations where they are present.
Minimum strategic biodiversity score	The minimum strategic biodiversity score is an attribute for a general offset. The strategic biodiversity score of the offset site must be at least 80 per cent of the strategic biodiversity score of the native vegetation to be removed. This is to ensure offsets are located in areas with a strategic value that is comparable to, or better than, the native vegetation to be removed. Where a specific and general offset is required, the minimum strategic biodiversity score relates only to the habitat zones that require the general offset.
Offset risk factor	There is a risk that the gain from undertaking the offset will not adequately compensate for the loss from the removal of native vegetation. If this were to occur, despite obtaining an offset, the overall impact from removing native vegetation would result in a loss in the contribution that native vegetation makes to Victoria's biodiversity. To address the risk of offsets failing, an offset risk factor is applied to the calculated loss to biodiversity value from removing native vegetation. <p style="text-align: center;"><i>Risk factor for general offsets = 1.5</i></p> <p style="text-align: center;"><i>Risk factor for specific offset = 2</i></p>
Offset type	The specific-general offset test determines the offset type required. When the specific-general offset test determines that the native vegetation removal will have an impact on one or more rare or threatened species habitat above the set threshold of 0.005 per cent, a specific offset is required. This test is done at the permit application level. A general offset is required when a proposal to remove native vegetation is not deemed, by application of the specific-general offset test, to have an impact on any habitat for any rare or threatened species above the set threshold of 0.005 per cent. All habitat zones that do not require a specific offset will require a general offset.
Proportional impact on species	This is the outcome of the specific-general offset test. The specific-general offset test is calculated across the entire proposal for each species on the native vegetation permitted clearing species list. If the proportional impact on a species is above the set threshold of 0.005 per cent then a specific offset is required for that species.
Specific offset amount	The specific offset amount is calculated by multiplying the specific biodiversity equivalence score of the native vegetation to be removed by the risk factor for specific offsets. This number is expressed in specific biodiversity equivalence units and is the amount of offset that is required to be provided should the application be approved. This offset requirement will be a condition to the permit for the removal of native vegetation. <p style="text-align: center;"><i>Risk adjusted specific biodiversity equivalence score</i> = <i>specific biodiversity equivalence score clearing</i> × 2</p>

Biodiversity impact and offset requirements report

Specific offset attributes	Specific offsets must be located in the modelled habitat for the species that has triggered the specific offset requirement.
Specific biodiversity equivalence score	<p>The specific biodiversity equivalence score quantifies the relative overall contribution that the native vegetation to be removed makes to the habitat of the relevant rare or threatened species. It is calculated for each habitat zone where one or more species habitats require a specific offset as a result of the specific-general offset test as follows:</p> $\text{Specific biodiversity equivalence score} = \text{habitat hectares} \times \text{habitat importance score}$
Strategic biodiversity score	<p>This is the weighted average strategic biodiversity score of the marked native vegetation. The strategic biodiversity score has been calculated from the <i>Strategic biodiversity map</i> for each habitat zone.</p> <p>The strategic biodiversity score of native vegetation is a measure of the native vegetation's importance for Victoria's biodiversity, relative to other locations across the landscape. The <i>Strategic biodiversity map</i> is a modelled layer that prioritises locations on the basis of rarity and level of depletion of the types of vegetation, species habitats, and condition and connectivity of native vegetation.</p>
Total extent (hectares) for calculating habitat hectares	<p>This is the total area of the marked native vegetation in hectares.</p> <p>The total extent of native vegetation is an input to calculating the habitat hectares of a site and in calculating the general biodiversity equivalence score. Where the marked native vegetation includes scattered trees, each tree is converted to hectares using a standard area calculation of 0.071 hectares per tree. This information has been provided by or on behalf of the applicant in the GIS file.</p>
Vicinity	<p>The vicinity is an attribute for a general offset.</p> <p>The offset site must be located within the same Catchment Management Authority boundary or Local Municipal District as the native vegetation to be removed.</p>

Planning Committee Meeting

24 January 2018

Agenda Item No: 4.2

KP16/1085 - 56 GOLFWOOD CLOSE DINGLEY VILLAGE

Contact Officer: Girija Shrestha, Statutory Planning

Purpose of Report

This report is for the Planning Committee to consider Planning Permit Application No. KP16/1085 - 56 Golfwood Close, Dingley Village.

Disclosure of Officer / Contractor Direct or Indirect Interest

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

OFFICER RECOMMENDATION

That the Planning Committee determine to support the proposal and issue a Notice of Decision to Develop the land for the construction of two (2) dwellings at 56 Golfwood Close, Dingley Village, subject to the conditions contained within this report.

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

- To give those objecting residents a chance to voice their concerns during the Council meeting

PLANNING OFFICER REPORT	
APPLICANT	Stockwood Building Group
ADDRESS OF LAND	56 Golfwood Close, Dingley Village
PLAN OF SUBDIVISION REFERENCE	Lot 26 on PS 125014
PROPOSAL	Develop the land for the construction of two (2) dwellings
PLANNING OFFICER	Girija Shrestha
REFERENCE NO.	KP16/1085
ZONE	Clause 32.08: General Residential Zone (Schedule 3)
OVERLAYS	None
OBJECTIONS	Forty two (42) but one (1) withdrawn
CONSIDERED PLAN REFERENCES/DATE RECEIVED	12 April 2017 (advertised) and 12 September 2017 (revised after Planning Consultation meeting)
ABORIGINAL CULTURAL HERITAGE SENSITIVITY	No

1.0 RELEVANT LAND HISTORY

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

2.0 SITE PARTICULARS

2.1 The site is generally rectangular in shape with a frontage to Golfwood Close of 16.50 metres, a side depth of 45.06 metres, resulting in a site area of 743.49m². It currently contains a double storey, brick veneer, dwelling and associated outbuildings. The existing dwelling on the land has a 5.91m front setback to Golfwood Close.

2.2 The land is generally flat. The land is predominately void of any significant vegetation.

2.3 There appears to be no restrictions listed on the Certificate of Title.

3.0 SURROUNDING ENVIRONS

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



- 3.2 Dwellings in the area are constructed of a variety of materials, with weatherboard, brick and concrete render commonly found for wall construction. Similarly roof forms are also mixed, with hipped or gabled roofs most often found on older style dwellings, and some dwellings have flat roofs. Dwellings are generally oriented square to their respective street front, with vehicle access to their side.
- 3.3 Land directly abutting the subject site and opposite is described as follows:
- North – East:** - rear of No 179 Centre Dandenong Road - Kingswood Golf Club exists. Currently planning amendments (C151) is under consideration for this land. Council has resolved to seek authorization from the Minister for Planning to exhibit the Planning Scheme amendments.
- North-West:** No. 54 Golfwood Close - a double storey rendered dwelling exists with a front setback of 5.9 metres and no front fence along the sites frontage. The dwelling is setback approximately 1.3 metres from the shared boundary.
- South - East:** No. 58 Golfwood Close - a double storey brick veneer dwelling with a hipped tiled roof exists. The front setback is 6.07 metres with no front fence along the sites frontage. The dwelling is setback approximately 2.6 metres from the shared boundary but a small section of garage wall is on the shared boundary.
- South - West:** Road and No. 37 Golfwood Close - a single storey brick veneer dwelling with a hipped tiled roof exists. No front fence along the site frontage exists.
- 3.4 The subject site is located within Area 5B – Dingley Village (North) of the *Kingston Open Space Strategy* approved by Council in June 2012. The Strategy notes whilst there is a good quantity of open space in Area 5B, most spaces are small and the north of this locality lacks a major social family recreation space. A large number of small, poorly connected neighbourhood playgrounds are located here and access to playgrounds is limited by residential neighbourhood design and the number of golf courses present. Dingley Reserve is the largest section of open space with a playground that serves as a District Classification playground.

4.0 PROPOSAL

- 4.1 It is proposed to demolish the existing dwelling and outbuildings on the land and construct two (2) double storey side by side dwellings on this site.
- 4.2 Each dwelling provides four (4) bedrooms and at least two (2) car spaces as per the requirement under Clause 52.06. Both dwellings comprise of one bedroom, kitchen, living area, laundry, bathroom/ensuite and a void court yard at the ground level. The first floor would have 3 bedrooms, retreat area, bathroom and WC.
- 4.3 The design is a contemporary nature with a flat roof for both dwellings.
- 4.4 Proposed materials include: austral bricks and pavers in 'harvest cotton' at ground floors, timber stud and foam cladding painted in dulux 'white on white' or similar and timber stud and weathertex ruff sawan painted in dulux 'nile clay' or similar at first floors, garage sectional panel lift door in 'timber look' or similar.

4.5 Secluded private open space of 99.05m² per dwelling located at ground level adjacent to a living area. The existing crossover is to be retained for Dwelling 2 and a new crossover constructed for Dwelling 1.

4.6 The proposal has an overall site coverage of 49.41% and a permeability of 40.18%.

5.0 PLANNING PERMIT PROVISIONS

Zone

5.1 General Residential Zone: 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 3 to the General Residential Zone includes a variation to a number of standards 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;** and
- 1 visitor space for every 5 dwellings.

This equates to a parking requirement of four (4) spaces for the proposed development.

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

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 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 State Planning Policy Framework (SPPF)

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

6.2 Local Planning Policy Framework (LPPF)

Clause 21.05 Residential Land Use
Clause 22.11 Residential Development Policy

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 52 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. Forty two (42) objection(s) to the proposal were received. The grounds of objection raised are summarised as follows:

- Density – increase in site coverage
- Neighbourhood character
- Drainage
- Overlooking
- Visual bulk and continuous built form
- Overshadowing
- Impact on existing community services
- If approved the application would set a precedent for increased density in the area
- Traffic generation & vehicular access
- Concerns with only a two week advertising period

8.0 PLANNING CONSULTATION MEETING

8.1 A planning consultation meeting was held on 6 September 2017 with the Planning Officers (Team Leader and Manger of City Development), Ward Councillor, the Permit Applicant and eight (8) objector(s) in attendance. The above-mentioned issues were discussed at length.

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

8.3 Following the planning consultation meeting, the permit applicant submitted revised plans (refer to Section 9 of this report) which were circulated to the objectors. Consequently, one (1) objection has since been withdrawn, formally in writing.

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

9.1 Following the preliminary conference meeting the Permit Applicant lodged amended plans on 12 September 2017, the amended plans incorporated the following changes:

- The single garage of Dwelling 1 converted to double garage
- Boundary to boundary design and changes on building material
- Reduced site coverage from 50.25% to 49.41%
- Internal layout alteration

9.2 It is these plans which were circulated to the objectors and that form the basis of this recommendation and are described at section 4 of this report.

10.0 REFERRALS

10.1 The application was referred to the following internal departments:

10.2 Council's Development Engineer – raised no objection to the application, subject to conditions included on any permit issued relating to the provision of a water tank for each dwelling, on-site stormwater management and waste water discharge.

10.3 Council's Vegetation Management Officer - raised no objection to the application, subject to conditions included on any permit issued relating to landscaping and tree protection zone.

10.4 Council's Roads and Drains Department - raised no objection to the application, subject to conditions included on any permit issued relating to vehicle crossing and footpath levels.

11.0 PLANNING CONSIDERATIONS:

State 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: Metropolitan Planning Strategy' (Department of Transport, Planning and Local Infrastructure, 2014).

11.2 The settlement policies at Clause 11 seek to ensure a sufficient supply of land is available for all forms of land use in Victoria. Of particular relevance to housing, Clause 11 promotes housing diversity and urban consolidation objectives in the established urban realm. Clause 11.02-1 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 11.01-2 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 11.04-2 places particular emphasis on providing a diversity of housing in defined locations that cater for different households and are close to jobs and services, with strategies such as reducing the cost of living by increasing housing supply near services and public transport, and facilitating the supply of social housing and affordable housing.

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

- 11.5 Clause 11.04-4 aims to create healthy and active neighbourhoods and maintain Melbourne's identity as one of the world's most liveable cities, with strategies such as protecting Melbourne and its suburbs from inappropriate development; creating neighbourhoods that support safe communities and healthy lifestyles; and promoting design excellence.
- 11.6 Clause 13 (Environmental Risks) aims to ensure that planning adopts a best practice environmental management and risk management approach which aims to avoid or minimise environmental degradation and hazards. Further, planning should identify and manage the potential for the environment, and environmental changes, to impact upon the economic, environmental or social well-being of society.
- 11.7 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.
- 11.8 Policies pertaining to urban design, built form and heritage outcomes are found at Clause 15 of the State Planning Policy Framework. Of particular significance, Clause 15.01 encourages development to achieve high quality architectural and urban design outcomes that contribute positively to neighbourhood character, minimises detrimental amenity impacts and achieves safety for future residents, and the community, through good design. The provisions of Clause 15.02 promote energy and resource efficiency through improved building design, urban consolidation and promotion of sustainable transport.
- 11.9 Clause 15.03-2 (**Aboriginal Cultural Heritage**) seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.
- 11.10 The Subject Land **is not** identified in an area of Aboriginal Cultural Heritage Sensitivity.
- 11.11 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.
- 11.12 The policies contained within Clause 16.01-4 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.
- 11.13 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 abutments, whilst enjoying convenient and direct access to community facilities and the like, including public transport nodes.

Local Planning Policy Framework

- 11.14 The City of Kingston's MSS at **Clause 21.05 (Residential Land Use)** of the Kingston Planning Scheme, seeks to provide guidance to development in residential zoned land, mixed use zoned lands and land within activity centres. The Residential Land Use Framework Plan illustrates the range of housing outcomes sought across the City of Kingston.
- 11.15 Relevant objectives and strategies in Clause 21.05-3: Residential Land Use include:
- *To provide a range of housing types across the municipality to increase housing diversity and cater for the changing housing needs of current and future populations, taking account of the capacity of local areas in Kingston to accommodate different types and rates of housing change. This is to be achieved through encouraging residential development within activity centres via mixed-use development, and on transitional sites at the periphery of activity centres.*
 - *To ensure new residential development respects neighbourhood character and is site responsive, and that medium density dwellings are of the highest design quality. This is to be achieved through promoting new residential development, which is of a high standard, responds to the local context and positively contributes to the character and identity of the local neighbourhood.*
 - *To promote more environmentally sustainable forms of residential development. To be achieved through promoting medium density housing development in close proximity to public transport facilities, particularly train stations.*
 - *To manage the interface between residential development and adjoining or nearby sensitive/strategic land uses.*
 - *To ensure residential development does not exceed known physical infrastructure capacities.*
- 11.16 Council's Local Planning Policy at Clause 21.05 essentially reinforces State Planning Policy relevant to housing, stressing the need to encourage urban consolidation in appropriate locations and to accommodate projected population increases.
- 11.17 **Clause 22.11 Residential Development Policy** extends upon the provision contained at **Clause 21.05 (Residential Land Use)**, relating to increased housing diversity areas, incremental housing change areas, minimal housing change areas, residential renewal areas and neighbourhood character. It provides design guidance on how new residential development should achieve architectural and urban design outcomes that positively respond to neighbourhood character.
- 11.18 Relevant objectives in Clause 22.11-2 Residential Development Policy include:
- *To promote a managed approach to housing change, taking account of the differential capacity of local areas in Kingston to accommodate increased housing diversity, incremental housing change, residential renewal or minimal housing change, as identified within the MSS.*

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

11.19 It is considered that the proposed development generally complies 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.

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 following assessment gives further discussion to that in the attached Appendix, particularly those 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. Three (3) of the thirty-three (33) ResCode standards are sought to be varied, however two (2) of them can be achieved via a condition, being included on any permit issued.

Clause 55.02 – Neighbourhood Character & Infrastructure

Standard B1 – Neighbourhood Character

12.3 The objectives of clause 55.02-1 are '*to ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character*', and '*to ensure that the design respects the existing neighbourhood character and responds to the features of the site and surrounding area*'. Standard B1 of ResCode suggests that the proposed design should respect the existing or preferred neighbourhood character and respond to the features of the site'.

- 12.4 The subject site is located within a predominately residential area where single-storey and double-storey brick and weatherboard dwellings are prevalent. It is noted that dual unit developments are becoming a common theme within the wider context. It is noted that the proposal uses contemporary design with a flat roof form. There are only a few dwellings with a flat room in the area such as Nos 18 or 38 Golfwood Close or No 14 Willy Court. There is no distinct character in the area. The area is diverse in terms of the built form, scale and character. Some existing dwellings are bulky with a huge garage fronting to the streetscape. The neighbourhood character is changing over the time and once old housing stock is replaced with new development, it would be replaced with a contemporary design. Further, it is noted that respecting neighbourhood character does not mean limiting the scope of design interpretation and innovation, or mimicry or pattern book design. Instead, it means designing the development to respond to the features and characteristics identified in the neighbourhood.
- 12.5 It is considered that the proposal exhibits sensitive design. Overall, the dwellings have been well articulated and designed to avoid impacts to abutting properties. The dwellings attempt to 'pick up' materials and design features of both the existing older housing stock and the more recent developments. Adequate front, side and rear setbacks have also been achieved for both dwellings.
- 12.6 The dwellings are generally considered to be consistent with the broader neighbourhood character.

Standard B2 – Residential Policy

- 12.7 The Residential policy objective seeks to ensure that any proposed development accords with the relevant State and Local Planning Policy Framework. An assessment against Kingston's MSS and Residential Development Policy has been provided at section 11 of this Report, with the proposal found to be consistent.
- 12.8 Council's 'Designing Contextual Housing' guidelines states that duplex dwellings should achieve a visual interconnection and address the street and should not present merely as garaging and front doors only. The proposed two (2) double size garages are dominant to the streetscape. However, after the planning consultation meeting to appease the objectors, the applicant has revised the plans showing both dwellings to have double garages, which contradicts this policy. However, reviewing the area, where most dwellings have garage dominance that project within the streetscape, therefore, it is reasonable to support this type of built form in this instance.
- 12.9 The site is located in an 'Incremental Housing Change Area'. Due to its beneficial location being close to Centre Dandenong Road and Dingley Village Shopping complex. The proposed intensity of development is generally consistent with the intent of the 'Incremental Housing Change Area' and will provide a satisfactory response to local policy providing housing change that will respect the existing character of the area and provides additional diversity in housing stock to cater for the changing needs within the municipality.
- 12.10 It is considered that the proposed development generally complies and satisfies the State and Local Planning Policy Framework guidelines which aim to encourage well-designed medium density housing in appropriate locations.

Standard B18 – Walls on boundaries

- 12.11 This standard requires the height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall. The south-east facing garage wall of Dwelling 1 is 3.392 to 3.525 metres with an average of 3.46 metres which is 0.26 metres is higher than allowable height. The south-west facing wall on boundary height and walls on boundary at the alfresco area has not been notated on the plan. It is recommended to include a notation on the plans to comply with this standard via a condition, on any permit issued

Standard B32 – Front Fence

- 12.12 This standard requires the height of a front fence should not exceed 1.2m. Most of the dwellings in the area do not have front fences and higher fences is not compatible to the neighbourhood character of the area, therefore, the proposed 1.5m high front fence is recommended to be reduced to 1.2m high to comply with the standard.
- 12.13 It is considered that the proposed development generally complies and satisfies the State and Local Planning Policy Framework guidelines which aim to encourage well-designed medium density housing in appropriate locations.

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:
- **Density (increase in site coverage)** – the revised plans comply with the site coverage requirements in accordance with Clause 55.03-3 of the Kingston Planning Scheme
 - **Neighbourhood character** – refer to Section 12.3-12.6 of this report.
 - **Drainage** - Refer to Section 10.2 of this report.
 - **Overlooking** – The proposal complies with the Clause 55.04-6 (overlooking) requirements. Further the concerned windows face open area (golf course) and Clause 55.03-6 (open space) requires the development should integrate the layout of the development. In addition to this, these windows are north facing windows and would provide good internal amenity, therefore, it is not advisable to include a condition to remove these windows, however, a condition is recommended to include a screening device/fins at the side of the window to ensure no overlooking to occur at the secluded private open space of the adjoining properties and to instead allow for longer range views.
 - **Visual bulk and continuous built form** - Refer to Appendix A – B31 of this report.
 - **Overshadowing** – Refer to Appendix A - B23 of this report.
 - **Impact on existing community services** – there is no concrete evidence to say having an additional dwelling in the area, would have a negative impact on the existing community services. Any issues related to drainage, roads and drains, landscaping etc. has been assessed by Council's internal departments and suitable conditions are provided to ensure the proposal is responded adequately on existing services.

- **If approved the application would set a precedent for increased density in the area** – the proposal is assessed based upon site specific responses.
- **Traffic generation & vehicular access** – The required number of parking spaces in accordance with Clause 52.06 of the Kingston Planning Scheme has been provided. In addition to this there is a possibility of the parking of 2 extra spaces in the driveway.
- **Concerns with only a two week advertising period** – Council's advertising policy requires to be advertised for a 2-week period. However objections can be received until such time that a decision is made on the application.

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; and
 - A suitable level of compliance with all relevant policies, including Clause 55 of the Kingston Planning Scheme

15.0 RECOMMENDATION

- 15.1 That Planning Committee determine to support the proposal and issue a Notice of Decision to Grant a Permit **to develop the land for the construction of two (2) dwellings** at No. 56 Golfwood Close, Dingley Village, subject to the following conditions:
1. Before the development starts amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be substantially in accordance with the plans submitted to Council on 12 April 2017, but modified to show:
 - a. the provision of a landscape plan in accordance with the submitted development plan and , with such plans to be prepared by a suitably qualified landscape professional to the satisfaction of the responsible Authority and incorporating:
 - i. A planting schedule of all proposed trees and shrubs, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - ii. A survey, including, botanical names of all existing trees to be retained or removed on the site including Tree Protection Zones for trees to be retained calculated in accordance with AS4970-2009.
 - iii. The delineation of all garden beds, paving, grassed area, retaining walls, fences and other landscape works;

- iv. A range of plant types from ground covers to large shrubs and trees, The provision of one (1) tree within the front setback of each dwelling that will reach a minimum mature height of 10 metres and canopy spread of 5 metres at maturity and at least one small tree capable of reaching a height of 5 metres and canopy spread of 3 metres at maturity within the rear private open space of each dwelling with species chosen to be approved by the Responsible Authority
 - v. 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;
 - vi. No trees with a mature height over five (5) meters are to be planted over proposed or existing easements; and
 - vii. The provision of notes regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements;
 - viii. The location of any tree protection measures including for street trees accurately drawn to scale and labelled and notations referring to any endorsed Tree Management Plan.
- b. the plans amended to show all the changes as submitted to Council on 12 September 2017
 - c. the provision of minimum 2000 litre rainwater tank clearly nominated for each dwelling with water re-used for toilet flushing
 - d. the internal driveways be at least 500mm from the side boundary at the front Golfwood Close property boundary
 - e. the proposed vehicle crossings be kept separate from the neighbour's vehicle crossing to create a pedestrian refuge of no less than 1 metre wide
 - f. north-east facing windows of bedroom 4 of both dwellings provided with a suitable screening device /fins designed at the side of the window to prevent overlooking into the abutting sites rear private open space, but instead allowing for longer range views
 - g. the front fence height reduced to 1.2m high
 - h. an elevation plan of the front fencing, which provides details of its height, materials and colours
 - i. each dwelling provided with 6m³ storage area
 - j. the opening of the north-east facing rear garage door be shown as swinging outwards
 - k. the garage wall on boundary reduce to an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing in accordance with Clause 55-04-2 (wall on boundary) of the Kingston Planning Scheme
 - l. the provision of a full colour, finishes and building materials schedule, including samples (illustrated on an A4 or A3 sheet), for all external elevations and driveways of the development;
 - m. a notation on the plan stating "the guttering pertaining to the garages on the property boundary nominated as being contained wholly within the title property boundaries of the subject land"

- n. the driveway modified to directly align with the existing / proposed vehicle crossover and tapering from the garage door of both dwellings to the front property boundary and the created area to be used for landscaping

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

Vegetation Department

- 3. Prior to the removal of the *Lophostemon confertus* (Queensland Brush Box) street tree from the Golfwood Close nature strip, payment must be made to Kingston City Council's customer service in accordance with Council's Street Tree Removal Procedures. This fee includes the removal and replacement of this tree/s and that must be undertaken by Council at the expense of the Developer/Owner.

Drainage and Water Sensitive Urban Design

- 4. 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) plan(s) must be prepared as per Council's "Civil Design Requirements for Developers- Part A – Integrated Stormwater Management", 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.
- 5. Stormwater (drainage) works must be implemented in accordance with the approved stormwater management (drainage) plan(s) and to the satisfaction of the responsible authority including the following:
 - a. All stormwater (drainage) works must be provided on the site so as to prevent overflows onto adjacent properties.
 - b. The implementation of stormwater (drainage) detention system(s) which restricts stormwater discharge to the maximum allowable flowrate of 6.7L/s.
 - c. All stormwater (drainage) works must be maintained to the satisfaction of the Responsible Authority.

Roads and Drains Department

- 6. Property boundary and footpath levels must not be altered without the prior written consent form the Responsible Authority.
- 7. The replacement of all footpaths, including offsets, must be constructed the satisfaction of the Responsible Authority.
- 8. All reinstatements and vehicle crossings must be constructed to the satisfaction of the Responsible Authority.
- 9. All redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.
- 10. All front and side fences must be contained wholly within the title property boundaries of the subject land.
- 11. Vehicle crossings must constructed at a 90 degree alignment with the kerb on Golfwood Close and all internal driveways must align with the existing / proposed vehicle crossing.

General amenity conditions

12. 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 be concealed from the street, unless with the further written consent of the Responsible Authority.
13. Service units, including air conditioning/heating units, where incorporated, must not be located where they will be highly visible from any public area to the satisfaction of the Responsible Authority and if located on the roof of a building, suitable screening and baffling must be provided to the satisfaction of the Responsible Authority.

Completion of Works

14. Before the occupation of the development the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
15. Prior to the occupation of the dwellings hereby permitted, all boundary fences must be repaired and/or replaced as necessary to the satisfaction of the Responsible Authority, at the cost of the applicant/owner.
16. Prior to the occupation of the dwellings hereby permitted, all buildings and works and the conditions of this permit must be complied with, unless with the further prior written consent of the Responsible Authority.
17. 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.
18. All piping and ducting above the ground floor storey of the development (other than rainwater guttering and downpipes) must be concealed to the satisfaction of the Responsible Authority.
19. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Time Limits

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

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

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

- Note:** Prior to the commencement of the development you are required to obtain the necessary Building Permit.
- Note:** The 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:** Before removing / pruning any vegetation from the site, the applicant or any contractor engaged to remove any vegetation, should consult Council's Vegetation Management Officer to verify if a Local Laws Permits is required for the removal of such vegetation.
- Note:** Environment Protection Authority (EPA) Victoria set out the requirements pertaining to site construction hours and permissible noise levels.
- Note:** The fee for removal of the street tree(s) from the nature strip is **\$1295.90** (including GST), payable to Kingston City Council's Customer Service Department - refer to cashier code "STRE". Customer Service will confirm payment to the Parks Department. The removal of the tree requires a minimum of 2 weeks notice from the Developer/Owner.
- Note:** The allocation of street numbering and addressing of properties is vested in Council. Any reference to addressing or dwelling/unit/apartment and street numbers or street names on any endorsed plan is indicative only. The onus is on the Permit Applicant/Land Owner to contact Council's Property Data Department to determine the official dwelling/unit/apartment street numbers, street name details and the like for the approved development.
- If the Permit Applicant/Land Owner adopts the street numbering or addressing from the endorsed plans, or where advertising and/or sales transact (off the plan) prior to Council's official allocation of the street numbering and addressing, it will be viewed to be non-compliant with the guideline and standard applied (*Australian/New Zealand Standard for Rural & Urban Addressing / AS/NZS 4819:2011*).
- Note:** The owner(s), occupiers and visitors of the development allowed by this permit may not be eligible for Council resident or visitor parking permits.

OR

In the event that the Planning Committee wishes to oppose the Officer Recommendation to support 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 – Residential Land Use contained at Clause 21.05 of the Kingston Planning Scheme.
2. The proposal does not satisfy the requirements of Clause 22.11 – Residential Development Policy, of the Kingston Planning Scheme.
3. The proposal fails to satisfy all the requirements of Clause 55 of the Kingston Planning Scheme (ResCode), in particular Clause 55.02-1 Neighbourhood Character Objective, Clause 55.02-2 Residential Policy Objective and Clause 55.04-2 (Walls on boundaries), Clause 55.05-6 (Storage) Clause 55.06-1 (Design Detail) Clause 55.06-2 (Front fence) and Decision Guidelines of Clause 55)
4. The proposal fails to provide an acceptable built form outcome having regard to the physical and policy context.

APPENDIX A – RESCODE

Standard of the Kingston Planning Scheme

Two or more dwellings on a lot and residential buildings (Clause 55 and Schedule 3 to the General Residential Zone)

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B1 Neighbourhood Character Design respects existing neighbourhood character or contributes to a preferred neighbourhood character. Development responds to features of the site and surrounding area.</p>	Yes	Refer to 12.3-12.6 Section of this report.
<p>B2 Residential Policy Residential development is consistent with housing policies in the SPPF, LPPF including the MSS and local planning policies. Support medium densities in areas to take advantage of public transport and community infrastructure and services.</p>	Yes	Refer to 12.7 – 12.10 Section of this report.
<p>B3 Dwelling Diversity Encourages a range of dwelling sizes and types in developments of ten or more dwellings.</p>	N/A	
<p>B4 Infrastructure Provides appropriate utility services and infrastructure without overloading the capacity.</p>	Yes	It is recommended that suitable condition(s) be included in any permit issued to address infrastructure considerations.
<p>B5 Integration with the Street Integrate the layout of development with the street</p>	Yes	The proposed development will have good vehicle and pedestrian links and will front Golfwood Close.
<p>B6 Street Setback The setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	Yes	<p>Required: 5.98 metres Proposed: 7.4 metres</p>
<p>B7 Building Height Building height should respect the existing or preferred neighbourhood character.</p>	Yes	<p>Maximum: 9 metres Proposed: 6.3 metres</p>
<p>B8 Site Coverage</p>	Yes	Maximum: 50%

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site.</p> <p>Note: Schedule 3 to the General Residential Zone includes a variation to this standard</p>		Proposed: 49.41%
<p>B9 Permeability Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.</p>	Yes	At least: 20% Proposed: 59.82%
<p>B10 Energy Efficiency Achieve and protect energy efficient dwellings and residential buildings. Ensure orientation and layout reduces fossil fuel energy use and makes appropriate use of daylight and solar energy.</p>	Yes	<p>The dwellings have been designed to make the most appropriate use of solar energy given the constraints of the site. Living areas and SPOS are located to the north-east.</p> <p>Further, the dwellings have been sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</p>
<p>B11 Open Space Integrate layout of development with any public and communal open space provided in or adjacent to the development.</p>	Yes	First floor windows are oriented to the north-east (Golf course).
<p>B12 Safety Layout to provide safety and security for residents and property.</p>	Yes	Front entries to the proposed dwellings are clearly visible from the street. There is good visibility of the driveways and parking areas from the dwellings.
<p>B13 Landscaping To provide appropriate landscaping. To encourage:</p> <ul style="list-style-type: none"> • Development that respects the landscape character of the neighbourhood. • Development that maintains and enhances habitat for plants and animals in locations of habitat importance. • The retention of mature vegetation on the site. 	Yes	It is recommended that a landscape plan be required by way of a condition of any permit issued.

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B14 Access Ensure the safe, manageable and convenient vehicle access to and from the development. Ensure the number and design of vehicle crossovers respects neighbourhood character.</p>	Yes	<p>Maximum: 40% Proposed: 36%</p>
<p>B15 Parking Location Provide resident and visitor vehicles with convenient parking. Avoid parking and traffic difficulties in the development and the neighbourhood. Protect residents from vehicular noise within developments.</p>	Yes	The garages for both dwellings will be close and convenient to the dwellings, secure and well ventilated.
<p>B16 – no longer exists following Planning Scheme Amendment VC90 approved on 5 June 2012.</p>		
<p>B17 Side and Rear Setbacks Ensure the height and setback respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.</p>	Yes.	<p>Both Dwellings Required: <u>First Floor</u> North-west and South-east: 1.81m</p> <p>Both Dwellings Proposed: <u>First Floor</u> North-west and South-east: 2.07m</p>
<p>B18 Walls on Boundaries Ensure the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.</p>	Can comply	<p>Maximum: 18.77m on the north-east and south-west boundaries (length).</p> <p>Proposed: 12.6m on the north-east and south-west boundaries (as measured). The average height is 3.45m (refer to Section 12.11 of this report)</p>
<p>B19 Daylight to Existing Windows Allow adequate daylight into existing habitable room windows.</p>	Yes	All habitable windows of adjoining properties have a light courts with minimum areas of 3m ² and minimum dimensions of 1m clear to the sky have been provided.

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B20 North Facing Windows Allow adequate solar access to existing north-facing habitable room windows.</p>	Yes	There is no north-facing window (a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east)
<p>B21 Overshadowing Open Space Ensure buildings do not significantly overshadow existing secluded private open space.</p>	Yes	The shadows cast by the development will only cover a portion of the existing SPOS areas of the adjoining properties to the east and south and will not exceed the requirements in the standard.
<p>B22 Overlooking Limit views into existing secluded private open space and habitable room windows.</p>	Yes	All habitable room windows that have direct views into the SPOS or habitable windows of adjoining properties either have a sill height to 1.7m above the FFL or have been obscured/screened to 1.7m above the FFL.
<p>B23 Internal Views Limit views into existing secluded private open space and habitable room windows of dwellings and residential buildings within the same development.</p>	Yes	There should be no issues regarding internal views.
<p>B24 Noise Impacts Protect residents from external noise and contain noise sources in developments that may affect existing dwellings.</p>	Yes	There are no unusual noise sources that may affect the dwellings.
<p>B25 Accessibility Consider people with limited mobility in the design of developments.</p>	Yes	There will be convenient access to the front entries of both dwellings. There is a bedroom provided at the ground level to both dwellings.
<p>B26 Dwelling Entry Provide a sense of identity to each dwelling/residential building.</p>	Yes	The front entries are identified and sheltered by porches. It is considered that both dwellings achieve their own sense of identity.

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B27 Daylight to New Windows Allow adequate daylight into new habitable room windows.</p>	Yes	All habitable room windows for the proposed dwellings face an outdoor space in excess of 3sqm with a minimum dimension of 1m.
<p>B28 Private Open Space Provide reasonable recreation and service needs of residents by adequate private open space.</p> <p>Note: Schedule 3 to the General Residential Zone includes a variation to this standard</p>	Yes	<p>Required: An area of 40m², with one part of the POS to consist of secluded POS at the side or rear of the dwelling or residential building with a minimum area of 40m², a minimum dimension of 5m and convenient access from a living room. If a dwelling has more than 2 bedrooms an additional ground level POS area of 20m² with a minimum width of 3m is required to be provided for each additional bedroom, with a maximum of 80m² of POS required for the dwelling.</p> <p>Proposed: 99.05m² for both dwellings</p>
<p>B29 Solar Access to Open Space Allow solar access into the secluded private open space of new dwellings/buildings.</p>	Yes	It is considered the SPOS areas will receive adequate solar access, with both dwellings having SPOS to the north-east of the site.
<p>B30 Storage Provide adequate storage facilities for each dwelling.</p>	Yes	6m ³ of storage facilities are located within the side POS area. However, it is missing from the revised plan.

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B31 Design Detail Encourage design detail that respects the existing or preferred neighbourhood character.</p>	Yes	<p>The design and siting of the proposal ensures that the development should not adversely affect the amenity of the surrounding properties. It is noted that the use of varied external building materials and colours associated with each dwelling would be varied and should minimise any visual bulk generated by the proposed double-storey, “duplex-style” dwellings. Council officers also consider that the upper floor level building footprint of each dwelling would be small in length, modulated, resulting in a well-articulated building when viewed from the adjoining residential properties.</p>
<p>B32 Front Fences Encourage front fence design that respects the existing or preferred neighbourhood character.</p> <p>Note: Schedule 3 to the General Residential Zone includes a variation to this standard</p>	Can comply	<p>Maximum: 1.2m Proposed: 1.5m See section 12.12 of the report.</p>
<p>B33 Common Property Ensure car parking, access areas and other communal open space is practical, attractive and easily maintained. Avoid future management difficulties in common ownership areas.</p>	N/A	<p>No common property is proposed as part of the development.</p>
<p>B34 Site Services Ensure site services and facilities can be installed and easily maintained and are accessible, adequate and attractive. Avoid future management difficulties in common ownership areas.</p>	Yes	<p>Mailboxes, bin storage and clotheslines are appropriately located.</p>

Appendices

Appendix 1 - KP16/1085 - 56 Golfwood Close Dingley Village - considered (advertised) plan (Trim No 18/4844) [↓](#)

Appendix 2 - KP16/1085 - 56 Golfwood Close Dingley Village - circulated revised plan (Trim No 18/4845) [↓](#)

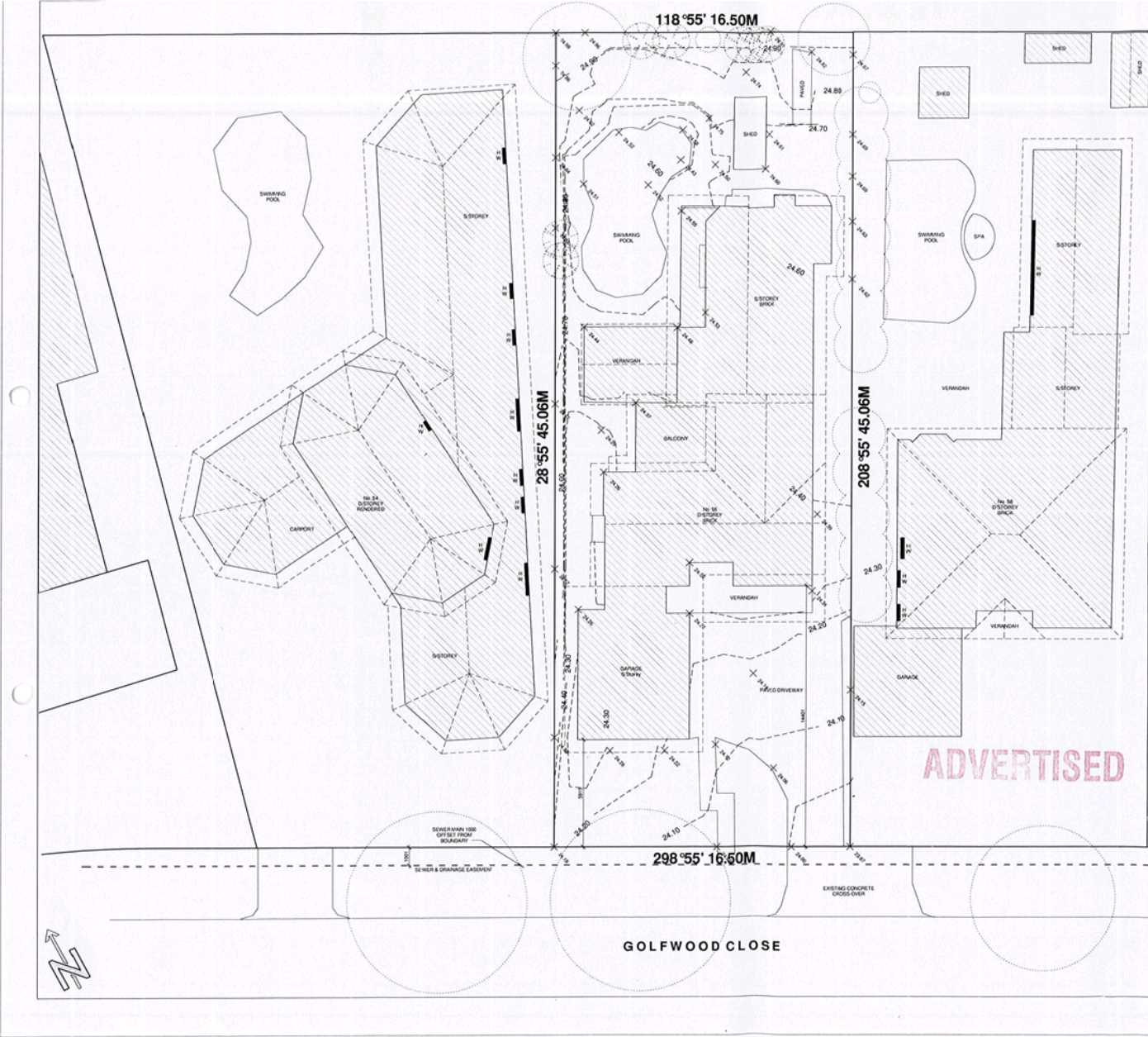
Author/s: Girija Shrestha, Statutory Planning

Reviewed and Approved By: Jeremy Hopkins, Principal Statutory Planner

4.2

KP16/1085 - 56 GOLFWOOD CLOSE DINGLEY VILLAGE

1	KP16/1085 - 56 Golfwood CClose Dingley Village - considered (advertised) plan.....	101
2	KP16/1085 - 56 Golfwood Close Dingley Village - circulated revised plan.....	109



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AREA CALCULATIONS

AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	190.88m ²	158.21m ²
FIRST FLOOR LEVEL	196.03m ²	196.03m ²
TOTAL LIVING	260.71m ²	258.24m ²
GARAGE	24.57m ²	36.17m ²
PORCH	4.34m ²	4.34m ²
FIRST FLOOR TERRACE	N/A	N/A
PRIVATE OPEN SPACE	89.30m ²	89.30m ²
SITE	743.49m ²	100.00%
BUILDING COVERAGE	374.83m ²	50.28%
HARD SURFACE	477.17m ²	64.19%
PERMEABLE SURFACE	266.31m ²	35.80%

MATERIAL SCHEDULE:

- ALL METAL BRICKS AND PAVED BY TIMBER SET GUTTER
- WINDOWS & DOORS ARE TO BE IN ALUMINIUM WHITE BLACK POWDER COATED FINISH (UNLESS NOTED OTHERWISE)
- GARAGE SECTIONAL PANEL LIFT DOOR IN TRIPLEX LOOK OR SIMILAR
- PIVOT ENTRY DOOR TO BE GLAZED & CUSTOM SIZED
- ALL PAVED AREAS TO BE CONCRETE PAVERS
- SHED: METAL DECK ROOF IN SURF WEST FROM THE COLLENDING RANGE OF ROOF PRODUCTS AND GALVALUM Z
- 20mm TIMBER STUD + 25mm FIBRE CEMENT TO BE PAINTED IN DULUX WHITE ON WHITE OR SIMILAR
- 20mm TIMBER STUD + 8mm GALVALUMITE ROOF 5MM 25mm PAINTED IN DULUX WHITE ON WHITE OR SIMILAR

No.	Description	Date
01	TOWN PLANNING	05APR17

DATUM:

Australian Height Datum
 Based on PM 681 Point of Heighting with 1984 NAD, at 18 885 metres AHD

MUNICIPALITY:

City of Dingley

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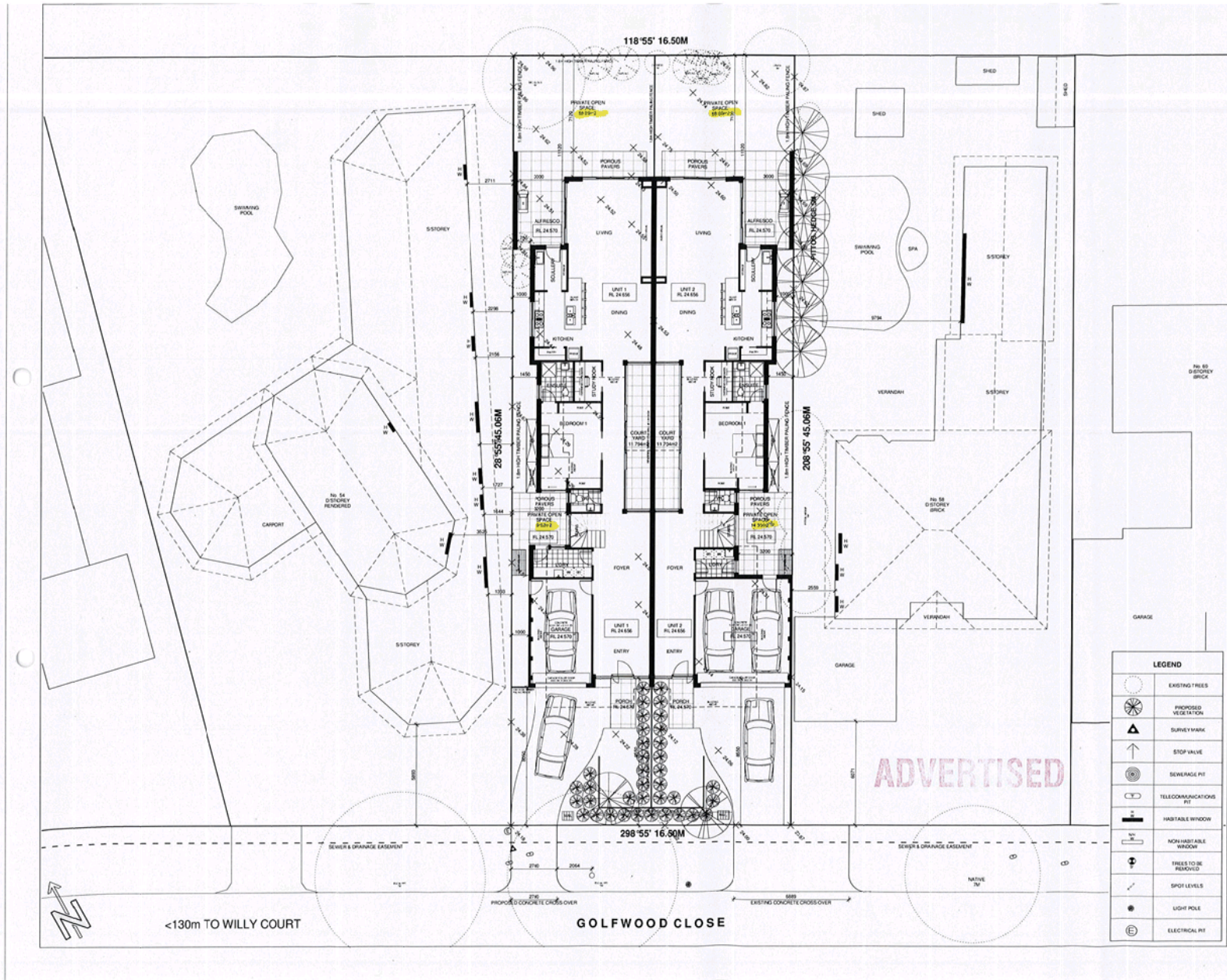
56 GOLFWOOD CLOSE DINGLEY VILLAGE

EXISTING CONDITIONS (@A1)

Project number	479/16
Date	05APR17
Drawn by	B.K.
Checked by	D.R.
TP00	
Scale	1 : 100

LEGEND	
	EXISTING FRIES
	PROPOSED VEGETATION
	SURVEY MARK
	STOP VALVE
	SEWERAGE PIT
	TELECOMMUNICATIONS PIT
	PORTABLE WORKSHOP
	NON-HABITABLE WINDOW
	TREES TO BE REMOVED
	SPOT LEVELS
	LIGHT POLE
	ELECTRICAL PIT

ADVERTISED



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AREA CALCULATIONS

AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	186.68m ²	158.31m ²
FIRST FLOOR LEVEL	156.63m ²	156.63m ²
TOTAL LIVING	343.31m ²	314.94m ²
GARAGE	34.87m ²	34.17m ²
PORCH	4.34m ²	4.34m ²
FIRST FLOOR TERRACE	N/A	N/A
PRIVATE OPEN SPACE	69.30m ²	69.30m ²
SITE	743.49m ²	100.00m ²
BUILDING COVERAGE	373.63m ²	36.23%
HARD SURFACE	471.17m ²	64.18%
PERMEABLE SURFACE	264.32m ²	35.82%

- MATERIAL SCHEDULE:**
1. AUSTRAL BRICKS AND PAVES IN HARVEST GOLFION
 2. WINDOWS & DOORS ARE TO BE IN ALUMINIUM WHITE BLACK POWDER COATED FINISH (UNLESS NOTED OTHERWISE)
 3. GARAGE SECTIONAL PANEL LIFT DOOR IN TRAMER LOCK OR SIMILAR
 4. PIVOT ENTRY DOOR TO BE GLASS & CUSTOM SUED
 5. ALL PAVED AREAS TO BE CONCRETE PAVES
 6. SHEET METAL DECK ROOF IN SURF MESH FROM THE COLORBOND RANGE OF ROOF PRODUCTS AND COLOURS 1" MINIMUM ROOF PITCH
 7. 60mm TIMBER STUDS - 150mm FORM CLADDING TO BE PAINTED IN DULUX WHITE ON WHITE OR SIMILAR
 8. 90mm TIMBER STUDS - 8mm WEATHEREX RALF SAWN 150mm PAINTED IN DULUX WELLSLEY OR SIMILAR

No.	Description	Date
01	TOWN PLANNING	05APR17

DATUM:
 Australian Height Datum
 Based on PM 561, Parish of Moorabool, with a total RL of 18.965 metres
 AHD

MUNICIPALITY:
 City of Dingley

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**56 GOLFWOOD CLOSE
 DINGLEY VILLAGE**

**GROUND FLOOR PLAN
 (@A1)**

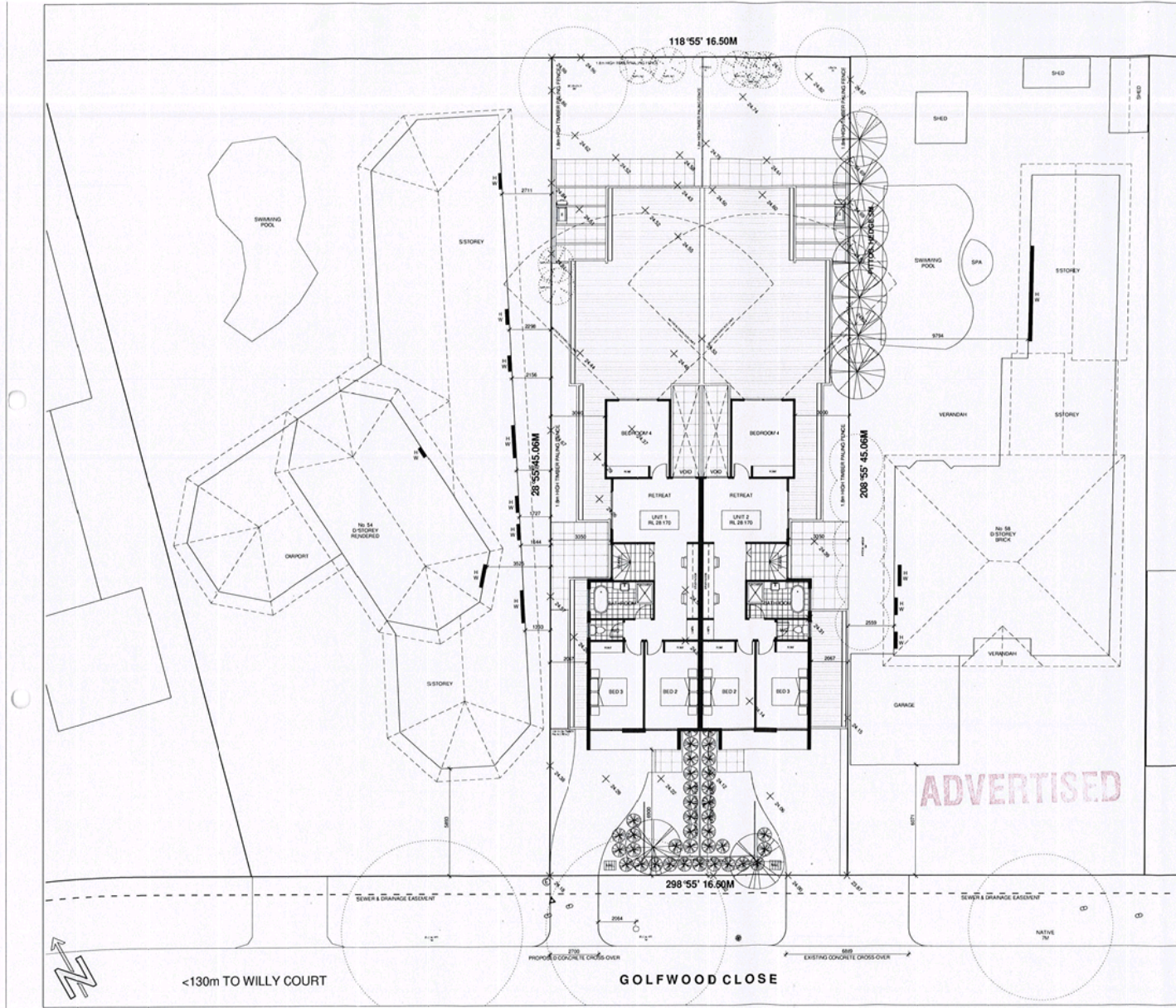
Project number: 479/16
 Date: 05APR17
 Drawn by: B.K.
 Checked by: D.R.

TP02

Scale: 1 : 100

LEGEND

	EXISTING TREES
	PROPOSED VEGETATION
	SURVEY MARK
	STOP VALVE
	SEWERAGE PIT
	TELECOMMUNICATIONS PIT
	HABITABLE WINDOW
	NON-HABITABLE WINDOW
	TREES TO BE REMOVED
	SPOT LEVELS
	LIGHT POLE
	ELECTRICAL PIT



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AREA CALCULATIONS

AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	160.65m ²	150.21m ²
FIRST FLOOR LEVEL	160.63m ²	150.63m ²
TOTAL LIVING	360.71m ²	250.24m ²
GARAGE	24.57m ²	38.17m ²
PORCH	4.24m ²	4.36m ²
FIRST FLOOR TERRACE	N/A	N/A
PRIVATE OPEN SPACE	68.30m ²	68.30m ²
SITE	743.49m ²	100.60m ²
BUILDING COVERAGE	373.63m ²	96.20%
HARD SURFACE	471.17m ²	64.10%
PERMEABLE SURFACE	36.29m ²	35.82%

MATERIAL SCHEDULE:

- S1. ADJUST BRICKS AND PAVERS IN HARVEST COLOUR
- S2. WINDOW & DOOR SILL TO BE BAKALUMINUM WHITE BLACK POWDER COATED FINISH (UNLESS NOTED OTHERWISE)
- S3. GARAGE SECTIONAL PANEL LIFT DOOR IN TAMER LOCK OR SIMILAR
- S4. FRONT ENTRY DOOR TO BE GLAZED & CUSTOM SIZED
- S5. ALL PAVED AREAS TO BE CONCRETE PAVERS
- S6. SHEET METAL DECK ROOF IN SURF MISS FROM THE COORDINATE RANGE OF ROOF PRODUCTS AND COLOURS IN ANTI-ALUMINUM ROOF FINISH
- S7. DOWN PIPES TO BE 100mm DIA GLAZING TO BE PAINTED IN DULUX WHITE OR WHITE OR SIMILAR
- S8. 90mm PIPES TO BE 90mm DIA HEAT EXTER. R/FIT SWAIN 100mm PAINTED IN DULUX WHITE OR SIMILAR

No.	Description	Date
01	TOWN PLANNING	05APR17

DATUM:

Australian Height Datum
Based on PD 681 Parish of Moorabool with a tidal ML of 18.86 metres AHD

MUNICIPALITY:

City of Hume
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56 GOLFWOOD CLOSE DINGLEY VILLAGE

FIRST FLOOR PLAN (@A1)

Project number: 479/16

Date: 05APR17

Drawn by: B.K.

Checked by: D.R.

TP03

Scale: 1:100

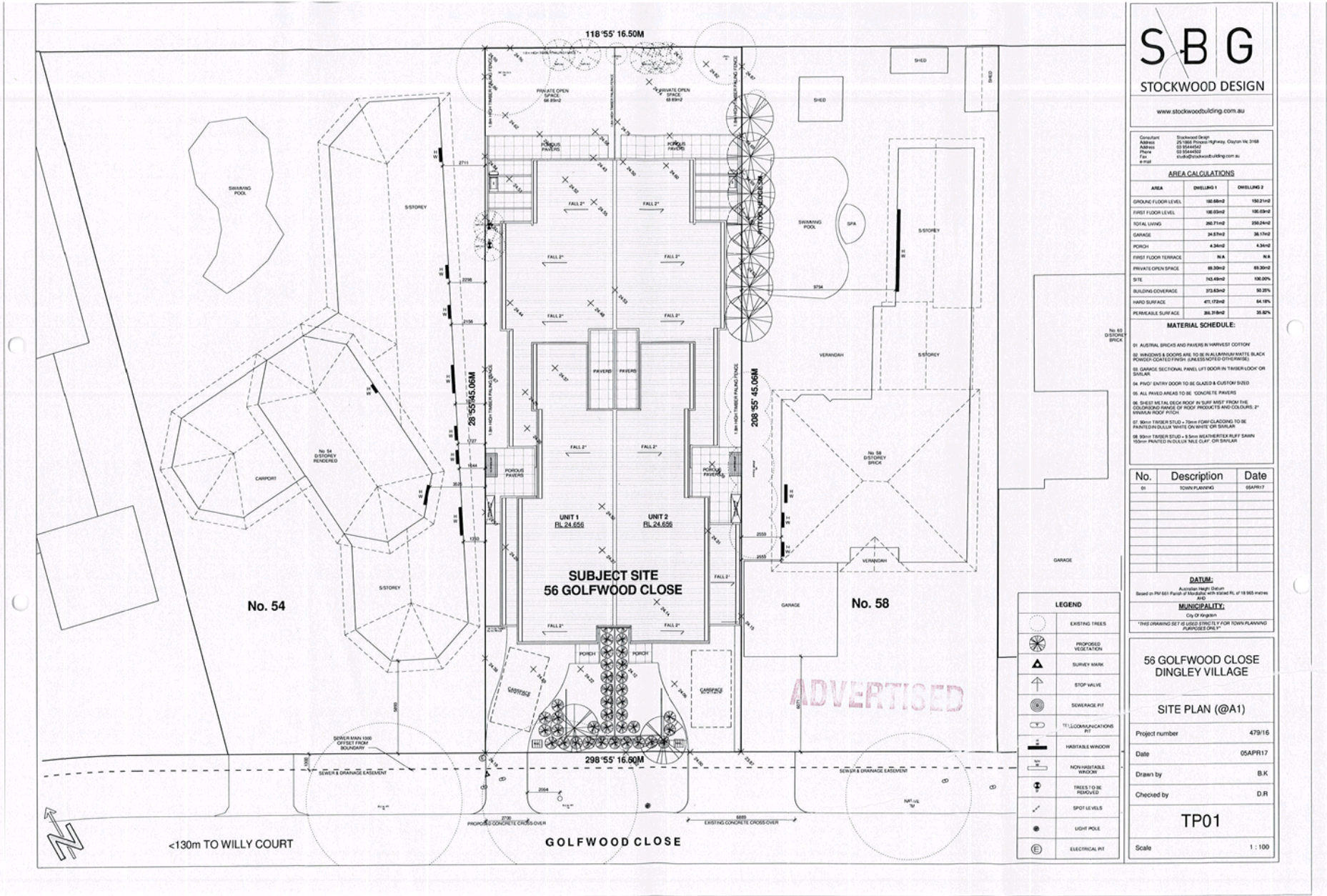
LEGEND

(Symbol)	EXISTING TREES
(Symbol)	PROPOSED VEGETATION
(Symbol)	SURVEY MARK
(Symbol)	STOP VALVE
(Symbol)	SEWERAGE FIT
(Symbol)	TELECOMMUNICATIONS FIT
(Symbol)	HABITABLE WINDOW
(Symbol)	NON-HABITABLE WINDOW
(Symbol)	VALVES TO BE REMOVED
(Symbol)	SPOT LEVELS
(Symbol)	LIGHT POLE
(Symbol)	ELECTRICAL FIT

ADVERTISED

<130m TO WILLY COURT

GOLFWOOD CLOSE



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AREA CALCULATIONS

AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	130.00+0	130.21+0
FIRST FLOOR LEVEL	130.00+0	130.00+0
TOTAL LIVING	260.71+0	230.24+0
GARAGE	24.87+0	26.17+0
PORCH	4.34+0	4.34+0
FIRST FLOOR TERRACE	N/A	N/A
PRIVATE OPEN SPACE	69.30+0	69.30+0
SITE	743.49+0	100.00+0
BUILDING COVERAGE	372.83+0	90.20+0
HARD SURFACE	471.07+0	64.10+0
PERMEABLE SURFACE	269.39+0	35.90+0

MATERIAL SCHEDULE:

- 01 AUSTRALIAN BRICKS AND PAVERS IN HARVEST COUNTRY
- 02 WINDOWS & DOORS ARE TO BE PALMAMIN MATTE BLACK POWDER COATED FINISH (UNLESS NOTED OTHERWISE)
- 03 GARAGE SECTIONAL PANEL LIFT DOOR IN "FINGER LOCK" OR SIMILAR
- 04 FWD ENTRY DOOR TO BE GLAZED & CUSTOM SIZED
- 05 ALL PAVED AREAS TO BE "COGNATE" PAVERS
- 06 TREES TO BE PLANTED WITHIN 10M FROM THE COLORBOND RANGE OF ROOF PRODUCTS AND COLOURS. 2" MINIMUM ROOT PROTECT
- 07 90mm TIMBER STUD - 25mm FORM CLADDING TO BE PAINTED IN DULUX WHITE ON WHITE OR SIMILAR
- 08 90mm TIMBER STUD - 45mm HEATHERED SELF BURNING 150mm PAINTED IN DULUX NILE CLAY OR SIMILAR

No.	Description	Date
01	TOWN PLANNING	05APR17

DATUM:
 Australian Height Datum
 Based on PM 551 Point of Intersection with datum RL of 18 965 metres AHD

MUNICIPALITY:
 City of Kingston

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**56 GOLFWOOD CLOSE
 DINGLEY VILLAGE**

SITE PLAN (@A1)

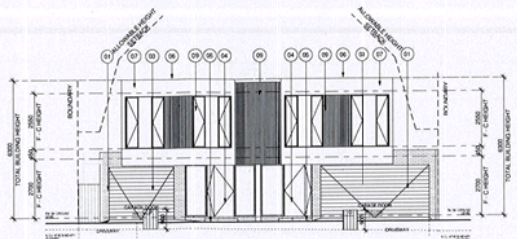
Project number: 47916
 Date: 05APR17
 Drawn by: B.K.
 Checked by: D.R.

TP01

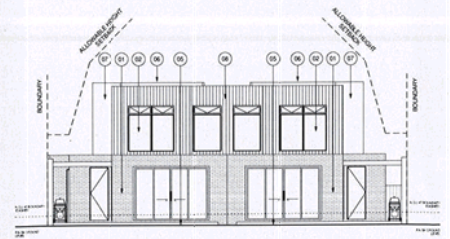
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LEGEND

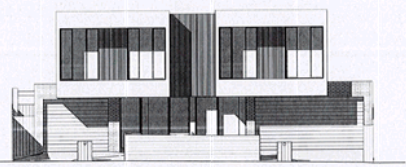
	EXISTING TREES
	PROPOSED VEGETATION
	SURVEY MARK
	STOP VALVE
	SEWERAGE PIT
	TELECOMMUNICATIONS PIT
	HABITABLE WINDOW
	NON-HABITABLE WINDOW
	TREES TO BE REMOVED
	SPOT LEVELS
	LIGHT POLE
	ELECTRICAL PIT



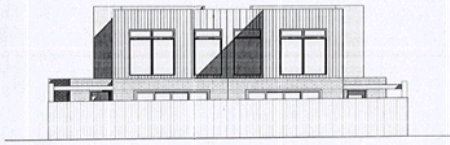
1 SOUTH ELEVATION
1 : 100



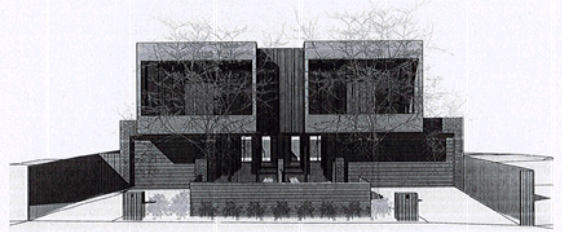
4 NORTH ELEVATION
1 : 100



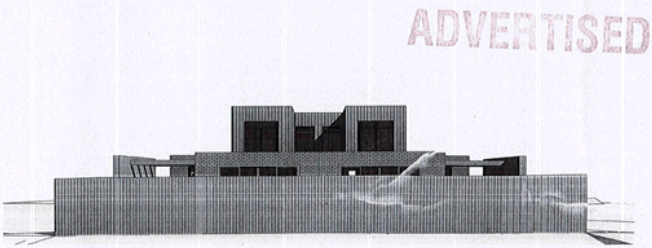
2 SOUTH ELEVATION SHADOWS
1 : 100



5 NORTH ELEVATION SHADOWS
1 : 100



3 SOUTH PERSPECTIVE



6 NORTH PERSPECTIVE

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AREA CALCULATIONS

AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	180.88m ²	150.21m ²
FIRST FLOOR LEVEL	180.88m ²	150.21m ²
TOTAL LIVING	361.77m ²	300.42m ²
GARAGE	24.87m ²	36.17m ²
PORCH	4.34m ²	4.34m ²
FIRST FLOOR TERRACE	N/A	N/A
PRIVATE OPEN SPACE	88.30m ²	88.30m ²
SITE	743.49m ²	150.00m ²
BUILDING COVERAGE	375.63m ²	50.25m ²
HARD SURFACE	477.07m ²	84.19m ²
PERMEABLE SURFACE	266.39m ²	65.81m ²

MATERIAL SCHEDULE:

- 01 ALUMINUM BRICKS AND PAVES IN HARVEST COLOUR
- 02 WINDOWS & DOORS ARE TO BE IN ALUMINUM WHITE BLACK POWDER COATED FINISH (UNLESS NOTED OTHERWISE)
- 03 GARAGE SECTIONAL PANEL LIFT DOOR IN TOWER BLOCK OR SHALAR
- 04 PIVOT ENTRY DOOR TO BE GLASS & CUSTOM SIZED
- 05 ALL FINISHED AREAS TO BE CONCRETE FINISH
- 06 SHEET METAL DECK ROOF IN SHALAR FROM THE COLORBOND RANGE OF ROOF PRODUCTS AND COLOURS 1" MINIMUM ROOF PITCH
- 07 90mm TOWER SLUD - 75mm FIBRE CLADDING TO BE PAINTED IN DULAR WHITE OR WHITE OR SHALAR
- 08 90mm TOWER SLUD - 45mm REAR/EXTERIOR HALF BATH 150mm PAINTED IN DULAR NILE CLAY OR SHALAR

No	Description	Date
01	TOWN PLANNING	05APR17

DATUM:
Australian High Datum
Based on PM 851 Point of Meridian with Spheroid RL of 18 960 metres
+00

MUNICIPALITY:
City of Kingston

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56 GOLFWOOD CLOSE
DINGLEY VILLAGE

NORTH & SOUTH
ELEVATIONS (@A1)

Project number 479/16
Date 05APR17
Drawn by B.K.
Checked by D.R.

TP04

Scale 1 : 100

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 Fax: 03 95444302
 Email: info@stockwoodbuilding.com.au

AREA CALCULATIONS

AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	162.65m ²	152.21m ²
FIRST FLOOR LEVEL	160.03m ²	150.53m ²
TOTAL LIVING	262.71m ²	252.24m ²
GARAGE	24.57m ²	36.17m ²
PORCH	4.34m ²	4.34m ²
FIRST FLOOR TERRACE	N/A	N/A
PRIVATE OPEN SPACE	69.20m ²	69.20m ²
SITE	143.49m ²	139.89m ²
BUILDING COVERAGE	375.63m ²	36.25%
HARD SURFACE	473.17m ²	64.18%
PERMEABLE SURFACE	265.78m ²	38.82%

MATERIAL SCHEDULE:

- 01 AUSTRAL BRICKS AND PAVERS IN HARVEST COTTON
- 02 BRICKWORK & DOORS ARE TO BE IN ALLIGATOR WHITE BLACK POWDER COATED FINISH (SEELESS SIGNED OTHERWISE)
- 03 GARAGE SECTIONAL PANEL LEFT DOOR IN TAMER LOOK OR SIMILAR
- 04 PIVOT ENTRY DOOR TO BE GLAZED & CUSTOM SIZED
- 05 ALL PAVED AREAS TO BE CONCRETE PAVERS
- 06 SHEET METAL DECK ROOF AS SURF MUST FROM THE COLOURED PANELS OF ROOF PRODUCTS AND COLOURS IN MINIMUM ROOF PITCH
- 07 90mm TIMBER STUD - 38mm FORM CLADDING TO BE PAINTED IN GULLY WHITE ON WHITE OR SIMILAR
- 08 90mm TIMBER STUD - 9mm BEAUFLEX RUFF BAWN 15mm PAINTED IN GULLY WHITE CLIP OR SIMILAR

No.	Description	Date
01	TOWN PLANNING	05APR17

DATUM:
 Australian Height Datum
 Based on PM 561 Parish of Moorabool with stated RL of 18 965 metres
 AHD

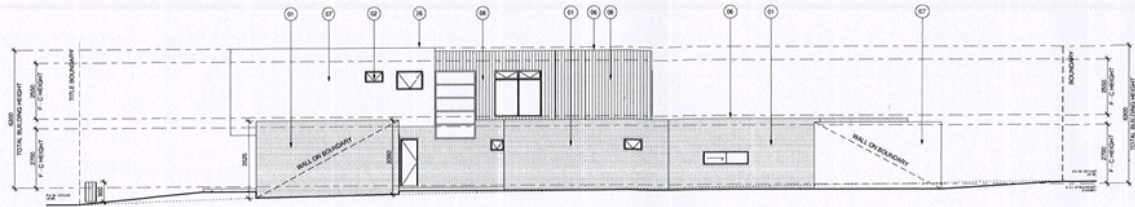
MUNICIPALITY:
 City of Arden

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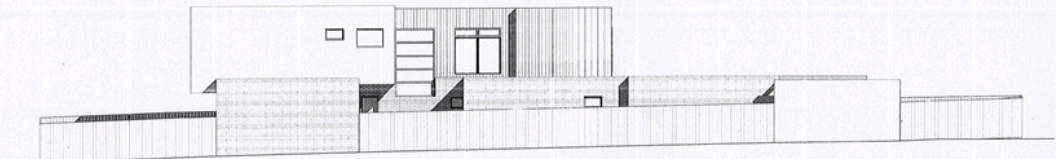
56 GOLFWOOD CLOSE
 DINGLEY VILLAGE

EAST ELEVATIONS (@A1)

Project number	47916
Date	05APR17
Drawn by	B.K
Checked by	D.R
TP06	
Scale	1 : 100

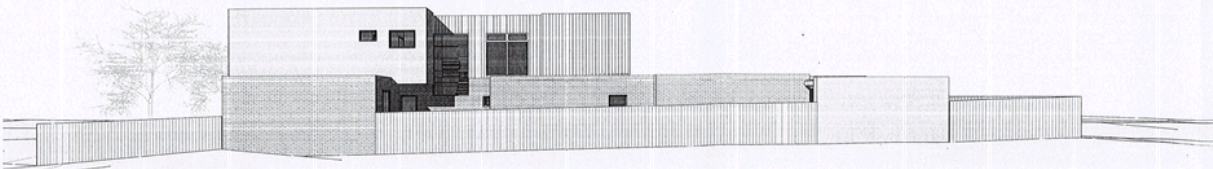


2 EAST ELEVATION
 1 : 100



4 EAST ELEVATION SHADOWS
 1 : 100

ADVERTISED



1 EAST PERSPECTIVE
 1 : 100

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 Fax: 03 95441422
 Email: s.dub@stockwoodbuilding.com.au

AREA CALCULATIONS

AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	150.68m ²	150.21m ²
FIRST FLOOR LEVEL	150.68m ²	150.21m ²
TOTAL LIVING	260.71m ²	250.24m ²
GARAGE	24.87m ²	36.17m ²
PORCH	4.34m ²	4.34m ²
FIRST FLOOR TERRACE	N/A	N/A
PRIVATE OPEN SPACE	85.29m ²	85.29m ²
SITE	143.86m ²	130.07m ²
BUILDING COVERAGE	375.02m ²	50.07m ²
HARD SURFACE	477.07m ²	64.19m ²
PERMEABLE SURFACE	366.07m ²	25.87m ²

MATERIAL SCHEDULE:

- 01 AUSTRAL BRICKS AND PAVES IN HARVEST COLOUR
- 02 WINDOWS & DOORS ARE TO BE ALUMINIUM MATTE BLACK POWDER COATED FINISH - UNLESS NOTED OTHERWISE
- 03 GARAGE SECTIONAL PANEL LIFT DOOR IN THERMO GLASS OR SIMILAR
- 04 FRONT ENTRY DOOR TO BE GLASS & CUSTOM SIZED
- 05 ALL PAVED AREAS TO BE CONCRETE FINISH
- 06 SHEET METAL GABLE ROOF IN BLUE RISE 1050 FROM THE COLORBOND RANGE OF ROOF PRODUCTS AND COLOURS - 2° MINIMUM ROOF PITCH
- 07 30mm FIBREGLASS 270mm FOAM CLADDING TO BE PAINTED IN DULUX WHITE ON WHITE OR SIMILAR
- 08 30mm FIBREGLASS 450mm GYPSUMBOND PANELS TO BE PAINTED IN DULUX TALE CLAY OR SIMILAR

No.	Description	Date
01	TOWN PLANNING	05APR17

DATUM:
 Australian Height Datum
 Based on PM 861 Point of Height with vertical RL of 18 955 metres
 AHD
MUNICIPALITY:
 City of Dingley
 THIS DRAWING SET IS USED STRICTLY FOR TOWN PLANNING PURPOSES ONLY

**56 GOLFWOOD CLOSE
 DINGLEY VILLAGE**

**WEST ELEVATIONS
 (@A1)**

Project Number: 479/16

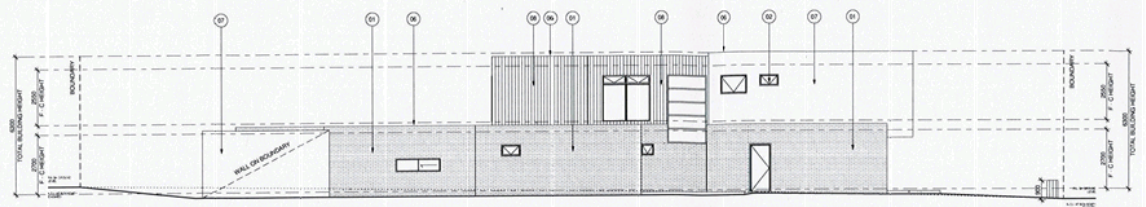
Date: 05APR17

Drawn by: B.K

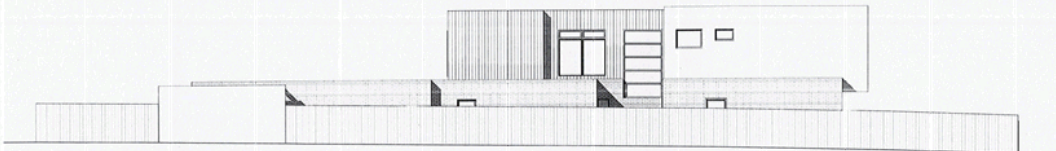
Checked by: D.R

TP05

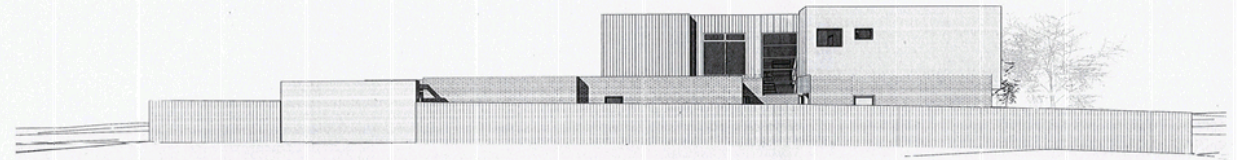
Scale: 1 : 100



1 WEST ELEVATION
 1 : 100

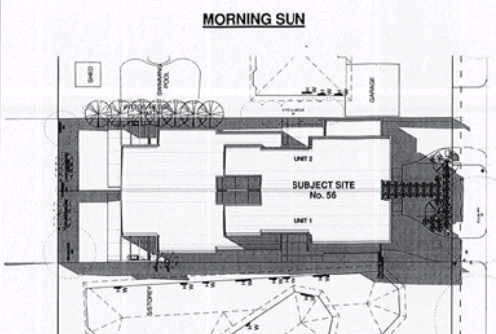


2 WEST ELEVATION SHADOWS
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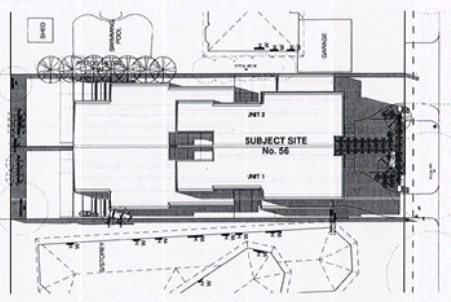


3 WEST PERSPECTIVE

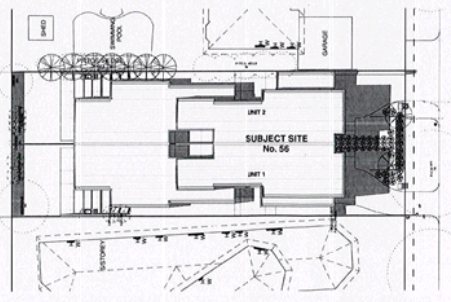
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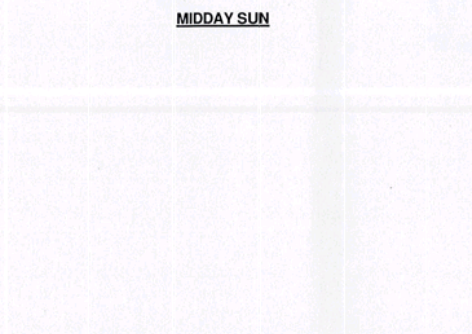
1 SHADOW DIAGRAM - 9.00am 22 SEPTEMBER
1: 250



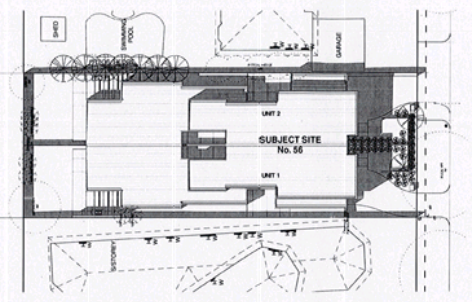
2 SHADOW DIAGRAM - 10.00am 22 SEPTEMBER
1: 250



3 SHADOW DIAGRAM - 11.00am 22 SEPTEMBER
1: 250

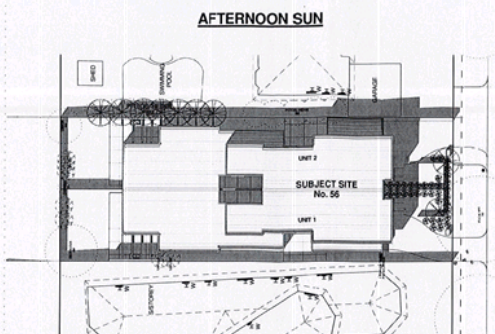


4 SHADOW DIAGRAM - 12.00pm 22 SEPTEMBER
1: 250

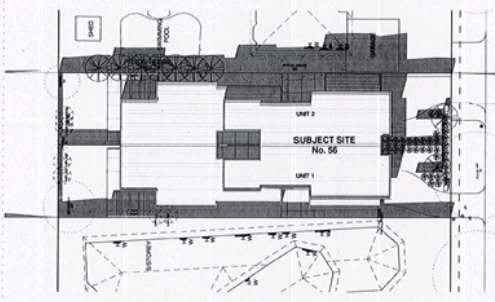


4 SHADOW DIAGRAM - 12.00pm 22 SEPTEMBER
1: 250

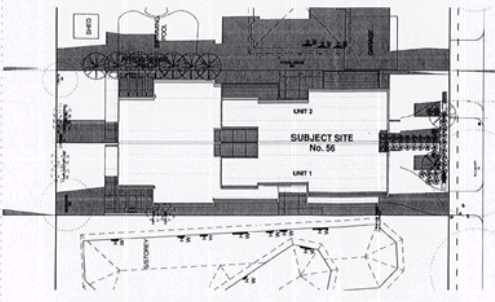
ADVERTISED



5 SHADOW DIAGRAM - 1.00pm 22 SEPTEMBER
1: 250



6 SHADOW DIAGRAM - 2.00pm 22 SEPTEMBER
1: 250



7 SHADOW DIAGRAM - 3.00pm 22 SEPTEMBER
1: 250



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AREA CALCULATIONS

AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	180.66m ²	190.21m ²
FIRST FLOOR LEVEL	190.63m ²	198.63m ²
TOTAL LIVING	369.71m ²	390.24m ²
GARAGE	24.67m ²	38.17m ²
PORCH	4.34m ²	4.34m ²
FIRST FLOOR TERRACE	N/A	N/A
PRIVATE OPEN SPACE	89.39m ²	89.39m ²
SITE	743.49m ²	100.00%
BUILDING COVERAGE	373.63m ²	50.26%
HARD SURFACE	471.02m ²	63.34%
PERMEABLE SURFACE	264.39m ²	35.62%

MATERIAL SCHEDULE:

01. AUSTRALIAN BRICKS AND PAVES IN 1:1 MIXTURE GORTON
02. WINDOWS & DOORS ARE TO BE ALL ALUMINUM WHITE BLACK POWDER COAT (50 SERIES) UNLESS NOTED OTHERWISE
03. GARAGE SECTIONAL PANEL LIFT DOOR IN TRAVEL LOCK OR SIMILAR
04. FRONT ENTRY DOOR TO BE GLAZED & CUSTOM SIZED
05. ALL PAVED AREAS TO BE CONCRETE PAVES
06. THERE IS AN AL DECK ROOF IN SUNT MIST FROM THE COLOURED PAVES OF ROOF PRODUCTS AND COLOURS 1:1 MINIMUM ROOF PITCH
07. WHEN FABRICATED - FROM FACTORY GLASSING TO BE PAINTED IN EQUALS WHITE OR WHITE OR SIMILAR
08. 3mm TAPER STUD - 3mm HEAT-BREAK SLUFF BARRI WHEN PAINTED IN EQUALS TIE CLAY OR SIMILAR

No.	Description	Date
01	TOWN PLANNING	05APR17

DATUM:
Australian High Datum
Based on PIV 66: Parish of Moorabool with stated RL of 18.985 metres
AND
MUNICIPALITY:
City of Ypsilanti

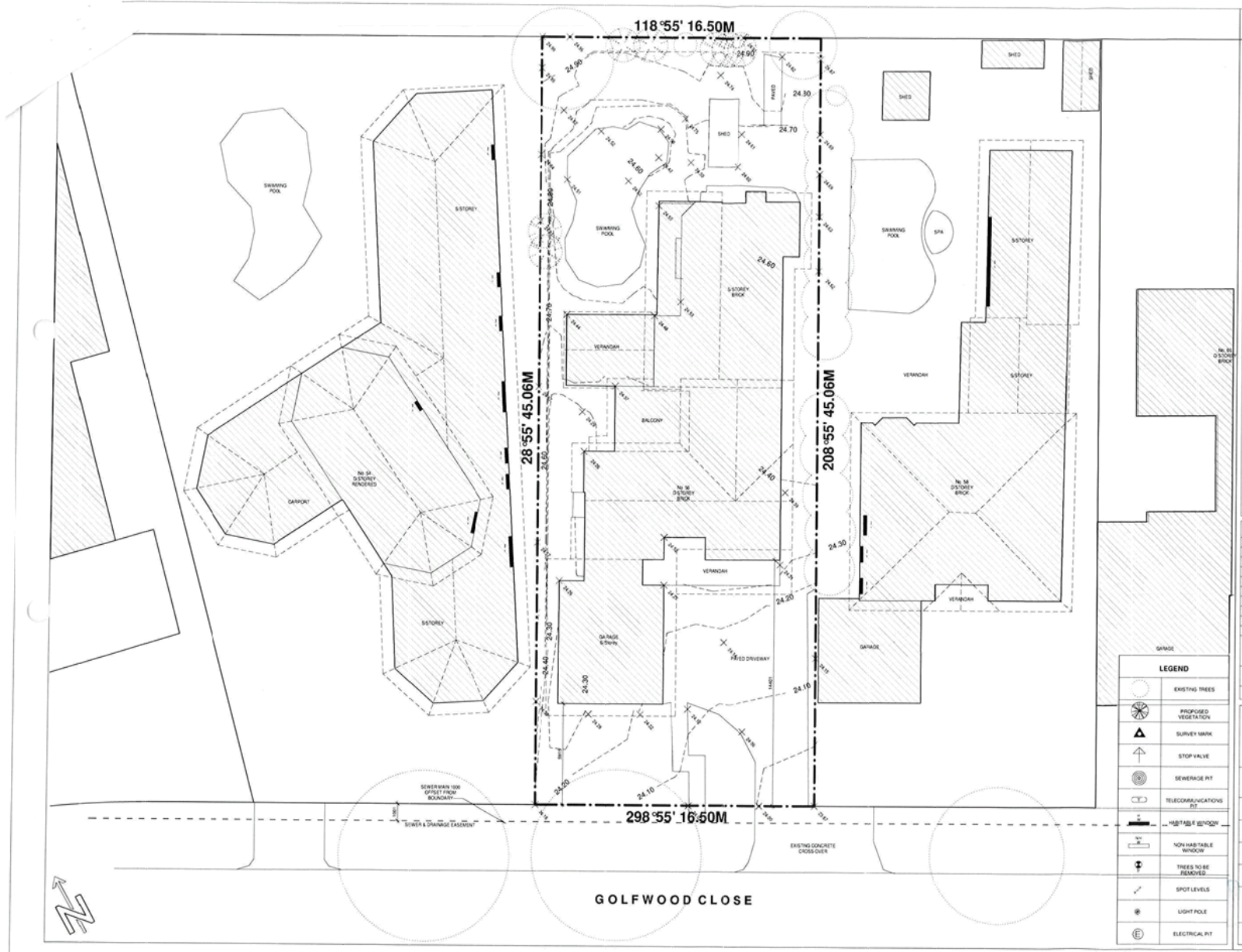
56 GOLFWOOD CLOSE DINGLEY VILLAGE

SHADOW DIAGRAMS (@A1)

Project number 479/16
Date 05APR17
Drawn by B.K.
Checked by D.R.

TP07

Scale As Indicated



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AREA CALCULATIONS		
AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	143.37m ²	143.37m ²
FIRST FLOOR LEVEL	86.89m ²	86.89m ²
TOTAL LIVING	230.26m ²	230.26m ²
GARAGE	33.99m ²	33.99m ²
PORCH	5.01m ²	5.01m ²
FIRST FLOOR TERRACE	8.8A	8.8A
PRIVATE OPEN SPACE	98.00m ²	98.00m ²
SITE	743.49m ²	100.00%
BUILDING COVERAGE	387.39m ²	48.1%
HARD SURFACE	444.75m ²	48.1%
PERMEABLE SURFACE	298.74m ²	38.9%

MATERIAL SCHEDULE:

- 01 ASPHALT BRICKS AND PAVERS IN HARVEST COTTON
- 02 WINDOWS & DOORS ARE TO BE IN ALUMINIUM MATTE BLACK POWDER COATED FINISH (UNLESS NOTED OTHERWISE)
- 03 GARAGE SECTIONAL PANEL LIFT DOOR IN TIMBER LOOK OR SIMILAR
- 04 PIVOT ENTRY DOOR TO BE GLAZED & CUSTOM SIZED
- 05 TIMBER DECKING / POROUS PAVERS
- 06 SHEET METAL DECK ROOF IN SLIP RESIST FROM THE COLOURED RANGE OF ROOF PRODUCTS AND COLOURS 2" MINIMUM ROOF PITCH
- 07 90mm TIMBER STUD + 70mm FFORM CLADDING TO BE PAINTED IN DULUX WHITE ON WHITE OR SIMILAR
- 08 90mm TIMBER STUD + 80mm WEATHERRESILF SKIN 150mm PAINTED IN DULUX 'MILK CLAY' OR SIMILAR

No	Description	Date
01	TOWN PLANNING	08/01/14
02	PROPOSED ASSESSMENT WORKING	08/07/17

DATUM:
 Australian Height Datum
 Based on PM 681 Point of Marginal with datum RL of 18 965 meters AHD

MUNICIPALITY:
 City of Kingston

THIS DRAWING SET IS USED STRICTLY FOR TOWN PLANNING PURPOSES ONLY

**56 GOLFWOOD CLOSE
DINGLEY VILLAGE**

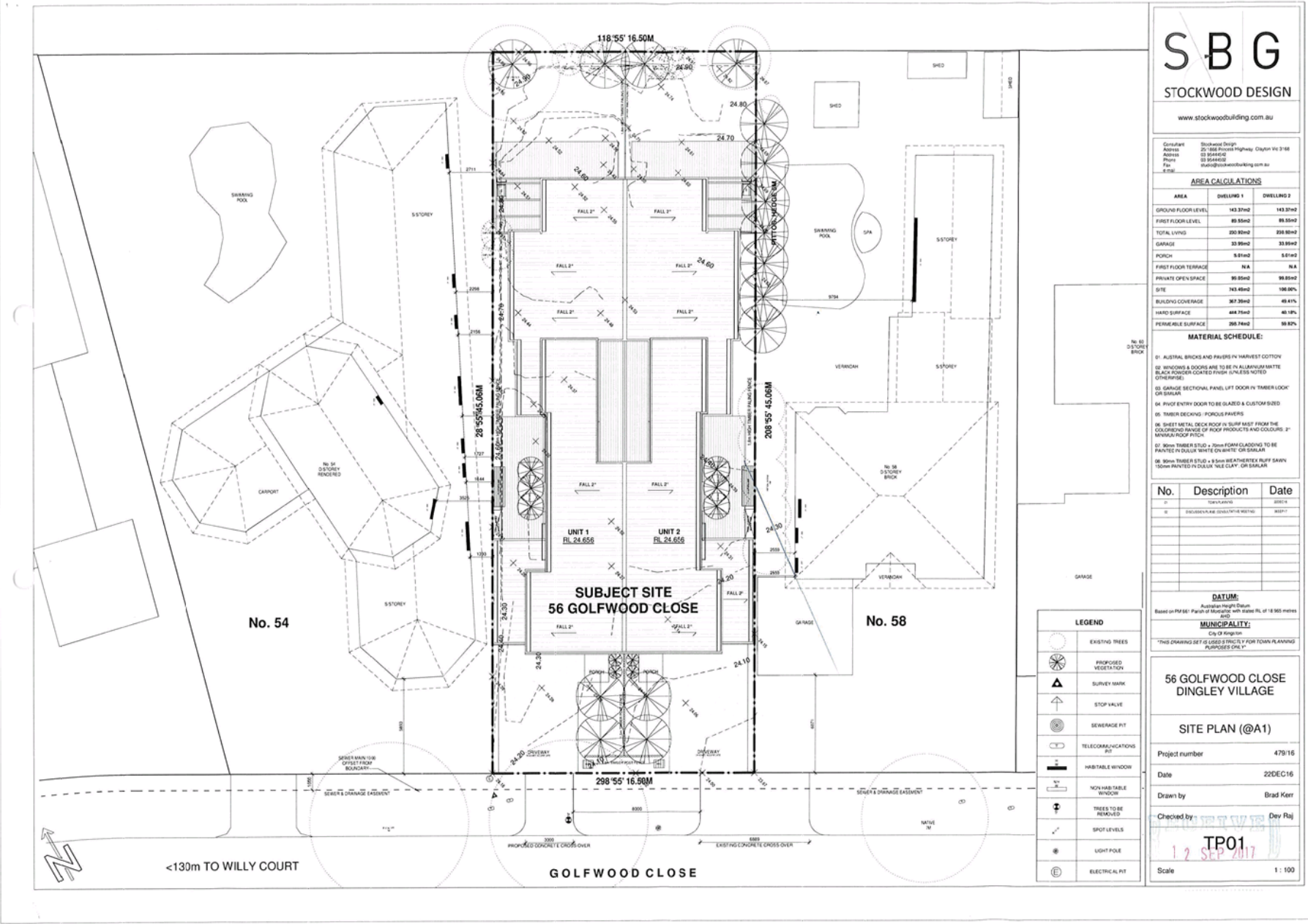
**EXISTING CONDITIONS
(@A1)**

Project number: 479/16
 Date: 22DEC16
 Drawn by: Brad Kerr
 Checked by: Dev Raj

TP00

1-2 SEP 2017

Scale: 1 : 100



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AREA CALCULATIONS

AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	143.37m ²	143.37m ²
FIRST FLOOR LEVEL	89.55m ²	89.55m ²
TOTAL LIVING	232.92m ²	232.92m ²
GARAGE	33.95m ²	33.95m ²
PORCH	5.61m ²	5.61m ²
FIRST FLOOR TERRACE	NA	NA
PRIVATE OPEN SPACE	99.55m ²	99.55m ²
SITE	743.49m ²	100.00%
BUILDING COVERAGE	367.39m ²	49.41%
HARD SURFACE	484.75m ²	65.21%
PERMEABLE SURFACE	268.74m ²	36.15%

- MATERIAL SCHEDULE:**
- AUSTAL BRICKS AND PAVERS IN HARVEST COTTON
 - WINDOWS & DOORS ARE TO BE IN ALUMINIUM WHITE BLACK POWDER COATED FINISH UNLESS NOTED OTHERWISE
 - GARAGE SECTIONAL PANEL LIFT DOOR IN TIMBER LOOK OR SIMILAR
 - PIVOT ENTRY DOOR TO BE GLAZED & CUSTOM SIZED
 - TIMBER DECKING - FUSION PAVERS
 - SHEET METAL DECK FLOOR IN SLIP MAT FROM THE COLORBOND RANGE OF ROOF PRODUCTS AND COLOURS. 2" MINIMUM ROOF PITCH
 - 80mm TIMBER STUD + 70mm FOAM GLADDING TO BE PAINTED IN DULUX WHITE ON WHITE OR SIMILAR
 - 80mm TIMBER STUD + 80mm REINFORCED RIBB SKAFF 100mm PAINTED IN DULUX 'TELE CLAY' OR SIMILAR

No.	Description	Date
1	ISSUANCE	2016/11
2	ISSUANCE CONSULTATIVE MEETING	2016/11

DATUM:
 Australian Height Datum
 Based on PM56: Parish of Moorabool with station RL of 18.965 metres
 AND
MUNICIPALITY:
 City of Kingston
 *THIS DRAWING SET IS USED STRICTLY FOR TOWN PLANNING PURPOSES ONLY**

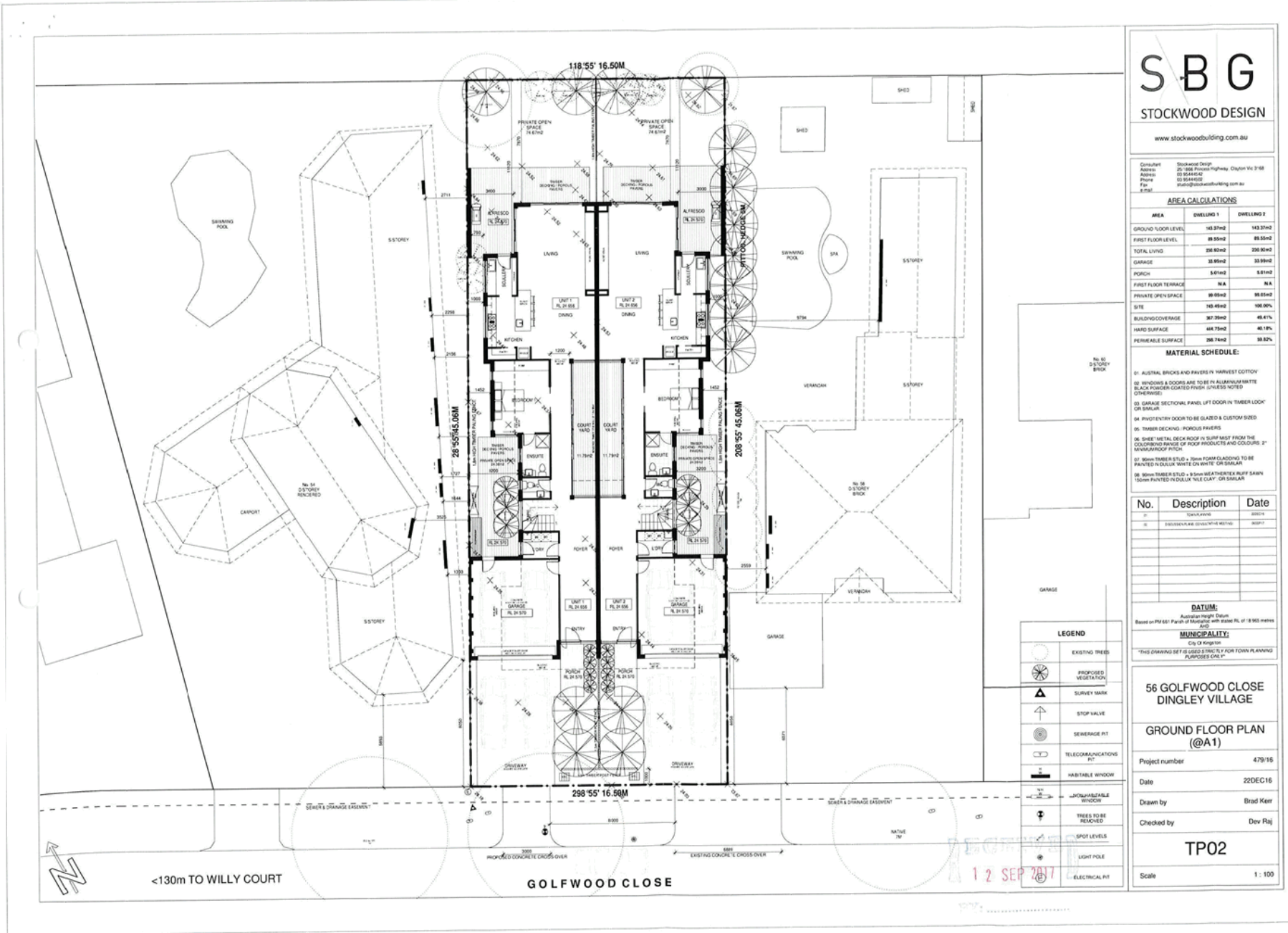
**56 GOLFWOOD CLOSE
 DINGLEY VILLAGE**

SITE PLAN (@A1)

Project number: 479/16
 Date: 22DEC16
 Drawn by: Brad Kerr
 Checked by: Dey Raj
TP01
 1.2 SLP 2017
 Scale: 1 : 100

LEGEND

	EXISTING TREES
	PROPOSED VEGETATION
	SURVEY MARK
	STOP VALVE
	SEWERAGE PIT
	TELECOMMUNICATIONS PIT
	HABITABLE WINDOW
	NON HABITABLE WINDOW
	TREES TO BE REMOVED
	SPOT LEVELS
	LIGHT POLE
	ELECTRICAL PIT



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AREA CALCULATIONS

AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	143.37m ²	143.37m ²
FIRST FLOOR LEVEL	89.55m ²	89.55m ²
TOTAL LIVING	232.92m ²	232.92m ²
GARAGE	33.95m ²	33.95m ²
PORCH	5.81m ²	5.81m ²
FIRST FLOOR TERRACE	N/A	N/A
PRIVATE OPEN SPACE	99.65m ²	99.65m ²
SITE	143.45m ²	143.45m ²
BUILDING COVERAGE	307.38m ²	45.41%
HARD SURFACE	448.75m ²	45.18%
PERMEABLE SURFACE	308.74m ²	59.92%

- MATERIAL SCHEDULE:**
- 01. AUSTRAL BRICKS AND PAVES IN HARVEST COTTON
 - 02. WINDOWS & DOORS ARE TO BE IN ALUMINIUM WHITE BLACK POWDER COATED FINISH (UNLESS NOTED OTHERWISE)
 - 03. GARAGE SECTIONAL PANEL LIFT DOOR IN 'TIMBER LOOK' OR SLATE
 - 04. PIVOT ENTRY DOOR TO BE GLAZED & CUSTOM SIZED
 - 05. TIMBER DECKING / POROUS PAVES
 - 06. SHEET METAL DECK ROOF IN SURF MUST FROM THE COLORBOND RANGE OF ROOF PRODUCTS AND COLOUR 3° MINIMUM ROOF PITCH
 - 07. 90mm TIMBER STUD x 30mm PLYM CLADDING TO BE PAINTED IN DELUX WHITE ON WHITE OR SIMILAR
 - 08. 90mm TIMBER STUD x 30mm WEATHERTEX RUFF SAWN 10mm PAINTED IN DELUX 'ECLAY' OR SIMILAR

No.	Description	Date
01	ISSUED FOR PERMIT	2023/12
02	ISSUED FOR CONSTRUCTION	2023/12

DATUM:
 Australian Height Datum
 Based on PM 667 Parish of Moorabool with Elevation of 18.965 metres
MUNICIPALITY:
 City of Kingston
 THIS DRAWING SET IS USED STRICTLY FOR TOWN PLANNING PURPOSES ONLY.

56 GOLFWOOD CLOSE DINGLEY VILLAGE

GROUND FLOOR PLAN (@A1)

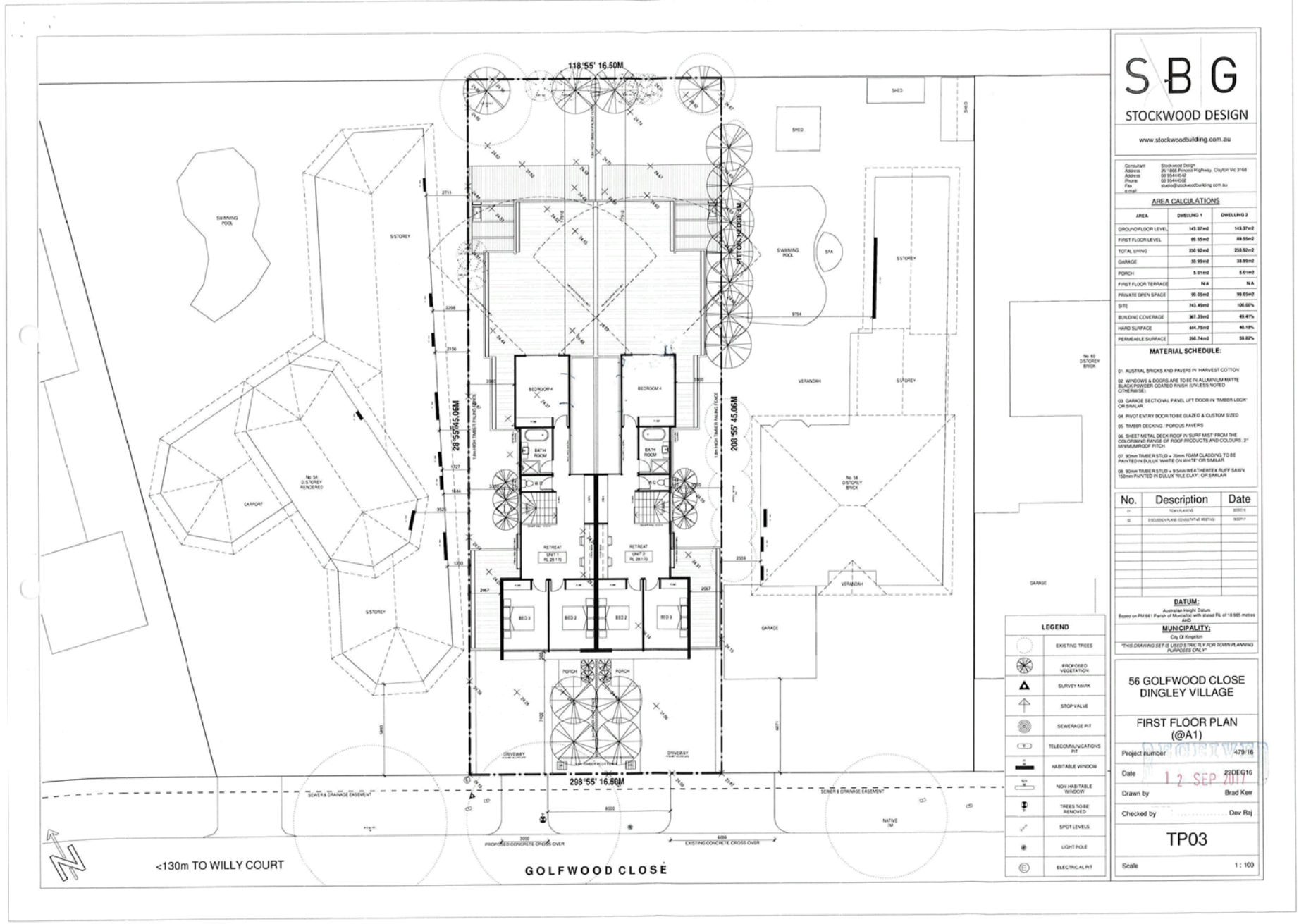
Project number: 479/16
 Date: 22DEC16
 Drawn by: Brad Kerr
 Checked by: Dev Raj

TP02

Scale: 1 : 100

LEGEND

	EXISTING TREES
	PROPOSED VEGETATION
	SURVEY MARK
	STOP VALVE
	SEWERAGE PIT
	TELECOMMUNICATIONS PIT
	HABITABLE WINDOW
	NON-HABITABLE WINDOW
	TREES TO BE REMOVED
	SPOT LEVELS
	LIGHT POLE
	ELECTRICAL PIT



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 Email: info@stockwoodbuilding.com.au

AREA CALCULATIONS

AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	143.37m ²	143.37m ²
FIRST FLOOR LEVEL	89.55m ²	89.55m ²
TOTAL LIVING	232.92m ²	232.92m ²
GARAGE	33.99m ²	33.99m ²
PORCH	3.91m ²	3.91m ²
FIRST FLOOR TERRACE	N/A	N/A
PRIVATE OPEN SPACE	95.65m ²	95.65m ²
SITE	743.45m ²	100.00%
BUILDING COVERAGE	367.49m ²	49.41%
HARD SURFACE	444.75m ²	59.82%
PERMEABLE SURFACE	298.74m ²	39.99%

- MATERIAL SCHEDULE:**
- AUSTAL BRICKS AND PAVES IN HARVEST COTTON
 - WINDOWS & DOORS ARE TO BE IN ALUMINIUM MATTE BLACK POWDER COATED FINISH (UNLESS NOTED OTHERWISE)
 - GARAGE SECTIONAL PANEL LIFT DOOR IN 'TIMBER LOOK' OR SIMILAR
 - POUCH ENTRY DOOR TO BE GLASS & CUSTOM SIZED
 - TIMBER DECKING - PORTLAND FINISHES
 - SHEET METAL DECK ROOF TO SURF FAST FROM THE COLORBOND RANGE OF ROOF PRODUCTS AND COLOURS 2° MINIMUM ROOF PITCH
 - 30mm TIMBER STUD - 25mm FOAM CLADDING TO BE PAINTED IN DULUX 'WHITE ON WHITE' OR SIMILAR
 - 30mm TIMBER STUD - 45mm BEEHIVE/TEXTER FLUFF SAWN 155mm PAINTED IN DULUX 'SILE CLAY' OR SIMILAR

No.	Description	Date
01	ISSUANCE	2016/11
02	PRODUCTION AND QUANTIFY MEETING	2016/11

DATUM:
 Australian Height Datum
 Based on PM 661 Patch of Benchmark with stated RL of 1 960 metres AHD

MUNICIPALITY:
 City of Kingston

THIS DRAWING SET IS USED STRICTLY FOR TOWN PLANNING PURPOSES ONLY

56 GOLFWOOD CLOSE DINGLEY VILLAGE

FIRST FLOOR PLAN (@A1)

Project number: 479/16

Date: 22DEC16
 12 SEP 2017

Drawn by: Brad Kerr

Checked by: Dev Raj

TP03

Scale: 1 : 100

LEGEND

(Symbol)	EXISTING TREES
(Symbol)	PROPOSED VEGETATION
(Symbol)	SURVEY MARK
(Symbol)	STOP VALVE
(Symbol)	SEWERAGE PIT
(Symbol)	TELECOMMUNICATIONS PIT
(Symbol)	HABITABLE WINDOW
(Symbol)	NON HABITABLE WINDOW
(Symbol)	TREES TO BE REMOVED
(Symbol)	SPOT LEVELS
(Symbol)	LIGHT POLE
(Symbol)	ELECTRICAL PIT

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AREA CALCULATIONS

AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	143.37m ²	143.37m ²
FIRST FLOOR LEVEL	89.55m ²	89.55m ²
TOTAL LIVING	232.92m ²	232.92m ²
GARAGE	33.99m ²	33.99m ²
PORCH	5.81m ²	5.81m ²
FIRST FLOOR TERRACE	N/A	N/A
PRIVATE OPEN SPACE	99.55m ²	99.55m ²
SITE	143.48m ²	139.00m ²
BUILDING COVERAGE	367.39m ²	48.41%
HARD SURFACE	144.78m ²	48.19%
PERMEABLE SURFACE	298.74m ²	39.82%

- MATERIAL SCHEDULE:**
- 01: AUSTRAL BRICKS AND PAVES IN HARVEST COTTON
 - 02: WINDOWS & DOORS ARE TO BE IN ALUMINIUM FRAME BLACK POWDER COATED FINISH (UNLESS NOTED OTHERWISE)
 - 03: GARAGE SECTIONAL PANEL LIFT DOOR IN "TIMBER LOOK" OR SIMILAR
 - 04: PRIVOT ENTRY DOOR TO BE GLAZED & CUSTOM SIZED
 - 05: TIMBER DECKING - POROUS PAINTED
 - 06: 50mm METAL DECK ROOF TO SURF MUST BE FROM THE COLOUR AND RANGE OF ROOF PRODUCTS AND COLOURS 2" MINIMUM ROOF PITCH
 - 07: 90mm TIMBER STUD + 75mm FOAM CLADDING TO BE PAINTED IN DULUX WHITE ON WHITE OR SIMILAR
 - 08: 90mm TIMBER STUD + 30mm GIB GYPSUM BOARD TO BE PAINTED IN DULUX "ELEGANT" OR SIMILAR

No.	Description	Date
01	TOP SURFACE	20/11/14
02	REVISIONS AND COMMENTS	20/11/14

DATUM:
 Australian Height Datum
 Based on MSL Parish of Murrumbidgee with stated RL of 18 965 metres AHD

MUNICIPALITY:
 City of Yarra

"THIS DRAWING SET IS USED STRICTLY FOR TOWN PLANNING PURPOSES ONLY"

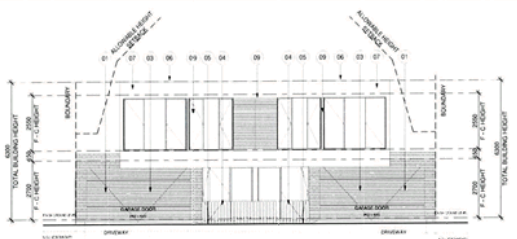
**56 GOLFWOOD CLOSE
 DINGLEY VILLAGE**

**NORTH & SOUTH
 ELEVATIONS (@A1)**

Project number: 479/16
 Date: 22DEC16
 Drawn by: Brad Kerr
 Checked by: Dev Raj

TP04

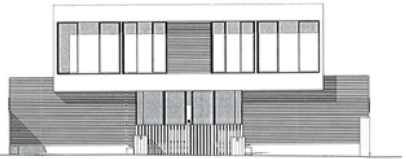
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1 SOUTH ELEVATION
 1 : 100



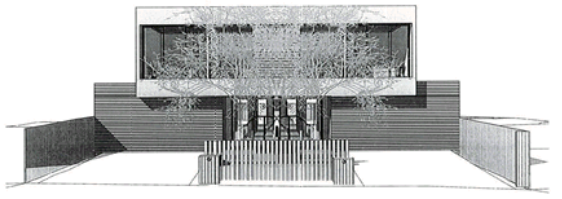
4 NORTH ELEVATION
 1 : 100



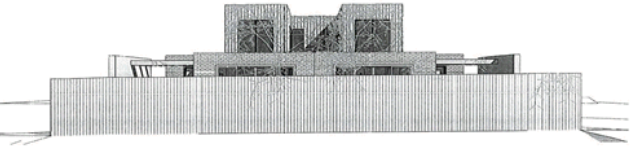
2 SOUTH ELEVATION SHADOWS
 1 : 100



5 NORTH ELEVATION SHADOWS
 1 : 100



3 SOUTH PERSPECTIVE



6 NORTH PERSPECTIVE

PROVISED
 1 2 SEP 2017

S B G

STOCKWOOD DESIGN

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AREA CALCULATIONS

AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	143.37m ²	143.37m ²
FIRST FLOOR LEVEL	88.85m ²	88.85m ²
TOTAL LIVING	236.82m ²	236.82m ²
GARAGE	33.99m ²	33.99m ²
PORCH	5.81m ²	5.81m ²
FIRST FLOOR TERRACE	16.14	16.14
PRIVATE OPEN SPACE	89.85m ²	89.85m ²
SITE	710.88m ²	100.00m ²
BUILDING COVERAGE	30.23m ²	45.41%
HARD SURFACE	44.33m ²	45.19%
PERMEABLE SURFACE	198.31m ²	38.92%

MATERIAL SCHEDULE:

01. ALUMINUM BRICKS AND PAPER IN HARVEST COTTON
02. WINDOWS & DOORS ARE TO BE IN ALUMINUM MATTE BLACK POWDER COATED FINISH (ALLSIS NOTED OTHERWISE)
03. GARAGE SECTIONAL PANEL LIFT DOOR IN TIMBER LOOK OR SIMILAR
04. FRONT ENTRY DOOR TO BE GLAZED & CUSTOM SIZED
05. TIMBER DECKING - POROUS PAVERS
06. SHEET METAL DECK ROOF IN SLURF MUST FROM THE COLOUR AND RANGE OF ROOF PRODUCTS AND COLOURS 2" MINIMUM ROOF PITCH
07. 90mm TIMBER STUDS - 75mm FORM CLADDING TO BE PAINTED IN DULUX WHITE OR WHITE OR SIMILAR
08. 90mm TIMBER STUDS - 90mm WEATHERTEK ALUF SKINN (ORNF) PAINTED IN DULUX 'WILD CLAY' OR SIMILAR

No.	Description	Date
01	ISSUED FOR PERMIT	2017/09/12
02	PROVISIONAL COVER FOR PERMIT	2017/09/12

DATUM:

Australian Height Datum
 Based on PM 56 - Parkville Meridian with datum RL of 18 985 metres AHD

MUNICIPALITY:

City of Kingston
 THIS DRAWING SET IS USED IN PART FOR TOWN PLANNING PURPOSES ONLY

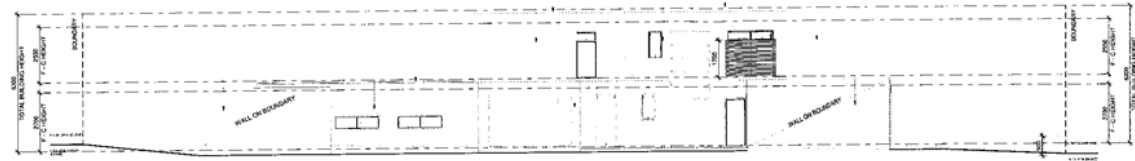
56 GOLFWOOD CLOSE DINGLEY VILLAGE

WEST ELEVATIONS (@A1)

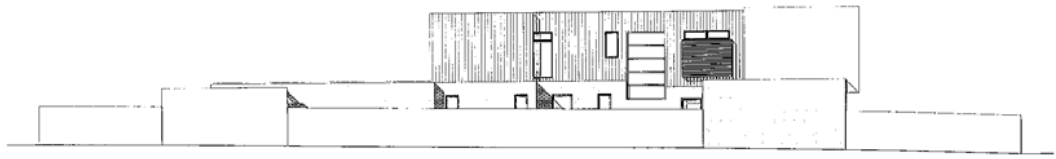
Project number: 478/16
 Date: 22DEC16
 Drawn by: Brad Kerr
 Checked by: Dev Raj

TP05

Scale: 1 : 100



1 WEST ELEVATION
1 : 100



2 WEST ELEVATION SHADOWS
1 : 100



3 WEST PERSPECTIVE

12 SEP 2017

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AREA CALCULATIONS

AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	143.37m ²	143.37m ²
FIRST FLOOR LEVEL	88.55m ²	88.55m ²
TOTAL LIVING	236.92m ²	236.92m ²
GARAGE	33.89m ²	33.89m ²
PORCH	5.81m ²	5.81m ²
FIRST FLOOR TERRACE	N/A	N/A
PRIVATE OPEN SPACE	39.86m ²	39.86m ²
SITE	703.46m ²	100.00%
BUILDING COVERAGE	307.39m ²	43.61%
HAZED SURFACE	448.79m ²	63.79%
PERMEABLE SURFACE	398.79m ²	56.69%

- MATERIAL SCHEDULE:**
- AUSTRIAL BRICKS AND PAVERS IN 'HARVEST COTTON'
 - WINDOWS & DOORS ARE TO BE IN ALUMINIUM MATTE BLACK POWDER COATED FINISH (UNLESS NOTED OTHERWISE)
 - GARAGE SECTIONAL PANEL LIFT DOOR IN 'TIMBER LOOK' OR SIMILAR
 - PVDT ENTRY DOOR TO BE GLAZED & CUSTOM SIZED
 - TIMBER DECKING - POROUS PAVERS
 - SHEET METAL DECK ROOF IN SURF EAST FROM THE COLORBOND RANGE OF ROOF PRODUCTS AND COLOURS 2° MINIMUM ROOF PITCH
 - 50mm TIMBER STUD + 10mm PDM CLADDING TO BE PAINTED IN DULUX WHITE OVERITE OR SIMILAR
 - 50mm TIMBER STUD + 8mm WEATHERTEK RUFF SARKY 100mm PAINTED IN DULUX 'TILE CLAY' OR SIMILAR

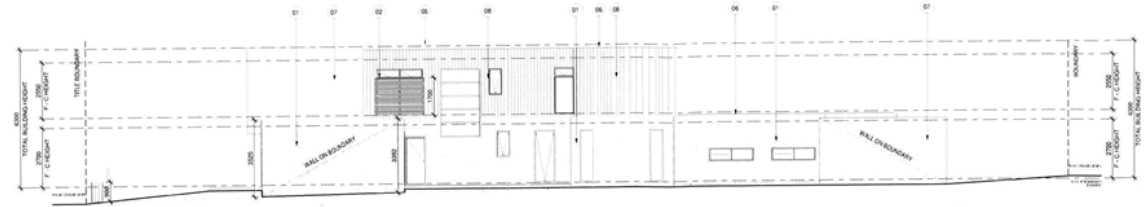
No.	Description	Date
01	TOTAL DRAWING	2017/01
02	ENGINEER AND CONSULTANT MEETING	2017/01

DATUM:
 Australian Height Datum
 Based on PRS81 (Part of Magnetic, with stated RL of 18 965 meters
 2010)
MUNICIPALITY:
 City of Kingston
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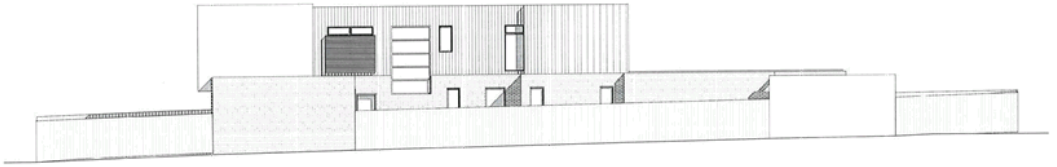
56 GOLFWOOD CLOSE DINGLEY VILLAGE

EAST ELEVATIONS (@A1)

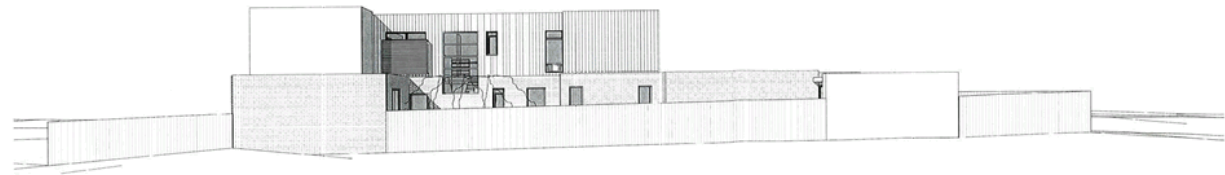
Project number: 479/16
 Date: 22DEC16
 Drawn by: Brad Kerr
 Checked by: Dev Raj
TPO6
 Scale: 1 : 100



2 EAST ELEVATION
 1 : 100

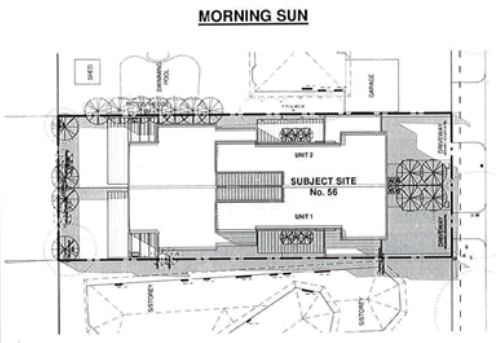


4 EAST ELEVATION SHADOWS
 1 : 100

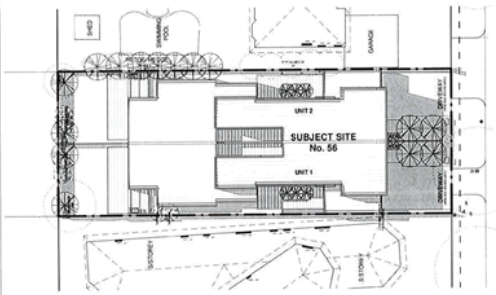


1 EAST PERSPECTIVE

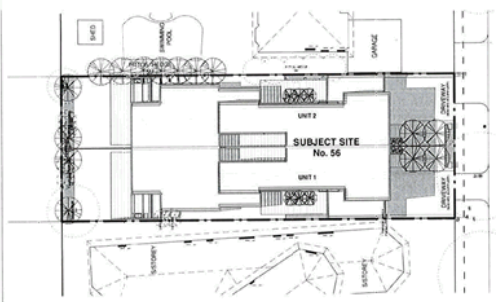
RECEIVED
 12 SEP 2017



1 SHADOW DIAGRAM - 9.00am 22 SEPTEMBER
1 : 250



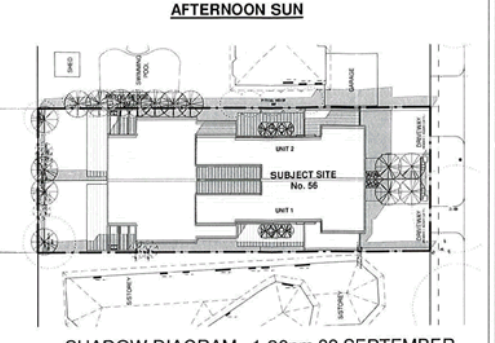
2 SHADOW DIAGRAM - 10.00am 22 SEPTEMBER
1 : 250



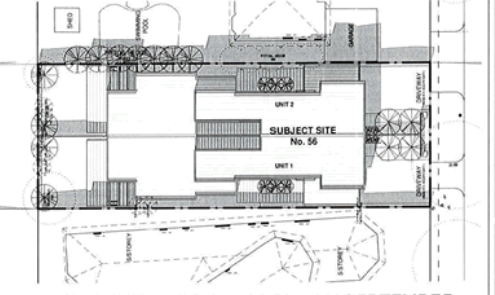
3 SHADOW DIAGRAM - 11.00am 22 SEPTEMBER
1 : 250



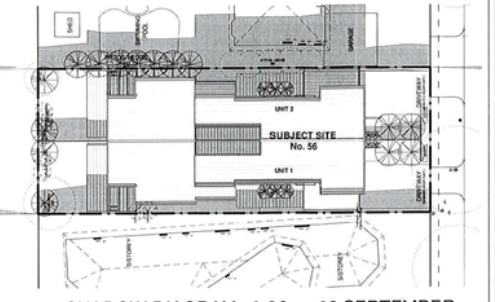
4 SHADOW DIAGRAM - 12.00pm 22 SEPTEMBER
1 : 250



5 SHADOW DIAGRAM - 1.00pm 22 SEPTEMBER
1 : 250



6 SHADOW DIAGRAM - 2.00pm 22 SEPTEMBER
1 : 250



7 SHADOW DIAGRAM - 3.00pm 22 SEPTEMBER
1 : 250

RECEIVED
12 SEP 2017

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AREA CALCULATIONS

AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	143.37m ²	143.37m ²
FIRST FLOOR LEVEL	89.55m ²	89.55m ²
TOTAL LIVING	232.92m ²	232.92m ²
GARAGE	33.99m ²	33.99m ²
PORCH	5.91m ²	5.91m ²
FIRST FLOOR TERRACE	N/A	N/A
PRIVATE OPENSPACE	95.05m ²	95.05m ²
SITE	743.49m ²	100.00m ²
BUILDING COVERAGE	367.39m ²	49.41%
HARD SURFACE	444.75m ²	46.18%
PERMEABLE SURFACE	298.74m ²	39.82%

- MATERIAL SCHEDULE:**
- 01 AUSTRAL BRICKS AND FRAMES IN HARDEST COTTOY
 - 02 WINDOWS & DOORS ARE TO BE IN ALUMINIUM MATTE BLACK POWDER COATED FINISH UNLESS NOTICED OTHERWISE
 - 03 GARAGE SECTIONAL PANEL LIFT DOOR IN TIMBER LOOK OR SIMILAR
 - 04 FRONT ENTRY DOOR TO BE GLASS & CUSTOM SIZED
 - 05 TIMBER DECKING PRODUCT FRAMES
 - 06 SHEET METAL DECK ROOF IN SLURF MET FROM THE COLOURBOND RANGE OF ROOF PRODUCTS AND COLOURS 2" MINIMUM ROOF PITCH
 - 07 90mm TIMBER STUD & 20mm FOAM CLADDING TO BE PAINTED IN DULUX WHITE ON WHITE OR SIMILAR
 - 08 90mm TIMBER STUD & 9mm WEATHER RESIST BUILT SANDY 100mm PAINTED IN DULUX TILE CLAY OR SIMILAR

No.	Description	Date
11	DEVELOPMENT	2016/4
12	PROPOSED PLANS CONSULTATIVE MEETING	10/07/17

DATUM:
Australian Height Datum
Based on PRG81 - Patch of Meridian with mean PL of 18 MGS meters
AHD

MUNICIPALITY:
City of Kingston

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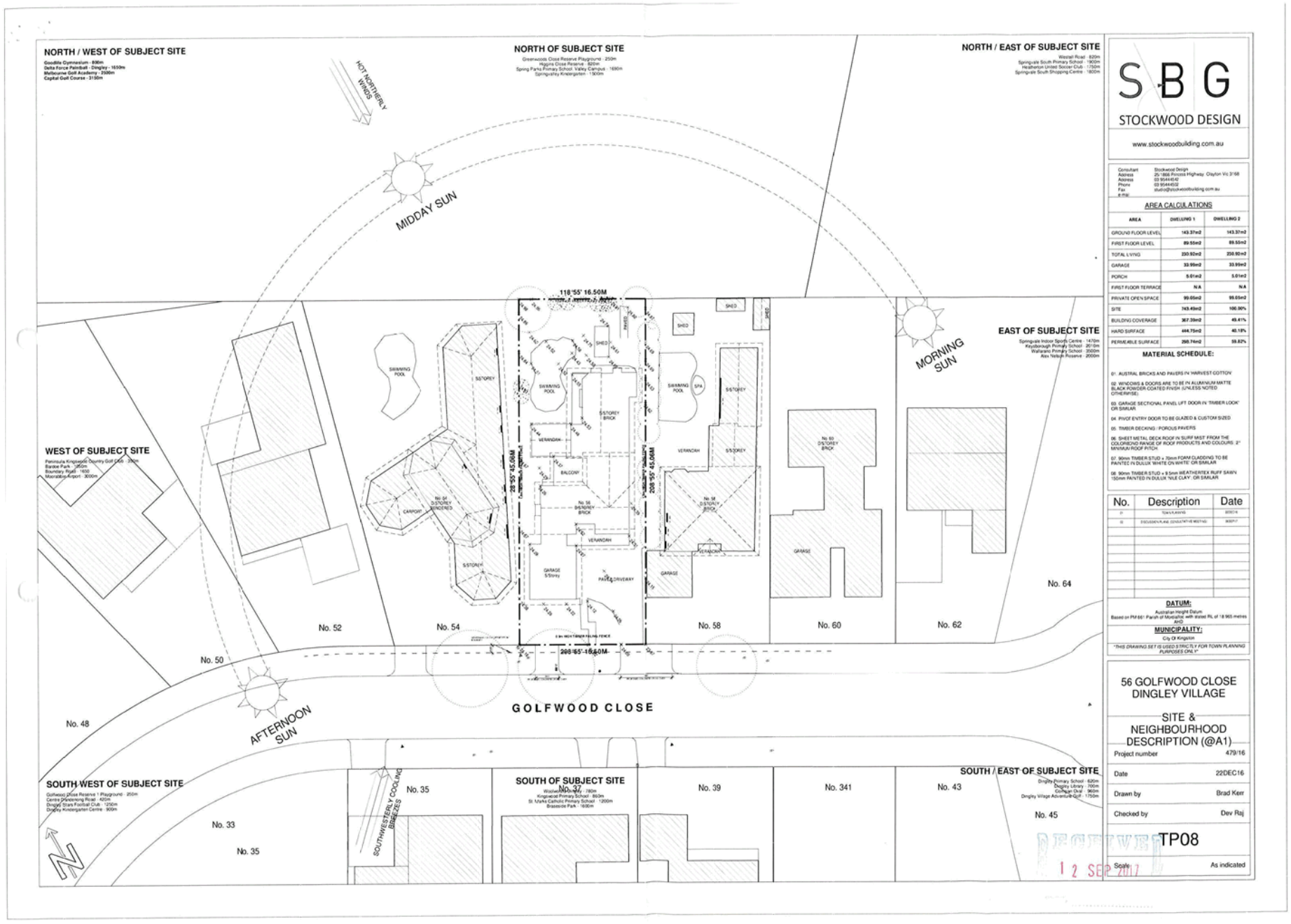
56 GOLFWOOD CLOSE DINGLEY VILLAGE

SHADOW DIAGRAMS (@A1)

Project number 479116
Date 22DEC16
Drawn by Brad Kerr
Checked by Dev Raj

Scale As indicated

TPO7



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AREA CALCULATIONS

AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	143.37m ²	143.37m ²
FIRST FLOOR LEVEL	89.55m ²	89.55m ²
TOTAL LYING	232.92m ²	232.92m ²
GARAGE	33.99m ²	33.99m ²
PORCH	5.01m ²	5.01m ²
FIRST FLOOR TERRACE	N/A	N/A
PRIVATE OPEN SPACE	99.65m ²	99.65m ²
SITE	143.49m ²	143.49m ²
BUILDING COVERAGE	36.73m ²	48.41%
HARD SURFACE	444.75m ²	48.13%
PERMEABLE SURFACE	296.74m ²	39.82%

- MATERIAL SCHEDULE:**
- 01. AUSTRAL BRICKS AND PAVERS IN HARVEST COTTON
 - 02. WINDOWS & DOORS ARE TO BE IN ALUMINIUM MATTE BLACK POWDER COATED FINISH (UNLESS NOTED OTHERWISE)
 - 03. GARAGE SECTIONAL PANEL LIFT DOOR IN "TIMBER LOOK" OR SIMILAR
 - 04. POOR ENTRY DOOR TO BE GLAZED & CUSTOM SIZED
 - 05. TIMBER DECKING - POROUS PAVERS
 - 06. SHEET METAL DECK ROOF IN SURF EAST FROM THE COLOURED RANGE OF ROOF PRODUCTS AND COLOURS 2" MINIMUM ROOF PITCH
 - 07. 50mm TIMBER STUDS x 75mm F/GW CLADDING TO BE PAINTED IN DULUX WHITE ON WHITE OR SIMILAR
 - 08. 50mm TIMBER STUDS x 50mm HEATHCOTE BLUE SKIN 150mm PAINTED IN DULUX "GLEE" CLAY OR SIMILAR

No.	Description	Date
1	ISSUANCE	2016
2	ISSUANCE AND CORRECTIONS	2017

DATUM:
 Australian Height Datum
 Based on PM 84: Page 1 of 4 (Height with error RL of 1.8 965 metres and 2m)

MUNICIPALITY:
 City of Kingston

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56 GOLFWOOD CLOSE DINGLEY VILLAGE

SITE & NEIGHBOURHOOD DESCRIPTION (@A1)

Project number: 479/16

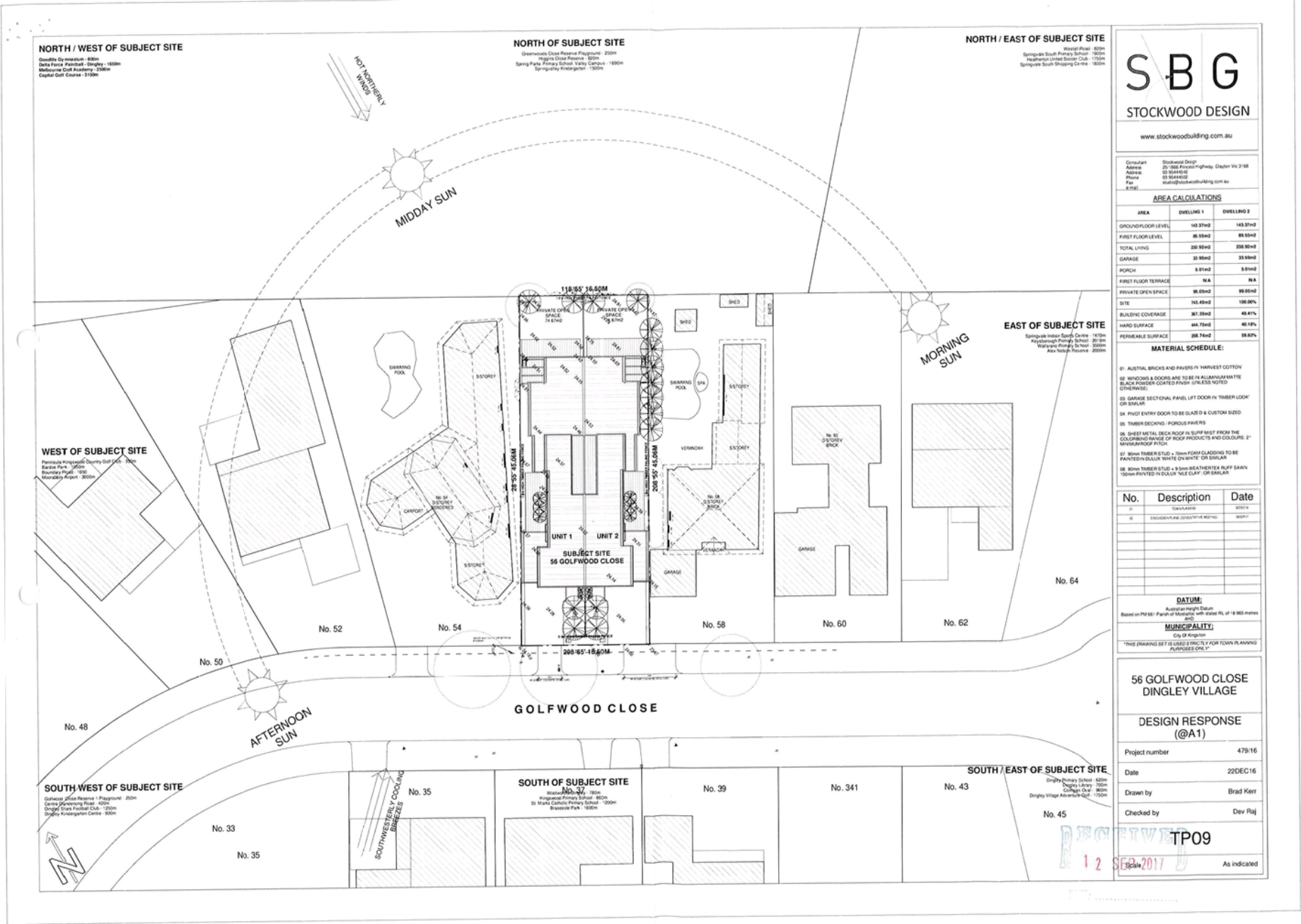
Date: 22DEC16

Drawn by: Brad Kerr

Checked by: Dev Raj

Scale: As indicated

12 SEP 2017



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AREA CALCULATIONS

AREA	DWELLING 1	DWELLING 2
GROUND FLOOR LEVEL	143.37m ²	143.37m ²
FIRST FLOOR LEVEL	88.55m ²	88.55m ²
TOTAL LIVING	231.92m ²	231.92m ²
GARAGE	33.99m ²	33.99m ²
PORCH	5.91m ²	5.91m ²
FIRST FLOOR TERRACE	N.A.	N.A.
PRIVATE OPEN SPACE	36.05m ²	36.05m ²
SITE	174.49m ²	198.00m ²
BUILDING COVERAGE	361.39m ²	49.41%
HARD SURFACE	444.75m ²	48.1%
PERMEABLE SURFACE	268.74m ²	39.82%

- MATERIAL SCHEDULE:**
- AUSTAL BRICKS AND PAVERS IN HARVEST COTTON
 - WINDOWS & DOORS ARE TO BE IN ALUMINIUM FRAME BLACK POWDER COATED FINISH UNLESS NOTED OTHERWISE
 - GARAGE SECTIONAL PANEL LIFT DOOR IN TIMBER LOOK OR SIMILAR
 - PVDT ENTRY DOOR TO BE GLASS & CUSTOM SIZED
 - TIMBER DECKING - POROUS PINE
 - SHEET METAL DECK ROOF IN SUIT MUST BE FROM THE COLORBOND RANGE OF ROOF PRODUCTS AND COLOURS 2' MINIMUM ROOF PITCH
 - 60mm TIMBER STUD - 90mm FORM CLADDING TO BE PAINTED IN GLOSS WHITE OR WHITE GR SILAR
 - 60mm TIMBER STUD - 8mm WEATHERTEX RUFF SAND 150mm PAINTED IN GLOSS 'WALK CLAY' OR SIMILAR

No.	Description	Date
1	ISSUED FOR PERMIT	2017
2	ISSUED FOR CONTRACTIVE REVIEW	2017

DATUM:
 Australian High Datum
 Based on PM 561 Parish of Moorabool with a sea level of 18.963 metres AHD

MUNICIPALITY:
 City of Kingston

THIS DRAWING SET IS FOR PRELIMINARY PLANNING PURPOSES ONLY

**56 GOLFWOOD CLOSE
 DINGLEY VILLAGE**

**DESIGN RESPONSE
 (@A1)**

Project number	479116
Date	22DEC16
Drawn by	Brad Kerr
Checked by	Dev Raj
Scale	As indicated

Planning Committee Meeting

24 January 2018

Agenda Item No: 4.3

KP16/1084 - 26 & 28 GOTHIC AVENUE, ASPENDALE

Contact Officer: Amy Lin, Statutory Planning

Purpose of Report

This report is for Council to consider Planning Permit Application No. KP16/1084 - 26 & 28 Gothic Avenue, Aspendale.

Disclosure of Officer / Contractor Direct or Indirect Interest

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

OFFICER RECOMMENDATION

That the Planning Committee determine to support the proposal and issue a Notice of Decision to develop the land for the construction of eight (8) dwellings at 26 & 28 Gothic Avenue, Aspendale, subject to the conditions contained within this report.

PLANNING OFFICER REPORT	
APPLICANT	Dovetail Developments
ADDRESS OF LAND	26 & 28 Gothic Avenue, Aspendale
PLAN OF SUBDIVISION REFERENCE	Lot 237 on PS 28089 (26 Gothic) Lot 237 on PS 28089 (28 Gothic)
PROPOSAL	Develop the land for the construction of eight (8) dwellings
PLANNING OFFICER	Amy Lin
REFERENCE NO.	KP16/1084
ZONE	Clause 32.08: General Residential Zone (Schedule 2)
OVERLAYS	Clause 43.02: Design and Development Overlay Schedule 1
OBJECTIONS	44
CONSIDERED PLAN REFERENCES	Job No. 3200, TP00-TP13 and Rev S3 by Donnan
DATE RECEIVED	2 August 2017
ABORIGINAL CULTURAL HERITAGE SENSITIVITY	No

1.0 RELEVANT LAND HISTORY

- 1.1 The following application was scheduled for the 13 December 2017 Planning Committee Meeting. Council decided *that consideration of this item be deferred to the January Planning Committee meeting to allow for a vegetation assessment to be undertaken and provided to Councillors for consideration.* This is addressed in sections 10.6 – 10.9 of the report.

2.0 SITE PARTICULARS

- 2.1 The site is generally rectangular in shape with a combined frontage to Gothic Road of 32.62 metres, a side depth of 42.67 metres, resulting in a site area of 1391.9 square metres. Each lot currently contains a single storey weatherboard dwelling with pitched roof and associated outbuildings. The existing dwellings on the land enjoys a 7.5 metre and 7.7 metre front setback to Gothic Road.
- 2.2 The land is generally flat, with an established front and rear garden containing existing trees.
- 2.3 There are no restrictions listed on the Certificate of Title.

3.0 SURROUNDING ENVIRONS

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



- 3.2 The surrounding area is generally intact and comprises of the original housing stock with single detached dwellings, constructed of brick or weatherboard with flat or pitched roofing. Fencing styles in the area is varied. The site and surrounds also contains evidence of recently constructed multi-unit developments including multi-unit development at 10 and 12 Ross Street.
- 3.3 Land directly abutting the subject site and opposite is described as follows:
- North: 24 Gothic Road contains an existing single storey weatherboard dwelling with a low pitched roof. This dwelling is set back approximately 8.5 metre.
- East: 43 45, and 47 Gothic Road each contain a single storey brick dwelling with pitched roofing.
- South: 30 Gothic Road contains a double storey weatherboard dwelling and carport. This dwelling is setback approximately 7.5 metre.
- West: 9 Marbou Place contains a single storey weatherboard dwelling with pitched roofing. 11 Marbou Place contains one double storey brick dwelling with render and horizontal cladding with pitched roofing to the front of the street and a single storey brick dwelling with pitched roof in a battle axe configuration. Each dwelling has a separate driveway.
- 3.4 The subject site is located within Area 8A – Aspendale of the Kingston Open Space Strategy approved by Council in June 2012.
- 3.5 The Strategy notes that *five playgrounds serve this local area catchment area. Three are located in the centre of the precinct and two are located at Regents Park. The many schools located in this area add value by providing hard court and social opportunities. There is a good trail system present including a section of the Long Beach Trail; this could be extended in an east-west direction and in several locations to connect with the beach, and to provide circuit opportunities.*

Diversity of open space is limited and could be enhanced through extensive planting and the introduction of a greater range of activities in parks. George Woods Reserve (located in 7B) also serves as a playground for the northern section of Precinct 8A due to the footbridge and the lack of playgrounds in the northern side of 8A.

Attenborough Park has been reported as a site of cultural significance; if this is so it should be protected and celebrated. Access to sporting opportunities is via single playing fields which are generally not viable in the long term.

4.0 PROPOSAL

- 4.1 It is proposed to demolish the two existing dwellings and on the land and construct eight (8) dwellings on this site.
- 4.2 Dwellings 1 and 8 comprise a ground floor open living, kitchen, meals room, laundry, powder room, 25 square metres of secluded private open space to the rear of the dwelling, additional open space along the street frontage, single garage and tandem car space. The first floor consists of three bedrooms, one bathroom and an 8 square metres balcony. Both dwellings are designed to have direct pedestrian and vehicle access to Gothic Road.
- 4.3 Dwellings 2 and 7 comprise a ground floor open sitting room, bedroom, bathroom, European style laundry, ground floor open space along the street frontage and single garage via the shared driveway. The first floor consists of one bedroom, one bathroom, an open kitchen living meals area and 8 square metres balcony. Both dwellings are designed to have direct pedestrian from Gothic Road.
- 4.4 Dwellings 3 and 6 comprise a ground floor living room, kitchen and meals room and 28 square metres of SPOS and single garage via the shared driveway. The first floor consists of two bedroom, an open retreat, one bathroom a 12 square metres balcony. Both dwellings are designed to have pedestrian access from the common property.
- 4.5 Dwellings 4 and 5 are single storey and located to the rear of the site. The dwellings each comprise of three bedrooms, open living, kitchen, meals, one bathroom. Dwelling (Dwelling 4) has 46 square metres of SPOS and a double garage. Dwelling 5 has 58 square metres of SPOS, one undercover car space and one open car space.
- 4.6 The development is provided with one open visitor car space of 6.7 metres x 2.5 metres located adjacent to Dwelling 2.
- 4.7 The proposal has an overall site coverage of 50.4% and a permeability of 34.3%.

5.0 PLANNING PERMIT PROVISIONS

Zone

- 5.1 General Residential Zone: 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.

Overlay

- 5.2 No overlays apply to the land.

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; and
 - 1 visitor space for every 5 dwellings.

This equates to a parking requirement of 13 spaces (including one visitor spaces) for the proposed development.

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

- 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 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 State Planning Policy Framework (SPPF)

- Clause 9 Plan Melbourne
- Clause 11 Settlement
- Clause 11.06 Metropolitan Melbourne
- Clause 12 Environmental and Landscape Values
- Clause 13 Environmental Risks
- Clause 15 Built Environment and Heritage
- Clause 16 Housing

6.2 Local Planning Policy Framework (LPPF)

- Clause 21.05 Residential Land Use
- Clause 22.11 Residential Development Policy

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 63 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. 44 objections to the proposal were received. The grounds of objection raised are summarised as follows:

- Neighbourhood character
- Overdevelopment, visual bulk
- Car Parking and traffic concerns (number of crossovers, insufficient car parking, road width, impact on traffic movements and safety)
- Non-compliance with Council policy
- Loss of Amenity (including overshadowing/loss of light, overlooking/loss of privacy, noise, wall on boundary)
- Environmental Impact
- Financial cost
- Loss of vegetation

8.0 PLANNING CONSULTATION MEETING

8.1 A planning consultation meeting was held on 24 October 2017 with the relevant planning officers, the permit applicants and 11 groups of objectors in attendance. The above-mentioned issues were discussed at length.

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

9.0 AMENDMENT TO PLANS

9.1 No amendments have been made to plans.

10.0 REFERRALS

10.1 The application was referred to the following internal referral authorities:

10.2 Council's Development Engineer – raised no objection to the application, subject to conditions included on any permit issued relating to the provision of a water tank for each dwelling, on-site stormwater management and waste water discharge.

10.3 Council's Traffic Engineer – raised no objection to the application, subject to conditions ensuring dwellings with single garages contain two bedrooms, improving driveway access, ensuring corner splays are compliant with Clause 52.06, maintaining internal garage dimensions, provision of adequate lighting and the provision of a waste management plan.

10.4 Council's Urban Designer – raised no objection to the application, subject to conditions included on any permit issued to garage setbacks, front fencing, balcony design and accentuating balconies to better demarcate the dwellings along Gothic Road and materiality of garage doors.

- 10.5 Council's Vegetation Management Officer – originally raised no objection to the application, subject to conditions included on any permit issued relating to the provision of tree protection measures and replanting on site via an approved landscape plan.
- 10.6 The application was re-assessed by Council's Senior Vegetation Officer as a result of the 13 December 2017 Planning Committee determination to defer the item to allow *for a vegetation assessment to be undertaken and provided to Councillors for consideration.*
- 10.7 A revised vegetation assessment was undertaken on 21 December 2017. In summary, Council's Senior Vegetation Officer has identified the following significant trees and provided the following comments:
- *Agonis flexuosa* (Willow Myrtle) in the front setback of Number 28 - This tree is in good health and although it is multi-stemmed and has some decay present, this is a characteristic of the species and its structure is not considered to be poor as assessed by the applicant's arborist. The retention of the Willow Myrtle would require the removal of the street tree and a redesign of Dwelling 8's garage and driveway.
 - A *Eucalyptus bicostata* (Victorian Blue Gum) and *Corymbia ficifolia* (Red-flowering Gum) in the rear yard of Number 28. The removal of the *Eucalyptus bicostata* (Victorian Blue Gum) is supported as this tree has reduced foliage density in the canopy and a useful life expectancy of less than 10 years. The *Corymbia ficifolia* (Red-flowering Gum) is proposed to be retained.
 - An *Arbutus unedo* (Irish Strawberry Tree) in the front setback of Number 26. - The *Arbutus unedo* (Irish Strawberry Tree) is considered to be in good health and could be retained by re-locating proposed raingarden. This tree is proposed to be retained through conditions of permit.
 - The neighbouring properties 9 Marabou Place and 24 Gothic Road have a Lilly Pilly and Liquidambar which will require tree protection measures during the development. Tree protection measures are proposed to form conditions of any permit issued.
- 10.8 The above recommendations are supported and will form conditions of permit, with the exception of the retention of the *Agonis flexuosa* (Willow Myrtle) within the front setback of Dwelling 8. This tree was recommended to be retained primarily because it is not considered to be in poor health and provides screening opportunities to the development. However, the retention of this tree would have a significant impact to the overall built form of Dwelling 7 and 8, primarily because the driveway of Dwelling 8 would be required to be relocated in a northerly direction, adjacent to Dwelling 7. This would require internal reconfiguration and also result in the garage and driveway of Dwelling 8 being centrally located between Dwelling 7 and 8, resulting in more dominant garaging.
- 10.9 Furthermore, this would impact on-street car parking and require the removal of one existing mature street tree. It is therefore considered that the retention of the existing street tree and replacement planting within the front setback of Dwelling 8 would have the same effect of softening the development, while maintaining the design integrity and maximising on street parking. Replacement planting will be recommended through conditions of approval.

10.10 Council's Roads and Drains Department – raised no major issues with the proposal, subject to the inclusion of suitable conditions on any permit approved for the proposed development in relation to offsets along the boundary, the provision of a pedestrian refuge, maintenance of adequate separation for on street parking and upgrades to stormwater side entry pits.

11.0 PLANNING CONSIDERATIONS:

State 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: Metropolitan Planning Strategy' (Department of Transport, Planning and Local Infrastructure, 2014).

11.2 The settlement policies at Clause 11 seek to ensure a sufficient supply of land is available for all forms of land use in Victoria. Of particular relevance to housing, Clause 11 promotes housing diversity and urban consolidation objectives in the established urban realm. Clause 11.02-1 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 11.01-2 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 11.04-2 places particular emphasis on providing a diversity of housing in defined locations that cater for different households and are close to jobs and services, with strategies such as reducing the cost of living by increasing housing supply near services and public transport, and facilitating the supply of social housing and affordable housing.

11.5 Clause 11.04-4 aims to create healthy and active neighbourhoods and maintain Melbourne's identity as one of the world's most liveable cities, with strategies such as protecting Melbourne and its suburbs from inappropriate development; creating neighbourhoods that support safe communities and healthy lifestyles; and promoting design excellence.

11.6 Clause 13 (Environmental Risks) aims to ensure that planning adopts a best practice environmental management and risk management approach which aims to avoid or minimise environmental degradation and hazards. Further, planning should identify and manage the potential for the environment, and environmental changes, to impact upon the economic, environmental or social well-being of society.

- 11.7 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.
- 11.8 Policies pertaining to urban design, built form and heritage outcomes are found at Clause 15 of the State Planning Policy Framework. Of particular significance, Clause 15.01 encourages development to achieve high quality architectural and urban design outcomes that contribute positively to neighbourhood character, minimises detrimental amenity impacts and achieves safety for future residents, and the community, through good design. The provisions of Clause 15.02 promote energy and resource efficiency through improved building design, urban consolidation and promotion of sustainable transport.
- 11.9 Clause 15.03-2 (Aboriginal Cultural Heritage) seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.
- 11.10 The Subject Land **is not** identified in an area of Aboriginal Cultural Heritage Sensitivity.
- 11.11 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.
- 11.12 The policies contained within Clause 16.01-4 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.
- 11.13 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 abutments, whilst enjoying convenient and direct access to community facilities and the like, including public transport nodes.

Local Planning Policy Framework

- 11.14 The City of Kingston's MSS at Clause 21.05 (Residential Land Use) of the Kingston Planning Scheme, seeks to provide guidance to development in residential zoned land, mixed use zoned lands and land within activity centres. The Residential Land Use Framework Plan illustrates the range of housing outcomes sought across the City of Kingston.
- 11.15 Relevant objectives and strategies in Clause 21.05-3: Residential Land Use include:
- To provide a range of housing types across the municipality to increase housing *diversity and cater for the changing housing needs of current and future populations, taking account of the capacity of local areas in Kingston to accommodate different types and rates of housing change. This is to be achieved through encouraging residential development within activity centres via mixed-use development, and on transitional sites at the periphery of activity centres.*

- *To ensure new residential development respects neighbourhood character and is site responsive, and that medium density dwellings are of the highest design quality. This is to be achieved through promoting new residential development, which is of a high standard, responds to the local context and positively contributes to the character and identity of the local neighbourhood.*
- *To promote more environmentally sustainable forms of residential development. To be achieved through promoting medium density housing development in close proximity to public transport facilities, particularly train stations.*
- *To manage the interface between residential development and adjoining or nearby sensitive/strategic land uses.*
- *To ensure residential development does not exceed known physical infrastructure capacities.*
- *To recognise and response to special housing needs within the community.*

11.16 Council's Local Planning Policy at Clause 21.05 essentially reinforces State Planning Policy relevant to housing, stressing the need to encourage urban consolidation in appropriate locations and to accommodate projected population increases.

11.17 Clause 22.11 Residential Development Policy extends upon the provision contained at Clause 21.05 (Residential Land Use), relating to increased housing diversity areas, incremental housing change areas, minimal housing change areas, residential renewal areas and neighbourhood character. It provides design guidance on how new residential development should achieve architectural and urban design outcomes that positively respond to neighbourhood character.

11.18 Relevant objectives in Clause 22.11-2 Residential Development Policy include:

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

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

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 following assessment gives further discussion to that in the attached Appendix, particularly those 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. Four (4) of the thirty-three (33) ResCode standards are sought to be varied.

Clause 55.02 – Neighbourhood Character & Infrastructure

Standard B1 – Neighbourhood Character

12.3 The objectives of Clause 55.02-1 are ‘to ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character’, and ‘to ensure that the design respects the existing neighbourhood character and responds to the features of the site and surrounding area’. Standard B1 of ResCode suggests that the proposed design should respect the existing or preferred neighbourhood character and respond to the features of the site’.

12.4 The subject site is located within a predominantly intact residential area where the original housing stock has generally been retained. However, a review of the site’s surrounds indicates medium density housing is becoming prevalent, due to the area being close to the neighbourhood activity centre of Aspendale (approximately 500 metres to the east).

12.5 A number of the objectors have expressed concern regarding the construction of eight dwellings on the subject site, given that the majority of existing dwellings along this section of Gothic Road generally consist of single-storey dwellings. Whilst the existing examples of medium density housing within this street typically comprise of two (2) dwellings, the proposed dwellings are considered to be acceptably designed, and generally designed with regard to the context of the site. Built form at first floor is generally well set back from the ground floor and sited in line with adjoining dwellings, with reduced visual bulk adjoining secluded private open space areas. It is noted that bedroom 2 of Dwelling 6 is considered to be highly visible from the south adjoining dwelling, and therefore recommended to be deleted. It is noted that two bedrooms can still be easily accommodated within the remaining building footprint. Subject to conditions, the proposal is considered to be respectful of the existing and emerging neighbourhood character envisaged under the residential policy.

Standard B2 – Residential Policy

- 12.6 The Residential policy objective seeks to ensure that any proposed development accords with the relevant State and Local Planning Policy Framework. An assessment against Kingston's MSS and Residential Development Policy has been provided at section 11 of this Report, with the proposal found to be generally consistent with state and local planning policy.
- 12.7 It is considered that the proposed development generally complies and satisfies the State and Local Planning Policy Framework guidelines which aim to encourage well-designed medium density housing in appropriate locations.

Standard B6 – Street setback

- 12.8 The objective of this Standard is "to ensure the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site".
- 12.9 In accordance with requirements under this Standard, the proposed development should be provided with a minimum street setback of 8.8 metres from Gothic Road whereas the minimum front building setback is nominated as 8.5 metres (ground floor) and 6.9 metres (at first floor to the edge of the balcony associated with Dwelling 7). The minimum front building setback at ground floor is considered to be marginally less than that required for this allotment, however, the proposed street setbacks is considered to be appropriate for the following reasons:
- Although the proposed building setback from Gothic Road does not meet the technical requirements of this Standard, it is considered that the proposal would be reflective of the existing development pattern associated the surrounding area.
 - The north and south adjoining dwellings are designed to incorporate carports or verandas which sit forward of the building setback.
 - The minimum building setback of the proposed development from Gothic Road would allow for the most efficient use of the subject site.
 - There is no prevailing setback rhythm within this section of French Avenue, which includes existing development at No. 34 French Avenue Nepean Highway which is setback only 7.5 metres from the street.
 - The front balcony associated with Dwellings 1, 2, 7 and 8 are incorporated into the main building façade and skillion roof form.
 - The proposed minimum front building setback from French Avenue is large enough to accommodate meaningful landscaping.
- 12.10 Accordingly, the proposed variation to this Standard for the minimum front setback requirement at French Avenue is considered reasonable as it is considered that the design objective has been met.

Standard B15 – Parking Location

- 12.11 One (1) of the key objectives under this Standard is “to protect residents from noise within developments”.
- 12.12 Under this Standard, any habitable room window should be setback a minimum distance of 1.5 metres from a shared vehicle accessway or may be reduced to 1.0 metre where the respective window has a minimum sill height of 1.4 metres above the natural ground level. This has been achieved for Dwellings 4, 5 and 6. Windows associated with Dwellings 2, 3 and 7 fails to comply achieve the minimum setback. It is therefore recommended for all habitable room windows along the common property driveway to be installed with double-glazing for noise attenuation purposes.
- 12.13 Subject to conditions, the relevant objectives of this Standard are considered to have been satisfied by the proposal.

Standard B19 – Daylight to Existing Windows and Standard B20 – North Facing Windows

- 12.14 The objective of this Standard B19 is “to allow adequate daylight into existing habitable room windows.”
- 12.15 The south adjoining dwelling contains a two storey weatherboard dwelling with two north facing windows, opposite the proposed garage of Dwelling 8. These windows are associated with a raised kitchen window and full length dining room, setback approximately 2.6m from the shared boundary. These windows are located adjacent to an existing carport on the site. This carport extends over the window to the boundary of the site, therefore reducing the amount of natural light to the existing windows.
- 12.16 The garage for Dwelling 8 is proposed to be located adjacent to this carport. These windows are therefore not afforded with the minimum 1 metre clear to the sky. A review of the floor plans for the south adjoining dwelling indicates the dining room window has a additional western outlook and the rooms will therefore be provided with additional daylight access, complying with the objective of this standard. On balance, the variation is supported in this instance.
- 12.17 The objective of this Standard B20 is “to allow adequate solar access to existing north-facing habitable room windows.”
- 12.18 As discussed above, Dwelling 8 is located opposite two ground floor north facing windows. A review of the plans indicates the southern wall associated with this dwelling has an overall height of 5.75m, which requires a 2.29m side setback. A review of the first floor of Dwelling 8, indicates a side setback of 1.8m is proposed. Given the north facing windows are currently compromised by an existing carport, and the rooms are afforded with additional west facing windows, the variation is considered appropriate.

13.0 RESPONSE TO GROUNDS OF OBJECTIONS

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

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; and
 - A suitable level of compliance with all relevant policies, including Clause 55 of the Kingston Planning Scheme

15.0 RECOMMENDATION

- 15.1 That the Planning Committee determine to support the proposal and issue a Notice of Decision to Grant a Permit to develop the land for the construction of eight (8) dwellings at No. 26 & 28 Gothic Avenue, Aspendale subject to the following conditions:
1. Before the development starts amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be substantially in accordance with the plans Job No. 3200, TP00-TP13 and Rev S3 by Donnan submitted to Council on 2 August 2017 but modified to show:
 - a. the provision of an improved landscape plan and associated planting schedule for the site showing the proposed location, species type, mature height and width, pot sizes and number of species be planted on the site, with such plans to be prepared by a suitably qualified landscape professional and incorporating:
 - i. A planting schedule of all proposed trees and shrubs, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - ii. A survey, including, botanical names of all existing trees to be retained or removed on the site including Tree Protection Zones for trees to be retained calculated in accordance with AS4970-2009.
 - iii. A survey including botanical names, of all existing trees on neighbouring properties where the Tree Protection Zones of such trees calculated in accordance with AS4970-2009 fall partially within the subject site.
 - iv. The delineation of all garden beds, paving, grassed area, retaining walls, fences and other landscape works.
 - v. A range of plant types from ground covers to large shrubs and trees, species must comprise a minimum of 80% indigenous coastal species by total numbers and plant type.

- vi. An indigenous canopy tree in the front setback of Unit 1 capable of reaching a minimum mature height of 10 metres, an indigenous canopy tree in the front setback of Unit 7 capable of reaching a minimum mature height of 8 metres and an indigenous tree capable of reaching 5 metres in height in each of the private open spaces.
 - vii. The provision of one (1) suitable medium sized (must reach a height of 5 – 10 metres and spread of 5 metres or greater at maturity) canopy tree within the front setback of Dwellings 8 with species chosen to be approved by the Responsible Authority.
 - viii. 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.
 - ix. No trees with a mature height over five (5) meters are to be planted over proposed or existing easements.
 - x. The provision of notes regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements.
 - xi. The location of any tree protection measures including for street trees accurately drawn to scale and labelled and notations referring to the endorsed Tree Management Plan.
 - xii. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.
- b. The location of tree protection measures illustrated to scale and labelled on the Ground Floor Plan and a notation referring to the endorsed Tree Management Plan as required by this permit.
 - c. A Tree Management and Retention Plan as required by Condition 6 of this permit.
 - d. The deletion or relocation of the raingarden to outside of the Tree Protection Zone of the Irish Strawberry Tree.
 - e. All ground floor habitable room windows along the shared driveway to be designed to be installed with double-glazing for noise attenuation purposes.
 - f. Additional dimensions to show all driveways associated with Dwellings 1 and 8 to be provided with a minimum 0.5m landscape strip from the north and south property boundary.
 - g. The provision of a minimum 1.0m wide pedestrian refuge to an adjoining vehicle crossover.
 - h. The provision of corner splays in accordance with Design Standard 1 – Access ways of Clause 52.06-9.
 - i. Doors to be redesigned so they do not open into the garage.

- j. A note to state kerb heights in the driveway, manoeuvring areas and parking spaces must be no more than 150mm in height.
- k. The visitor car space to be clearly marked with signs or line marking.
- l. A note requiring the stormwater side entry pit to be upgraded to the satisfaction of the Responsible Authority.
- m. The provision of minimum 2000 litre rainwater tank clearly nominated for each dwelling with water re-used for toilet flushing.
- n. Relocation of the bin store adjacent to Dwelling 5 to outside the tree protection zone.
- o. Deletion of bedroom 2 associated with Dwelling 6. A minimum, 4.8m side setback must be provided to the southern boundary of Dwelling 6.
- p. The inclusion of vertical fin screens adjacent to bedroom 1 of Dwelling 1 and Dwelling 8 to limit angled views of north and south adjoining dwellings.
- q. Additional details of the front fence. The fence must not exceed a height of 1.2 metres and be constructed of a lightweight material.
- r. Accentuate the rendered balcony 'frame' on the front elevation vertically to the ground to demarcate the dwellings and to lengthen above the garage doors of Dwellings 1 and 8.
- s. The garage door materials to contain muted colours and designed to be less dominant.
- t. A note to state Dwellings 2, 3, 6 and 7 to contain no more than two (2) bedrooms.
- u. The provision of a Waste Management Plan in accordance with condition 17.
- v. The provision of a full colour palette, finishes and building materials schedule for all external elevations and driveway/s of the development.

Endorsed Plans

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

Landscaping Conditions

- 3. The *Corymbia ficifolia* (Red-flowering Gum) and *Arbutus unedo* (Irish Strawberry Tree) are to be retained.
- 4. Landscaping as shown on the endorsed landscape plans must be carried out and completed to the satisfaction of the Responsible Authority prior to the occupation of the development.
- 5. All landscaping works shown on the endorsed landscape plan/s must be maintained and any dead, diseased or damaged plants replaced, all to the satisfaction of the Responsible Authority.
- 6. Before the development starts, including demolition or removal of vegetation, a Tree Protection Plan (drawing) and Tree Management Plan (report) must be submitted to and be endorsed by the Responsible Authority;

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

Street Trees

9. Tree Protection Fencing is to be established around the *Callistemon viminalis* (Weeping Bottlebrush) and *Angophora costata* (Smooth-barked Apple Myrtle Gum) 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 2 metres from the base of the tree.

Drainage and Water Sensitive Urban Design

10. 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 9a, 9b & 9c, above must be implemented on-site, unless an alternative agreement is reached with the Responsible Authority.
11. 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 flow rate of 12.4L/s.
 - c. All stormwater/drainage works must be maintained to the satisfaction of the Responsible Authority.

Roads & Drains Conditions

12. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.
13. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.
14. All reinstatements and vehicle crossings must be constructed to the satisfaction of the Responsible Authority.

15. All redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.
16. All front and side fences must be contained wholly within the title property boundaries of the subject land.

Waste Management

17. Prior to the commencement of the use permitted by this permit on the Land, a Waste Management Plan, to accord with the revised plans provided with Condition 1 and endorsed to the satisfaction of the Responsible Authority and will then form part of the permit.

Construction Management Conditions

18. Prior to the commencement of any buildings and works on the land (including demolition), two (2) copies of a Construction Management Plan (CMP), to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority. The CMP must be prepared in accordance with the City of Kingston Construction Management Guidelines, October 2016 (and any superseding versions and / or documents) and include a completed copy of the CMP checklist. The CMP must respond to, but is not limited to the following requirements:
 - a. Element 1 - Public Safety, Amenity and Site Security.
 - b. Element 2 - Traffic Management
 - c. Element 3 - Stakeholder Management.
 - d. Element 4 - Operating Hours, Noise and Vibration Controls.
 - e. Element 5 - Air Quality and Dust Management.
 - f. Element 6 - Stormwater and Sediment Control.
 - g. Element 7 - 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.

General conditions

19. All piping and ducting above the ground floor storey of the development (other than rainwater guttering and downpipes) must be concealed to the satisfaction of the Responsible Authority.
20. 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.

Completion of Works

21. Exterior lighting must be installed in such positions as to effectively illuminate all communal areas. Such lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on neighbouring land including residential properties in the area.
22. 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.

23. Prior to the occupation of each dwelling 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.
24. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Time Limits

25. 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 Act, the responsible authority may extend the periods referred to if a request is made in writing:

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

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

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

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

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

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

1. The proposal fails to comply with relevant state and local planning policies contained within of the Kingston Planning Scheme.
2. The proposal results in excessive visual bulk and massing to the detriment of the local neighbourhood character.
3. The proposal fails to comply with the following objectives and standards of Clause 55 of the Kingston Planning Scheme (ResCode):
 - Clause 55.02-1 Neighbourhood character
 - Clause 55.02-2 Residential Policy
 - Clause 55.03-1 Street Setback
 - Clause 55.04-3 Daylight to Existing Windows
 - Clause 55.04-4 North Facing windows

APPENDIX A – RESCODE ASSESSMENT CLAUSE 55

Standard of the Kingston Planning Scheme

Two or More Dwellings on a Lot and Residential Buildings (Clause 55 and Schedule 2 to the General Residential Zone).

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B1 Neighbourhood Character Design respects existing neighbourhood character or contributes to a preferred neighbourhood character. Development responds to features of the site and surrounding area.</p>	Yes	Complies. The proposed development is considered to be appropriately designed within the existing an evolving character associated with this part of Aspendale.
<p>B2 Residential Policy Residential development is consistent with housing policies in the SPPF, LPPF including the MSS and local planning policies. Support medium densities in areas to take advantage of public transport and community infrastructure and services.</p>	Yes	Complies. The proposal is generally consistent with all relevant sections of the SPPF, LPPF (including Council's MSS) and local planning policies, namely Council's Residential Development Policy under Clause 22.11 of the Kingston Planning Scheme. The subject site is located within walking distance to the Aspendale activity centre and is identified as being appropriate for "increased housing diversity".
<p>B3 Dwelling Diversity Encourages a range of dwelling sizes and types in developments of ten or more dwellings.</p>	N/A	Less than ten (10) dwellings are proposed.
<p>B4 Infrastructure Provides appropriate utility services and infrastructure without overloading the capacity.</p>	Yes	Complies. It is recommended that suitable conditions be included in any permit issued to address infrastructure considerations.
<p>B5 Integration with the Street Integrate the layout of development with the street</p>	Yes	Complies. Dwelling 1, 2, 7 and 8 are designed to be orientated towards Gothic Road. Fencing up to 1.2m is proposed providing suitable integration with the street.
<p>B6 Street Setback The setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	No	<p>Required: 8.75 metres Proposed: 8.2 - 8.7 metres</p> <p>See section 12 of the report.</p>
<p>B7 Building Height</p>	Yes	Maximum: 9 metres

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
Building height should respect the existing or preferred neighbourhood character.		Proposed: 7.0 metres
<p>B8 Site Coverage Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	Yes	<p>Maximum: 60% Proposed: 50.4% This calculation does not include pavements and footpath which does not form part of the site coverage calculations.</p>
<p>B9 Permeability Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.</p>	Yes	<p>At least: 20% Proposed: 34.3% Complies.</p>
<p>B10 Energy Efficiency Achieve and protect energy efficient dwellings and residential buildings. Ensure orientation and layout reduces fossil fuel energy use and makes appropriate use of daylight and solar energy.</p>	Yes	A number of dwellings are designed to incorporate north facing SPOS and living areas.
<p>B11 Open Space Integrate layout of development with any public and communal open space provided in or adjacent to the development.</p>	N/A	
<p>B12 Safety Layout to provide safety and security for residents and property.</p>	Yes	The proposal is considered to provide adequate safety and security for future residents.
<p>B13 Landscaping To provide appropriate landscaping. To encourage:</p> <ul style="list-style-type: none"> • Development that respects the landscape character of the neighbourhood. • Development that maintains and enhances habitat for plants and animals in locations of habitat importance. • The retention of mature vegetation on the site. 	Yes	Complies. A landscape plans is required through conditions of permit to ensure adequate re-planting on site. Conditions will also be applied to ensure the adequate replacement and maintenance of the street tree and to also allow for retention of existing trees.
<p>B14 Access Ensure the safe, manageable and convenient vehicle access to and from the development.</p>	Yes	The provision of three proposed crossovers is equivalent to 27.6% of the frontage width complying with the standard. It is noted that the

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
Ensure the number and design of vehicle crossovers respects neighbourhood character.		crossovers must be designed to Council's Roads and Drains satisfaction and are required to be located to limit the loss of off-site car parking.
<p>B15 Parking Location Provide resident and visitor vehicles with convenient parking. Avoid parking and traffic difficulties in the development and the neighbourhood. Protect residents from vehicular noise within developments.</p>	No (part)	Does not comply – variation required. See discussion under Section 12 of this report for further details.
<p>B16 – no longer exists following Planning Scheme Amendment VC90 approved on 5 June 2012.</p>		
<p>B17 Side and Rear Setbacks Ensure the height and setback respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.</p>	Yes	<p>All ground and first floor setbacks are designed to accord with the prescriptive requirements of Standard B17.</p> <p>It is noted that welling 1, 3, 6 and 8 (part) are designed to have a side setback of 1.8m to the first floor, which is sufficient based on an overall height of 5.65 to 6.05m.</p>
<p>B18 Walls on Boundaries Ensure the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.</p>	Yes	<p>Maximum: 10 metres plus 25% of the remaining length on any property boundary. Proposed: : A maximum total wall length of 6.40 metres is nominated along the site's northern and southern boundary, featuring a maximum average wall height of not more than 3.2 metres above the natural ground level.</p>
<p>B19 Daylight to Existing Windows Allow adequate daylight into existing habitable room windows.</p>	No	Adequate daylight is provided into all existing windows.

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B20 North Facing Windows Allow adequate solar access to existing north-facing habitable room windows.</p>	No	See section 12 of the report.
<p>B21 Overshadowing Open Space Ensure buildings do not significantly overshadow existing secluded private open space.</p>	Yes	Complies. The amount of additional shadowing generated by the proposed dwellings onto the adjoining properties falls within the allowable limits of the Standard. It is noted that additional information provided from the south adjoining property includes photographs of a large outbuilding with the sites SPOS. Shadowing to this area will be further reduced through conditions required to delete bedroom 2 associated with Dwelling 6.
<p>B22 Overlooking Limit views into existing secluded private open space and habitable room windows.</p>	Yes	All north and south facing windows are designed to incorporate screening to 1.7 metres above finished floor level. It is recommended for additional fin screens to be provided to the bedroom 1 window of Dwelling 1 and 8 to limit overlooking of the north and south adjoining properties.
<p>B23 Internal Views Limit views into existing secluded private open space and habitable room windows of dwellings and residential buildings within the same development.</p>	Yes	Complies. It is unlikely that any internal overlooking would be generated by the proposal.
<p>B24 Noise Impacts Protect residents from external noise and contain noise sources in developments that may affect existing dwellings.</p>	Yes	Complies. Noise generated from the land use is considered to be acceptable given the proposed land use is considered to be consistent with the underlying zoning.

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B25 Accessibility Consider people with limited mobility in the design of developments.</p>	Yes	Complies. The design and layout of the proposed development appears to have considered the needs of persons with limited mobility. Specifically, Dwellings 4 and 5 are single storey and other dwellings are also designed to contain ground floor bedrooms and living areas.
<p>B26 Dwelling Entry Provide a sense of identity to each dwelling/residential building.</p>	Yes	Complies. The entry area for each dwelling would ensure that it would be easily identifiable from either French Avenue or along the proposed common driveway area.
<p>B27 Daylight to New Windows Allow adequate daylight into new habitable room windows.</p>	Yes	Complies. Each new habitable room window would be provided with a minimum 1.0 metre clearance to the sky.
<p>B28 Private Open Space Provide reasonable recreation and service needs of residents by adequate private open space.</p>	Yes	<p>Complies.</p> <p>Dwellings 1 and 8 contain three bedrooms and are provided with more than 40 square metres of open space including 25 square metres of SPOS and an 8 square metres balcony.</p> <p>Dwellings 2 and 7 contain two bedrooms, in a reverse living have reverse arrangement with an 8 square metres balcony for each dwelling. Additional open space is also proposed within the front setback.</p> <p>Dwellings 3 and 6 contain two bedrooms, and are provided with 28 square metres of SPOS and a 12 square metres balcony for each dwelling.</p> <p>Dwellings 4 and 5 contain three bedrooms, and are provided with 46 square metres and 54 square metres respectively of SPOS.</p>
<p>B29 Solar Access to Open Space Allow solar access into the secluded private open space of new dwellings/buildings.</p>	N/A	

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B30 Storage Provide adequate storage facilities for each dwelling.</p>	<p>Yes</p>	<p>6 cubic metres of storage is proposed for each dwelling.</p>
<p>B31 Design Detail Encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>Yes</p>	<p>Complies. The proposed development is considered to be contemporary in design, however consistent with the emerging character of the surrounding residential area, particularly when considering the underlying residential policy for the site. The dwellings are designed to appear as two dwellings from the street and provided with a central driveway to provide separation of built form. It is also noted that the scale of the dwellings are reduced to the rear of the site adjacent to secluded private open space. Subject to conditions, the proposal should not negatively affect the amenity of the surrounding properties. It is noted that the use of varied external building materials associated with each dwelling would assist in reducing visual bulk generated by the proposed double-storey dwellings of both attached and semi-attached construction. Council officers also consider that the upper floor level building footprint of each dwelling would be modulated, resulting in a well-articulated building when viewed from the adjoining residential properties.</p>
<p>B32 Front Fences Encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>Yes</p>	<p>Maximum: 1.2 metres Proposed: 1.2 metres The fencing material is recommended to be clarified through conditions of permit.</p>

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
B33 Common Property Ensure car parking, access areas and other communal open space is practical, attractive and easily maintained. Avoid future management difficulties in common ownership areas.	Yes	No likely future body corporate management difficulties are envisaged with the proposed development.
B34 Site Services Ensure site services and facilities can be installed and easily maintained and are accessible, adequate and attractive. Avoid future management difficulties in common ownership areas.	Yes	Complies. A mail box, clothes line and a water tank is nominated for each dwelling.

Appendices

Appendix 1 - KP16/1084 - 26-28 Gothic Road Aspendale - Considered Plan (Trim No 17/188564) [↓](#)

Author/s: Amy Lin, Statutory Planning

Reviewed and Approved By: Jennifer Roche, Team Leader Statutory Planning

4.3

KP16/1084 - 26 & 28 GOTHIC AVENUE, ASPENDALE

- 1 KP16/1084 - 26-28 Gothic Road Aspendale - Considered Plan149

Proposed Residential Development

26-28 Gothic Road, Aspendale

client



26 Gothic Road
Pty Ltd

schedule of drawings

- TP00 - Cover Sheet
- TP01 - Site Survey & Site Context Plan
- TP02 - Design Response
- TP03 - Existing Conditions / Demolition Plan
- TP04 - Proposed Ground/Site Plan
- TP05 - Proposed First Floor Plan
- TP06 - Proposed Elevations - Sheet 1
- TP07 - Proposed Elevations - Sheet 2
- TP08 - Existing Shadow Analysis - 9am
- TP09 - Existing Shadow Analysis - 12pm
- TP10 - Existing Shadow Analysis - 3pm
- TP11 - Proposed Shadow Analysis - 9am
- TP12 - Proposed Shadow Analysis - 12pm
- TP13 - Proposed Shadow Analysis - 3pm



*artist's impression only - not all elements shown, refer to architectural drawings



location of new works

Locality Plan
NTS

DEVELOPMENT AREA SUMMARY	
UNIT 1&8	
3 bed/2.5 bathroom	
Ground Floor	42.8 sqm
First Floor	2.1 sqm
Garage	49.8 sqm
Garage	23.2 sqm
TP03 (inc. court & hard)	27.6 sqm (A)
TP08	28.0 sqm (B)
TP12	29.5 sqm (B)
Total	135.1 sqm
Battery (P.O.S)	2.0 sqm
Car Spaces	2
UNIT 2&7	
3 bed/2.5 bathroom	
Ground Floor	44.4 sqm
First Floor	2.1 sqm
Garage	49.9 sqm
Garage	23.2 sqm
Total	120.6 sqm
Battery (P.O.S)	2.0 sqm
Car Spaces	2
UNIT 3	
3 bed/2.5 bathroom	
Ground Floor	44.8 sqm
First Floor	1.8 sqm
Garage	49.9 sqm
Garage	23.1 sqm
Total	120.6 sqm
Car Spaces	2
UNIT 4	
3 bed/2.5 bathroom	
Ground Floor	44.2 sqm
First Floor	2.1 sqm
Garage	49.8 sqm
Garage	23.2 sqm
Total	120.3 sqm
Car Spaces	2
UNIT 5	
3 bed/2.5 bathroom	
Ground Floor	44.1 sqm
First Floor	1.9 sqm
Garage	49.8 sqm
Garage	23.1 sqm
Total	120.9 sqm
Car Spaces	2
UNIT 6	
3 bed/2.5 bathroom	
Ground Floor	44.8 sqm
First Floor	1.9 sqm
Garage	49.9 sqm
Garage	23.1 sqm
Total	120.7 sqm
Car Spaces	1

Area Summary	
Site Area	1382 sqm
Total Building Area	1000 sqm
Total Ground Floor Area	671 sqm
Total First Floor Area	134 sqm
Total First Floor Decking	18 sqm
Total Street Area	12 sqm
Ground Floor Site Coverage	70.0%
	60.4%
Nett Paved Area	212 sqm
(Pavement and Footpaths)	18.3%
Total Site Coverage	88.3%
TP13, 7% of site covered with hard surface	
TP14, 2% permeable area	

NOTES:
ISSUED FOR PLANNING APPROVAL

REVISION ISSUE	
NO	ISSUED FOR PLANNING APPROVAL
01	ISSUED FOR PLANNING APPROVAL
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CLIENT:

26 Gothic Road Pty Ltd

Unit 220 Hesseck Ave,
CORBURG NTX, VIC 3058
Telephone: (03) 8500 8011
Facsimile: (03) 8500 4711
www.donnan.com.au

SCALE:
1:100 @ A1 SHEET
@ A3 SHEET

DATE:
July 2016

Drawn By:
SA AS

Checked By:
AS

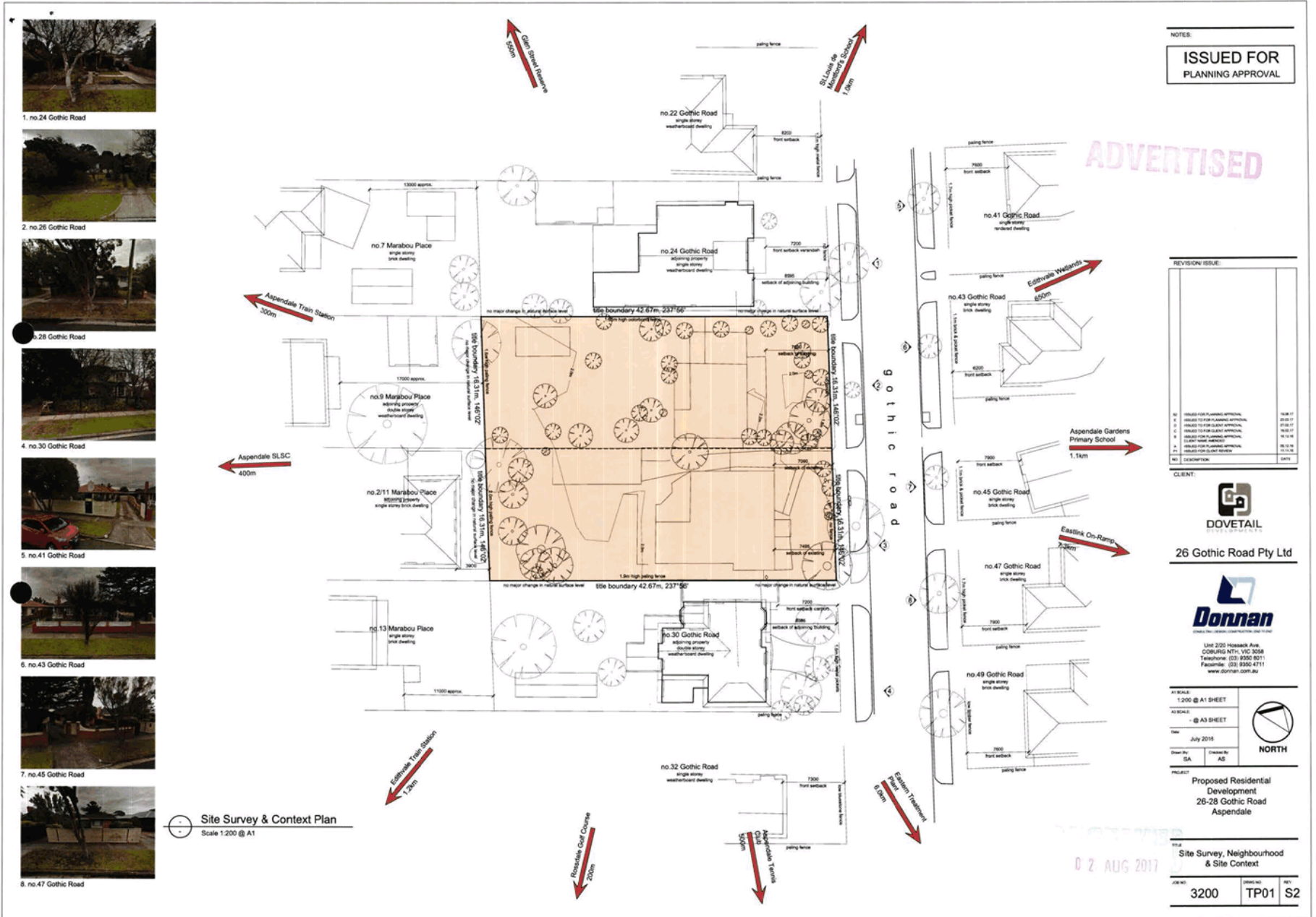
PROJECT:
Proposed Residential
Development
26-28 Gothic Road
Aspendale

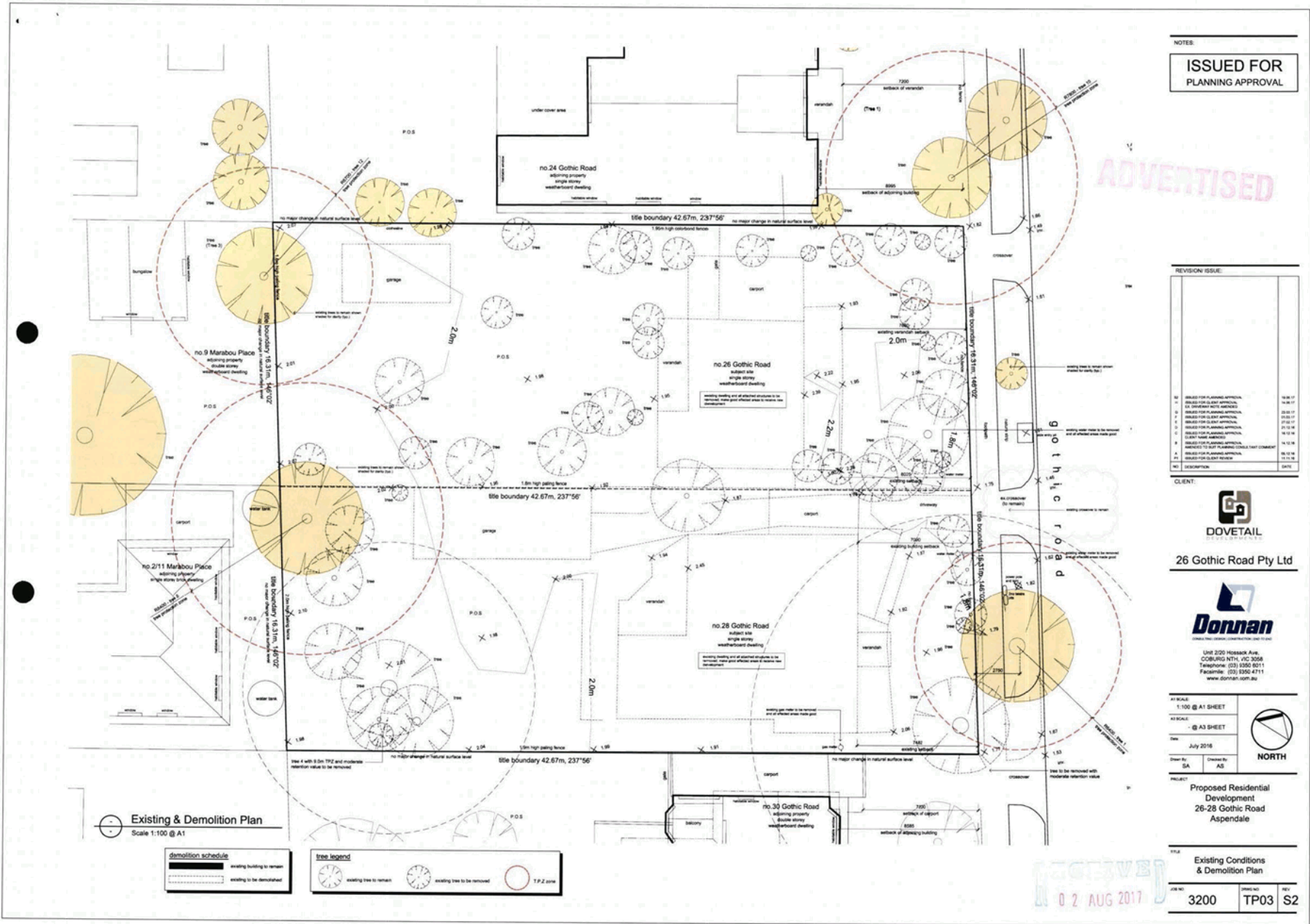
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Cover Sheet

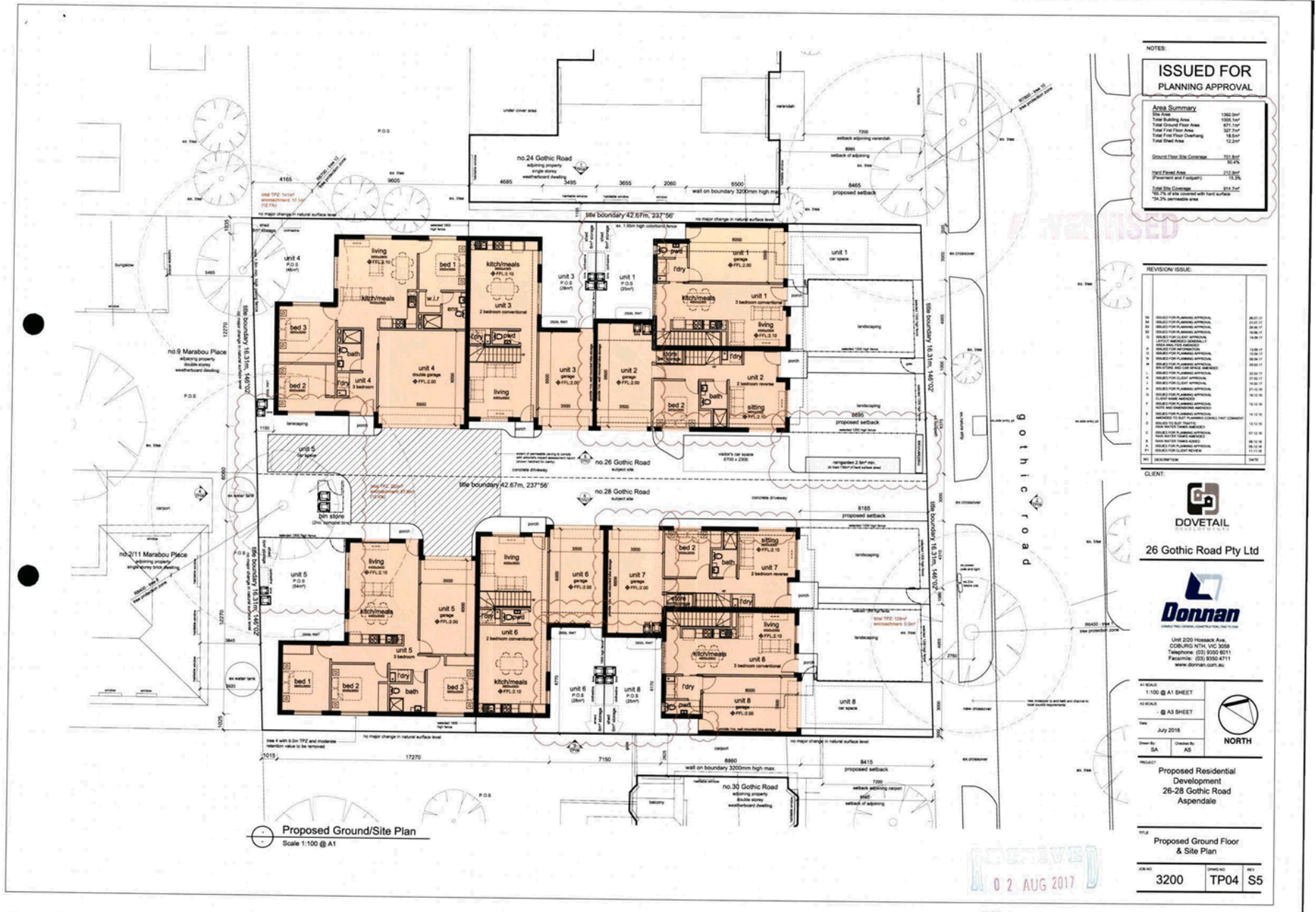
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3200

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TP00

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S3







Proposed Ground/Site Plan
Scale 1:100 @ A1

NOTES:

ISSUED FOR PLANNING APPROVAL

Area Summary

Site Area	1360 sqm
Total Building Area	1500 sqm
Total Ground Floor Area	871 sqm
Total First Floor Area	327 sqm
Total First Floor Overhang	18 sqm
Total Shed Area	12 sqm

Ground Floor Site Coverage: 75.8%

First Floor Area: 23.7%
(Floor area and overhang)

Total Site Coverage: 81.4%
(81.4% of site covered with hard surface)
75.2% permeable area

REVISION ISSUE:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PLANNING APPROVAL	26/07/17
2	ISSUED FOR PLANNING APPROVAL	27/07/17
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4	ISSUED FOR PLANNING APPROVAL	29/07/17
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99	ISSUED FOR PLANNING APPROVAL	01/11/17
100	ISSUED FOR PLANNING APPROVAL	02/11/17

CLIENT:

DOVETAIL
DESIGN & CONSTRUCTION

26 Gothic Road Pty Ltd

Donnan
CONSULTING ENGINEERS

Unit 200 Hebback Ave,
COBURG VIC 3058
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Facsimile: (03) 9550 4711
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AS SCALE: 1:100 @ A1 SHEET

A3 SCALE: A3 SHEET

Date: July 2016

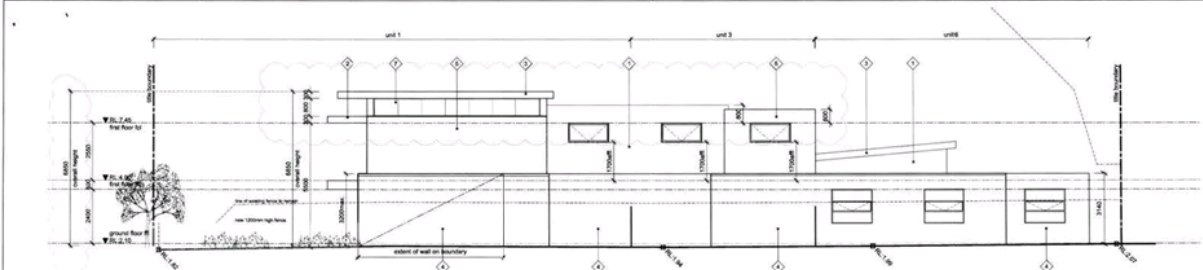
Drawn by: SA, Checked by: AS

PROJECT: Proposed Residential Development
26-28 Gothic Road
Ascendale

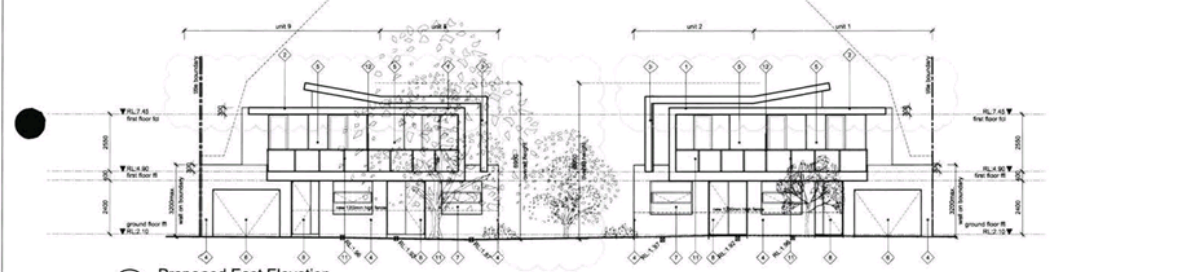
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DATE	ISSUED FOR	REV
3200	TP04	S5

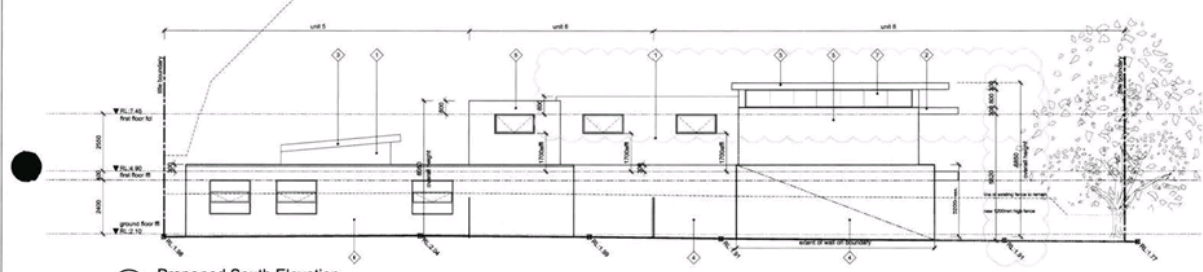




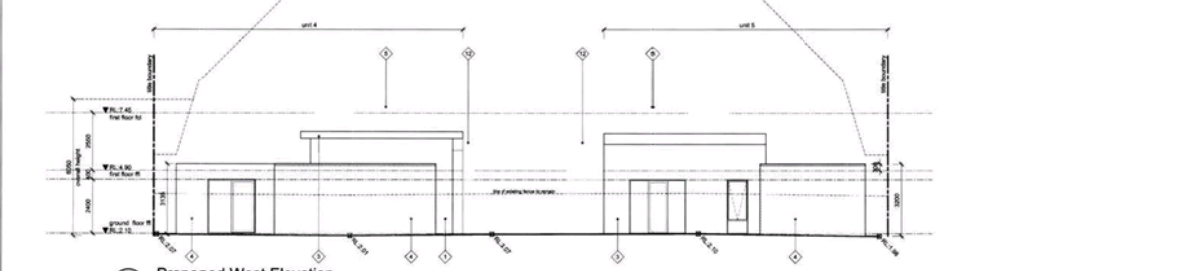
1 Proposed North Elevation
Scale 1:100 @ A1



2 Proposed East Elevation
Scale 1:100 @ A1



3 Proposed South Elevation
Scale 1:100 @ A1



4 Proposed West Elevation
Scale 1:100 @ A1

finishes schedule

- ◊ Render with selected paint finish. Colour: Dulux - Whisper White
- ◊ Render with selected paint finish. Colour: Dulux - Endless Dusk
- ◊ Face brick work, Bond city brick. Colour: Horizon Networks - Mocha or similar approved
- ◊ Shadedrill clothing system or similar approved. Finish: Woodmire Cabotail - Honey Oak
- ◊ Roller Shutter Door - Colour: Colorbond Surfcoat
- ◊ Aluminium Glazing Section. Back powdercoat finish (double glazing to living and bedrooms)
- ◊ Front Entry Door - Selected stained timber finish
- ◊ Capping & Flashing. Colour: Colorbond Monument
- ◊ Capping & Flashing. Colour: Colorbond Surfcoat
- ◊ 1000mm high semi frameless glass balustrade with anodised aluminium handrail
- ◊ 1700mm high obscure glazed balustrade with 25% tint transparency
- ◊ External Door with selected paint finish. Colour: Dulux - Whisper White

NOTES:
ISSUED FOR PLANNING APPROVAL

REVISION/ISSUE:

NO	DESCRIPTION	DATE
01	ISSUED FOR PLANNING APPROVAL	02/07/17
02	ISSUED FOR PLANNING APPROVAL	16/06/17
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CLIENT:

DOVETAIL
CONSTRUCTION

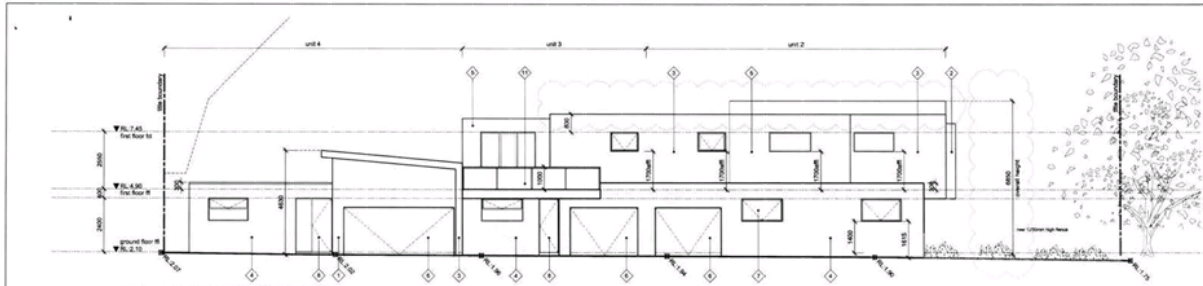
26 Gothic Road Pty Ltd

Donnan
CONCRETE DESIGN CONSTRUCTION AND TRADE

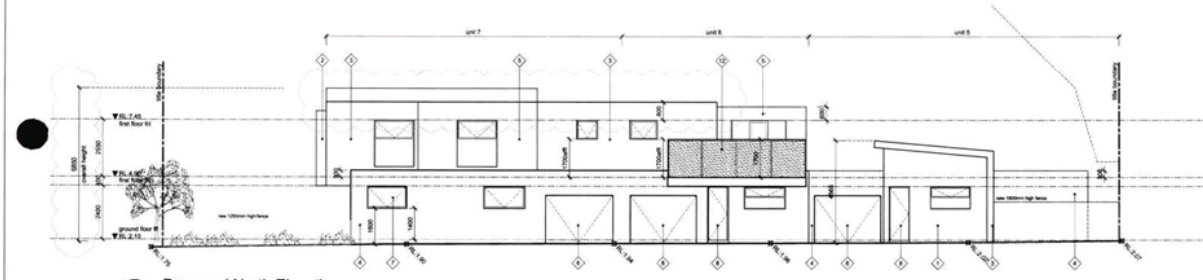
Unit 2/25 Hessebrook Ave,
Coburg VIC 3058
Telephone: (03) 9390 8011
Facsimile: (03) 9390 4711
www.donnan.com.au

A1 SCALE: 1:100 @ A1 SHEET	NORTH
A3 SCALE: - @ A3 SHEET	
DATE: July 2016	
DRAWN BY: SA	CHECKED BY: AS
PROJECT: Proposed Residential Development 26-28 Gothic Road Ascendale	
THIS SHEET: Proposed Elevations Sheet 1	
JOB NO: 3200	DATE: TP06
	REV: S3

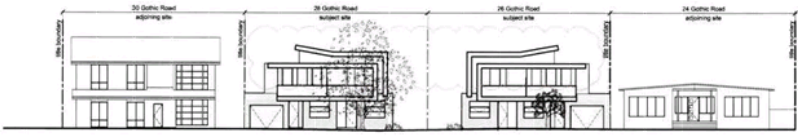
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5 Proposed South Elevation
Internal Elevation Scale 1:100 @ A1

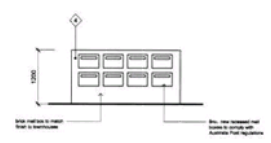


6 Proposed North Elevation
Internal Elevation Scale 1:100 @ A1



gothic road

Proposed Streetscape
Scale 1:200 @ A1



Letterbox Elevations
Scale 1:50 @ A1

finishes schedule

- ◊ Render with selected paint finish. Colour: Dulux - Western Mist
- ◊ Render with selected paint finish. Colour: Dulux - Whisper White
- ◊ Render with selected paint finish. Colour: Dulux - Endless Dawn
- ◊ Face brick with, Royal clay brick. Colour: Natural Resources - Mocha or similar approved
- ◊ Structural cladding system as either approved. Finish: Woodstone Cleckwell - Honey Oak
- ◊ Roller Shutter Door. Colour - Combined Surfmat
- ◊ Aluminium Cladding Section. Stock powdercoat/finish (include glazing to living and bedrooms)
- ◊ Front Entry Door - Selected stained timber finish
- ◊ Aluminium Cladding Section. Stock powdercoat/finish (include glazing to living and bedrooms)
- ◊ Cladding & Finishing Colour - Combined Surfmat
- ◊ 1300mm high semi frameless glass balustrade with anodised aluminium handrail
- ◊ 1700mm high obscure glazed balustrade with 33% max transparency
- ◊ External Door with selected paint finish. Colour: Dulux - Whisper White

NOTES:
ISSUED FOR PLANNING APPROVAL

REVISION ISSUE:

NO	DESCRIPTION	DATE
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CLIENT:



26 Gothic Road Pty Ltd



UHE 220 Hesseck Ave,
COBURG NTH, VIC 3056
Telephone: (03) 9390 8011
Facsimile: (03) 9390 4711
www.dorman.com.au

A1 SCALE: 1:100 @ A1 SHEET	NORTH
A3 SCALE: - @ A3 SHEET	
Date: July 2016	
Drawn By: SA	Checked By: AS

PROJECT:
Proposed Residential Development
26-28 Gothic Road
Ascendale

RECEIVED
02 AUG 2017

TITLE: Proposed Elevations Sheet 2	JOB NO: 3200	DRAWING NO: TP07	REV: S5
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Planning Committee Meeting

24 January 2018

Agenda Item No: 4.4

KP17/437 - 1 JANICE AVENUE CHELTENHAM

Contact Officer: Beau McKenzie, Statutory Planning

Purpose of Report

This report is for the Planning Committee to consider Planning Permit Application No. KP437/2017 - 1 Janice Avenue Cheltenham.

Disclosure of Officer / Contractor Direct or Indirect Interest

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

OFFICER RECOMMENDATION

That the Planning Committee determine to support the proposal and issue a Notice of Decision to Develop the land for the construction of three (3) double-storey dwellings at 1 Janice Avenue Cheltenham, subject to the conditions contained within this report.

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

- Two storeys in the backyard.

PLANNING OFFICER REPORT	
APPLICANT	Cultured Building Designs
ADDRESS OF LAND	1 Janice Avenue, Cheltenham
PLAN OF SUBDIVISION REFERENCE	Lot 10 on Plan of Subdivision 017618
PROPOSAL	Develop the land for the construction of three (3) double-storey dwellings
PLANNING OFFICER	Beau McKenzie
REFERENCE NO.	KP437/2017
ZONE	Clause 32.08: General Residential Zone (Schedule 3)
OVERLAYS	N/A
OBJECTIONS	Six (6)
CONSIDERED PLAN REFERENCES/DATE RECEIVED	Plans prepared by 'Cultured House and Building Design' dated 30 August 2017 (Sheet 3 to 7; revision B) Received by Council on 4 September 2017
ABORIGINAL CULTURAL HERITAGE SENSITIVITY	No

1.0 RELEVANT LAND HISTORY

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

2.0 SITE PARTICULARS

2.1 The site is located on the north side of Janice Avenue and is rectangular in shape. The site has a frontage to Janice Avenue of 16.46 metres (m), a side depth of 52.43 m, resulting in a site area of 863 square metres (m²).

2.2 The land is currently occupied by a single storey horizontal timber clad dwelling with a flat/skillion metal roof. There is an attached carport and garage on the west side of the dwelling. The existing dwelling on the land enjoys an approximately 12 m front setback to Janice Avenue. Access to the land is via a single-width crossover on the western side of the property frontage.

2.3 There is a 1.5 m high timber picket fence along the front of the site. The side and rear boundaries of the site contain a 2 m high timber paling fence.

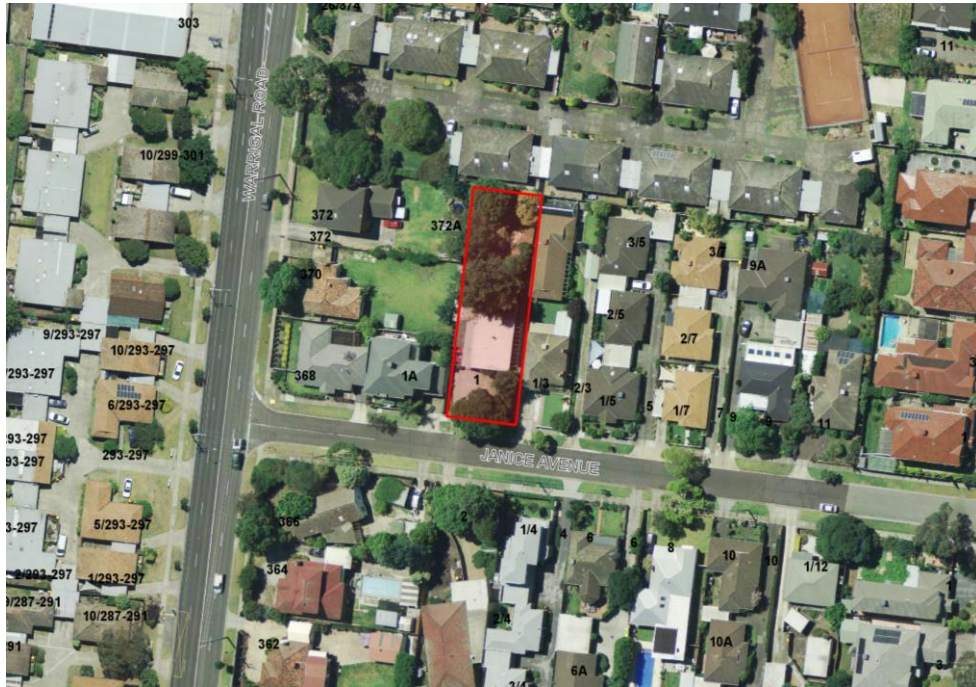
2.4 The land has a slight rise of approximately 1 m from the front to rear of the site. There is a significant amount of vegetation on the land, including medium to large canopy trees. Council's Vegetation Officer has inspected the site and has determined that the existing trees are of low value and not worthy of retention.

2.5 There are no easements encumbering the land. Further to this, there are no restrictions listed on the Certificate of Title.

2.6 The subject site is not located within an area identified as being of 'cultural heritage sensitivity'.

3.0 SURROUNDING ENVIRONS

3.1 The following map illustrates the subject site (highlighted in red) in its surrounding context:



- 3.2 The subject land is located less than 50 m to the east of Warrigal Road. The surrounding area comprises a mix of single dwelling allotments and medium density housing on small allotments. Medium density housing is particularly evident along Janice Avenue and Warrigal Road whereas Bettina Court and Peters Drive largely contain single dwelling allotments. The majority of the existing medium density housing is in the form of two (2) or three (3) dwellings on similar sized allotments to the subject site. It is noted that the subject site is one of only few properties that have not been developed along Janice Avenue.
- 3.3 Single storey dwellings primarily make up the built form of the area, however double storey dwellings are evident including on nearby properties to the site (i.e. 1A and 1/4 Janice Avenue). There is no typical architectural style of dwellings with older housing generally being constructed of weatherboard and brick walls whereas newer housing consists of rendered cladding. However, roofing styles are consistent in a hip form and constructed of concrete tiles. There is no common style of front fencing in the area with low to high fencing evident and a mix of brick, timber and metal construction.
- 3.4 A number of major commercial and shopping precincts are accessible to the subject site. These include Southland Shopping Centre and Cheltenham Activity Centre, approximately 1.8 kilometres (km) and 2.4 km to the west respectively, Warrigal Road commercial strip approximately 1.5 km to the north and Moorabbin Direct Factory Outlet approximately 2 km to the south-east. Convenient public transport is limited for the site, however the 903 bus runs along Warrigal Road with the closest stop less than 100 m from the site. The land is also well serviced by public open space, community facilities and schools including that of Kingston Heath, Le Page Park and Kingston Heath Primary School.

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

North (374 Warrigal Road):

Twenty-seven (27) single storey brick veneer dwellings and associated garages with hipped tile roofing. The units were constructed in the 1970s. Vehicle access to the site is via two (2) crossovers along the Warrigal Road property frontage and common driveway which loops throughout the site. The subject land is directly adjacent to the secluded private open space (SPOS) of two units on this site.

East (Unit 1/3 and Unit 2/3 Janice Avenue):

Two (2) single storey dwellings including one (1) weatherboard dwelling at the front of the site. Each dwelling has a hip tile roof. Access to each dwelling is via a single width crossing and private driveway on either side of the property frontage. The front dwelling is setback 8.9 m from Janice Avenue. Vegetation on the land is minimal and low scale, primarily within the rear SPOS of each dwelling. There is a 1.4 m high picket fence along the site's property frontage. The SPOS of the front dwelling is directly adjacent to the subject site.

South (2 Janice Avenue):

Single storey brick dwelling with hip tile roof and attached carport on the east side of the dwelling. Access to the site is via a single width crossing on the west side of the property frontage. The dwelling is setback substantially from Janice Avenue, approximately 20 m. There are two (2) large canopy trees within the front yard of the dwelling. A 1.8 m high angled timber fence sits along the site's property frontage.

West (1A Janice Avenue, 370 Warrigal Road and 372 Warrigal Road):

1A Janice Avenue – Double storey rendered dwelling with hip 'Colorbond' roof. The dwelling is part of a medium density development approved under Planning Permit KP-960/2006 alongside the existing single storey dwelling at 368 Warrigal Road. Access to the site is via a single width crossing on the east side of the property frontage. The dwelling is setback 3 m from Janice Avenue. Vegetation on the land is minimal and concentrated within the rear SPOS. There is a 1.2 m high rendered wall and aluminium picket fence along the site's front property boundary. The SPOS of this dwelling is directly adjacent to the subject site.

370 Warrigal Road – Single storey weatherboard dwelling with a hip tile roof. Access to the land is via a double width crossover (shared with adjoining property) on the site's northern property frontage. The dwelling is setback more than 20 m from the subject site with its SPOS directly adjacent. Vegetation on the land is primarily within the front yard.

372 Warrigal Road – Double storey brick dwelling with hip tile roof. Access to the land is via a double width crossover (shared with adjoining property) on the site's southern property frontage. The dwelling is setback more than 15 m from the subject site with its SPOS directly adjacent. Vegetation on the land is minimal.

4.0 PROPOSAL

4.1 It is proposed to demolish the existing dwelling and outbuildings on the subject land and construct three (3) double-storey dwellings. The dwellings are proposed to be constructed in a tandem arrangement with Dwelling 1 to front Janice Avenue and Dwelling 2 and 3 located to the rear.

4.2 Vehicle access to Dwelling 1 will be via the existing vehicle crossing and new driveway along the western side of the land. Vehicle access to Dwelling 2 and 3 will be via a new vehicle crossing and shared driveway along the eastern side of the land.

4.3 Each proposed dwelling is summarised below:

Dwelling 1:

- The dwelling will be sited to the front of the site at a minimum distance of 6 m (front wall) from Janice Avenue.
- The dwelling will comprise of a master bedroom with ensuite and built-in-robe, powder room, laundry and open plan family/meals/kitchen at ground floor.
- The first floor level will comprise of three (3) bedrooms each with built-in-robos and one with an ensuite, shared bathroom and multi-purpose room.
- An attached double garage will be provided on the west side of the dwelling which will be accessed via the existing crossover and private driveway. A tandem car parking space will be provided in front of the garage.
- The dwelling will feature a secluded private open space (SPOS) area of 47 m² and a total private open space (POS) area of approximately 93 m² (incorporating the front yard). The SPOS will be located on the west side of the dwelling. The SPOS will have direct access from the family/meals area.

Dwelling 2:

- The dwelling will be sited in the centre of the development.
- The dwelling will comprise of a bedroom with ensuite and built-in-robe, powder room, laundry, study nook and open plan family/meals/kitchen at ground floor.
- The first floor level will comprise of two (2) bedrooms with built-in-robos and one with an ensuite, shared bathroom and multi-purpose room.
- An attached double garage will be provided to the rear of the dwelling which will be accessed via the shared driveway.
- The dwelling will feature a secluded private open space (SPOS) area of 60 m² on the western side of the dwelling. The SPOS will have direct access from the family/meals area.

Dwelling 3:

- The dwelling will be sited at the rear of the development and land.
- The dwelling will comprise of a bedroom with ensuite and built-in-robe, powder room, laundry, study nook and open plan family/meals/kitchen at ground floor.
- The first floor level will comprise of two (2) bedrooms including one with an ensuite and walk-in-robe and the second bedroom with a built-in-robe. A shared bathroom and multi-purpose room will also feature on the upper level.

- An attached double garage will be provided to the side of the dwelling and will also be accessed via the shared driveway.
- The dwelling will feature a secluded private open space (SPOS) area of 75 m² on the northern side of the dwelling. The SPOS will have direct access from the family/meals area.

- 4.4 The proposed dwellings will be constructed in a variety of materials and finishes, including face brickwork at ground floor level and render and vertical cladding at first floor level. The roof will be constructed of concrete tiles in a hipped form.
- 4.5 The proposal has an overall site coverage of 43% and permeability of 37.7%.
- 4.6 It is proposed to demolish the existing front timber fence and replace with a new front fence. The proposed fence will be of 1.2 m in height and constructed of brick with iron infill.
- 4.7 The proposed development requires the removal of nine (9) trees of varying sizes. The trees are considered to be of poor health and low retention value by Council's Vegetation Management Officer.

5.0 PLANNING PERMIT PROVISIONS

Zone

- 5.1 General Residential Zone (Schedule 3): Pursuant to Clause 32.08-6 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 3 to the General Residential Zone includes a variation to a number of standards within Clause 55.
- 5.2 In accordance with Clause 32.08-4, the proposed development must meet a minimum garden area of 35% as the site exceeds 650 m² in area. The proposed development satisfies this requirement with a proposed 35% of garden area provided.

Overlay

- 5.3 There are no Overlays affecting the land.

Particular Provisions

- 5.4 Clause 52.06 - Car Parking contains the following residential car parking rates:
- 1 space to each 1 or 2 bedroom dwelling;
 - 2 spaces to each 3 or more bedroom dwelling; and
 - 1 visitor space for every 5 dwellings.

This equates to a parking requirement of six (6) spaces for the proposed development.

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

- 5.5 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

- 5.6 The Decision Guidelines of Clause 65 of the Kingston Planning Scheme are relevant to this application and require consideration to be given to a variety of matters including planning scheme policies, the purpose of the zone, orderly planning and the impact on amenity.

6.0 RELEVANT POLICIES

6.1 State Planning Policy Framework (SPPF)

Clause 11 Settlement
Clause 11.06 Metropolitan Melbourne
Clause 15 Built Environment and Heritage
Clause 16 Housing

6.2 Local Planning Policy Framework (LPPF)

Clause 21.05 Residential Land Use
Clause 22.11 Residential Development Policy

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 9 of the Neighbourhood Character Guidelines. There are two (2) characteristics identified that make a major contribution to the neighbourhood character of this area. These characteristics include as follows:

- Building placement – narrow side setbacks of 1-3 metres; wide side setbacks of 3-5 metres; front setback of 7-10 metres.
- Materials – red brick walls and roof tiles of various colours.

The proposal is considered to be generally in accordance with the characteristics of the area and more specifically with the contemporary medium density housing emerging in the area. The proposal will incorporate hipped roof tiles and face brick consistent with older housing in the area. The proposal will also incorporate setbacks consistent with the above with the exception of the proposed front setback of 6 metres. However, it is noted that the proposed front setback is in accordance with the requirements under Standard B6 of Clause 55 (Street setback).

- 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.

It is considered that the proposed development has been designed in accordance with the Guidelines. This is demonstrated through the varied front building setbacks, landscaping along the driveway and the provision of canopy tree planting within the front setback area and private open space at the rear of each dwelling.

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. Six (6) objections to the proposal were received. The grounds of objection raised are summarised as follows:

- Reduced privacy;
- Walls on boundary;
- Overshadowing;
- Overlooking;
- Visual bulk/double storey to rear;
- Inconsistent with neighbourhood character;
- Traffic/car parking;
- Loss of vegetation; and
- Daylight to existing windows.

The following objections made are not valid planning considerations:

- Construction noise; and
- Devaluation of property.

8.0 PLANNING CONSULTATION MEETING

8.1 A planning consultation meeting was held on 14 November 2017 with the relevant Planning Officer, Ward Councillor(s), the Permit Applicant and four (4) objectors in attendance. The above-mentioned issues were discussed at length.

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

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

9.1 There were no formal amendments made to the application and/or plans under section 50/50A/57A.

10.0 REFERRALS

10.1 The application was referred to the following internal departments:

- Council's Development Engineer – raised no objection to the application, subject to conditions included on any permit issued relating to the provision of a water tank for each dwelling and on-site stormwater management.
- Council's Traffic Department – raised no objection to the application and indicated that any traffic generation by the development is within the capacity of the surrounding road network. The Department did recommend conditions be included on any Permit to ensure an on-street car parking bay can be accommodated between crossings and the provision of visual splays adjacent to the driveways.
- Council's Roads and Drains Department – raised no objection to the application, subject to conditions included on any permit issued relating to any works required within the adjoining road reserve.
- Council's Vegetation Management/Street Tree Officer - raised no objection to the application, subject to conditions included on any permit issued relating to the provision of a landscape plan and associated planting schedule.

10.2 The application was not required to be referred to any external referral authorities.

11.0 PLANNING CONSIDERATIONS:

State 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: Metropolitan Planning Strategy' (Department of Transport, Planning and Local Infrastructure, 2014).

11.2 The settlement policies at Clause 11 seek to ensure a sufficient supply of land is available for all forms of land use in Victoria. Of particular relevance to housing, Clause 11 promotes housing diversity and urban consolidation objectives in the established urban realm. Clause 11.02-1 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 11.01-2 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 11.04-2 places particular emphasis on providing a diversity of housing in defined locations that cater for different households and are close to jobs and services, with strategies such as reducing the cost of living by increasing housing supply near services and public transport, and facilitating the supply of social housing and affordable housing.

11.5 Clause 11.04-4 aims to create healthy and active neighbourhoods and maintain Melbourne's identity as one of the world's most liveable cities, with strategies such as protecting Melbourne and its suburbs from inappropriate development; creating neighbourhoods that support safe communities and healthy lifestyles; and promoting design excellence.

11.6 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.

- 11.7 Policies pertaining to urban design, built form and heritage outcomes are found at Clause 15 of the State Planning Policy Framework. Of particular significance, Clause 15.01 encourages development to achieve high quality architectural and urban design outcomes that contribute positively to neighbourhood character, minimises detrimental amenity impacts and achieves safety for future residents, and the community, through good design. The provisions of Clause 15.02 promote energy and resource efficiency through improved building design, urban consolidation and promotion of sustainable transport.
- 11.8 Clause 15.03-2 (**Aboriginal Cultural Heritage**) seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.
- 11.9 The Subject Land is **not** identified in an area of Aboriginal Cultural Heritage Sensitivity.
- 11.10 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.
- 11.11 The policies contained within Clause 16.01-4 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.
- 11.12 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 abutments, whilst enjoying convenient and direct access to community facilities and the like.

Local Planning Policy Framework

- 11.13 The City of Kingston's MSS at **Clause 21.05 (Residential Land Use)** of the Kingston Planning Scheme, seeks to provide guidance to development in residential zoned land, mixed use zoned lands and land within activity centres. The Residential Land Use Framework Plan illustrates the range of housing outcomes sought across the City of Kingston.
- 11.14 Relevant objectives and strategies in Clause 21.05-3: Residential Land Use include:
- *To provide a range of housing types across the municipality to increase housing diversity and cater for the changing housing needs of current and future populations, taking account of the capacity of local areas in Kingston to accommodate different types and rates of housing change. This is to be achieved through encouraging residential development within activity centres via mixed-use development, and on transitional sites at the periphery of activity centres.*

- *To ensure new residential development respects neighbourhood character and is site responsive, and that medium density dwellings are of the highest design quality. This is to be achieved through promoting new residential development, which is of a high standard, responds to the local context and positively contributes to the character and identity of the local neighbourhood.*
- *To promote more environmentally sustainable forms of residential development. To be achieved through promoting medium density housing development in close proximity to public transport facilities, particularly train stations.*
- *To manage the interface between residential development and adjoining or nearby sensitive/strategic land uses.*
- *To ensure residential development does not exceed known physical infrastructure capacities.*
- *To recognise and response to special housing needs within the community.*

11.15 Council's Local Planning Policy at Clause 21.05 essentially reinforces State Planning Policy relevant to housing, stressing the need to encourage urban consolidation in appropriate locations and to accommodate projected population increases.

11.16 **Clause 22.11 Residential Development Policy** extends upon the provision contained at **Clause 21.05 (Residential Land Use)**, relating to increased housing diversity areas, incremental housing change areas, minimal housing change areas, residential renewal areas and neighbourhood character. It provides design guidance on how new residential development should achieve architectural and urban design outcomes that positively respond to neighbourhood character.

11.17 Relevant objectives in Clause 22.11-2 Residential Development Policy include:

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

- 11.18 It is considered that the proposed development generally complies with and satisfies the State and Local Planning Policy Framework guidelines which aim to encourage well-designed medium density housing in appropriate locations. Further discussion is provided in response to Local Planning Policy under section 12 of this report.

Particular Provisions

11.19 *Clause 52.06 – Car Parking*

Design Standard 1 – Accessways under Clause 52.06-8 of the Scheme outlines a number of technical requirements for driveways and access lanes within a development site, including to:

- Be at least 3 metres wide.
- Provide a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.
- Provide an internal radius of at least 4.0 metres at changes of direction or intersection or be at least 4.2 metres wide.
- If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction.

The proposed common driveway will allow all vehicles to egress the site in a forward direction through the provision of an adequate turning area, comprising of an internal radius of 4.0 metres within the shared accessway area. The application was referred to Council's Traffic Engineer who provided conditional support and did not raise any issues with the turning areas for the proposed accessway.

A 2.0m x 2.5m wide visual splay would be achievable directly adjacent to the driveways located at the site's frontage in accordance with the technical requirements of this Standard.

Pursuant to Clause 52.06-5 (Number of Car Parking Spaces) of the Scheme, one (1) car parking space is required for a one or two bedroom dwelling whilst two (2) car parking spaces are required for a dwelling featuring three (3) or more bedrooms. There is no additional requirement for the provision of on-site visitor car parking with respect to this application given that less than five (5) dwellings are proposed. The proposed development would satisfy the minimum car parking requirement required under this section of the Scheme, with a total of six (6) on-site car spaces to be provided.

Design Standard 2 – Car Spaces requires the following for new developments:

- *Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.*

- *Where parking spaces are provided in tandem (one space behind the other) an additional 500 mm in length must be provided between each space.*
- *Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.*

The proposed garages for each dwelling will meet the minimum required dimensions of this standard, including the provision of a 500 mm gap between the garage and tandem space.

Further to this, Design Standard 5 – Urban Design requires that “ground level car parking, garage doors and accessways must not visually dominate public space”. The proposed development will not result in excessive hard surfacing within the front setback area and would be visually “softened” through the provision of landscaping adjacent to the site’s street frontage.

Council’s Traffic Department raised no concern with traffic generation for the proposed development.

The proposed car parking and vehicle access arrangement to be provided in association with each dwelling is considered to satisfy the relevant design objectives under Clause 52.06 (Car Parking) of the Scheme.

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 following assessment gives further discussion to that in the attached Appendix, particularly those 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. Only three (3) of the thirty-three (33) ResCode standards are sought to be varied.

Clause 55.02-1 - Standard B1 (Neighbourhood Character)

12.3 The objective of this Clause 55.02-1 is ‘to ensure that the design respects the existing neighbourhood character and responds to the features of the site and surrounding area’. Standard B1 of ResCode suggests that the proposed design should respect the existing or preferred neighbourhood character and respond to the features of the site.

12.4 As discussed under section 3 of this report, the subject site is located within an area comprising a mix of single dwelling allotments and medium density housing on smaller lots. The medium density housing is particularly evident within Janice Avenue and along nearby Warrigal Road. This housing is generally in the form of two (2) or three (3) dwellings on similar size allotments of between 700-900 m².

12.5 The subject site is bordered by medium density housing on either side and more broadly to the east along the north side of Janice Avenue. This medium density housing is of various age and as mentioned above, generally comprises of two (2) or three (3) dwellings. The subject site is one of only few sites that have not been developed on Janice Avenue.

- 12.6 The most recent medium density development in the immediate area is to the south-east of the subject site at 4 Janice Avenue approved under Planning Permit KP-706/2011. The land has been developed with three (3) dwellings including one (1) double storey dwelling to the front. The adjacent land at 368 Warrigal Road and 1A Janice Avenue has also recently been developed with two (2) dwellings including one (1) double storey dwelling (1A Janice Avenue) under Planning Permit KP-960/2006.
- 12.7 It is evident that the immediate surrounds of the subject site has undergone a significant amount of change in recent times and consequently the majority of sites along Janice Avenue have been developed. The proposed development is consistent with this emerging character of the area, particularly of similar three (3) dwelling developments on similar size allotments at no. 4, 5, 7 and 10 Janice Avenue.
- 12.8 Although the immediate area predominantly comprises of single storey dwellings, this built form does not characterise the neighbourhood as double storey construction also exists. There are double storey dwellings in close proximity to the site at no. 1A and 4 Janice Avenue as well as the broader area in nearby Bettina Court and Nova Court. It is also noted that the nearby residential estate off Warrigal Road (approximately 100 m to the north of the site) is primarily developed with double storey dwellings. Therefore, the proposed development is considered to be consistent with the existing as well as emerging character of the area and will satisfy the abovementioned objective of this Clause.

Clause 55.02-2 - Standard B2 (Residential Policy)

- 12.9 The Residential policy objective seeks to ensure that any proposed development accords with the relevant State and Local Planning Policy Framework. An assessment against Kingston's MSS and Residential Development Policy has been provided at section 11.2 of this Report, with the proposal considered to be in accordance with the relevant objectives and strategies.
- 12.10 Council's Residential Development Policy under Clause 22.11 discourages the construction of double storey dwellings to the rear of sites to minimise any off-site amenity impacts to adjoining properties. However, the construction of two storey dwellings to the rear of sites is not prohibited and may be supported if it demonstrates that it is well designed and sited so as not to unduly impact adjoining residents. In this regard, the policy seeks to:
- *Ensure that any upper storey components towards the rear of sites are sensitively designed to avoid unreasonable adverse amenity impacts on neighbours.*
 - *Encourage well-articulated and graduated elevations in order to avoid 'box like' double storey designs, thus reducing visual bulk.*
- 12.11 In this instance, it is considered that the double storey design of the rear dwellings (Dwelling 2 and 3) is acceptable and generally accords with the above Residential Development Policy. The first floors are considered to be modest in size with generous setbacks from the corresponding ground floor level. Additionally, the first floor walls are designed to create visual interest with a range of materials proposed including rendered walls and weatherboard cladding and articulation to reduce visual impact.

- 12.12 There will be no unreasonable visual bulk and massing from the upper levels due to the substantial breaks of 3.45 m provided between Dwelling 1 and 2 and 7.55 m between Dwelling 2 and 3. These breaks will be clearly visible when viewed from existing habitable room windows and private open space on adjoining properties and consequently will not present as a continuous built form at first floor level.
- 12.13 As detailed under Appendix A of this report, there will be no unreasonable amenity impacts to adjoining properties as a result of the double storey dwellings to the rear. This includes any overshadowing and overlooking impacts (subject to conditions on any Permit issued). The minimum side setbacks of the first floor of each dwelling will be in excess of 2 m and Dwelling 3 has a minimum setback of 4 m from the rear boundary, which exceeds the minimum requirements of 1.6-1.7 m under Standard B17 of ResCode.
- 12.14 It is also noted that the two (2) dwellings to the rear of the site will have significant setbacks from the adjoining private open space to the west with 3.59 m for Dwelling 3 and 5.6 m for Dwelling 2. Accordingly, the design and siting of the proposed dwellings and first floor form will not unduly affect the directly adjoining residential properties and as such offers a good planning outcome for the subject site.
- 12.15 It is considered that the proposed development generally complies and satisfies the State and Local Planning Policy Framework guidelines which aim to encourage well-designed medium density housing in appropriate locations.

Site Layout and Building Massing

Clause 55.03-8 – Standard B13 (Landscaping)

- 12.16 The objectives of this Clause are as follows:
- *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.*
- 12.17 The subject site has nine (9) existing trees that are proposed to be removed as a result of the proposed development, six (6) of which are considered to be mature species. The objective and standard of this provision seeks to retain mature vegetation on the site and therefore a variation is sought by the applicant.
- 12.18 Council's Vegetation Management Officer has inspected the subject land and has determined that the existing mature vegetation is of low retention value and in poor health. Therefore, it is considered that the removal of these trees is appropriate in this instance with replacement canopy trees to be provided within the front setback and rear private open space of each dwelling.
- 12.19 The proposed development will provide for adequate planting opportunities, particularly within the front setback and private open space areas of each dwelling. Further to this, the shared driveway will be bordered by landscaping to soften the hard surfacing. As recommended by Council's Vegetation Officer, a landscape plan will be required by way of a condition on any permit issued.

Clause 55.03-10 – Standard B15 (Parking location)

- 12.20 The relevant objective of this Clause seeks ‘to protect residents from vehicular noise within developments’.
- 12.21 Under this Standard, any habitable room window should be setback a minimum distance of 1.5 metres from a shared vehicle accessway or may be reduced to 1 metre where the respective window has a minimum sill height of 1.4 metres above the natural ground level.
- 12.22 A variation to the standard is sought for the kitchen windows for Dwelling 1 and 2 (setback less than 300 mm from accessway) and the grandparents bedroom of Dwelling 2 which has a window sill height of 1 m and is setback 1 m from the accessway.
- 12.23 It is considered that a variation to this standard is warranted with respect to the kitchen windows of Dwelling 1 and 2. The kitchens are not considered to be a high amenity area within the house. Additionally, the driveway will serve a maximum of only four (4) vehicles with two (2) of these vehicles belonging to Dwelling 2. Therefore, traffic is anticipated to be of low frequency. As such there would not be unreasonable noise impacts to the respective windows and the above objective of this standard is considered to have been satisfied.
- 12.24 In regards to the grandparent’s bedroom of Dwelling 2, a generous setback of 1 m has been provided between the window and driveway. However, bedrooms should be well protected from noise impacts given their high amenity. Consequently, it is recommended that a condition be included on any Permit issued to increase the minimum window sill height to 1.4 m to comply with the standard.
- 12.25 It is noted that the proposed development meets the other objective of this Clause which seeks ‘to provide convenient parking for resident and visitor vehicles’.

Amenity Impacts

Clause 55.04-6 – Standard B22 (Overlooking)

- 12.26 The objective of this provisions seeks ‘to limit views into existing secluded private open space and habitable room windows’.
- 12.27 As indicated on the architectural plans, the proposed development will incorporate full clear glazed windows directly opposite existing habitable room windows and private open space of adjoining dwellings. These windows include as follows:
- The west facing bedroom 3, bedroom 4 and multi-purpose room windows of Dwelling 1;
 - The bedroom 2 and multi-purpose room windows of Dwelling 2; and
 - The bedroom 2 (south and north), multi-purpose room and bedroom 3 windows of Dwelling 3.
- 12.28 Consequently, the proposal fails to meet the standards of this provision where new habitable room windows are required to be treated where overlooking opportunities exist. It is noted that some of the above-mentioned windows appear to be treated for overlooking however they are not clearly nominated on the plans.

- 12.29 Accordingly, it is recommended that conditions be included on any Permit issued requiring the respective windows to be treated for overlooking as per this Standard. It is considered that provided these conditions are imposed on any Permit issued, the above objective of this provision has been satisfied.

Detailed Design

Clause 55.06-1 – Standard B31 (Design Detail)

- 12.30 The objective of this provision seeks *‘to encourage design detail that respects the existing or preferred neighbourhood character’*.
- 12.31 The materials to be incorporated for the proposed development include a combination of face brick and render at ground floor and vertical weatherboard cladding and render at first floor level. The roof will be constructed of concrete tiles in a hipped form. The face brickwork, weatherboard cladding and hip tile roof form have been incorporated in response to the existing traditional characteristics of existing dwellings in the area. The render elements will provide a more contemporary design response, reflecting the ongoing change of the area, particularly that of recent medium density housing at no. 1A Janice Avenue and 368 Warrigal Road on the west side of the subject land.
- 12.32 The variety of materials and finishes proposed will provide visual interest to the development and will reduce the overall massing, particularly along the length of the first floor. A condition is recommended for any permit issued to clarify the proposed material finishes along the west elevations of the development to ensure there is suitable variation in materials and treatments between the ground and first floors of each dwelling.
- 12.33 Overall, it is considered that the first floor walls are well-articulated and have been designed and sited so as to ensure there will be no unreasonable impacts to the amenity of adjoining properties.
- 12.34 The design response for the proposed development is considered acceptable given the style and design of the neighbourhood and will therefore satisfy the above objective of this Clause.

13.0 RESPONSE TO GROUNDS OF OBJECTIONS

- 13.1 The objector concerns have been addressed throughout this report.
- 13.2 The following objector concerns, however, remain outstanding as they are not valid planning considerations:
- Construction noise; and.
 - Property devaluation.

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; and
 - A suitable level of compliance with all relevant policies, including Clause 55 of the Kingston Planning Scheme

15.0 RECOMMENDATION

- 15.1 That the Planning Committee determine to support the proposal and issue a Notice of Decision to Grant a Permit to **Develop the land for the construction of three (3) double-storey dwellings** at No. 1 Janice Avenue, 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 three copies must be provided. The plans must be substantially in accordance with the amended plans prepared by 'Cultured House and Building Design' (dated 30 August 2017), sheet 3 to 5 inclusive, issue B, submitted on 4 September 2017, but modified to show:
 - a) the provision of a landscape plan in accordance with the submitted development plan and with such plans to be prepared by a suitably qualified landscape professional to the satisfaction of the responsible Authority and incorporating:
 - i. a planting schedule of all proposed trees and shrubs, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
 - ii. a survey, including, botanical names of all existing trees to be retained or removed on the site including Tree Protection Zones for trees to be retained calculated in accordance with AS4970-2009;
 - iii. a survey including botanical names, of all existing trees on neighbouring properties where the Tree Protection Zones of such trees calculated in accordance with AS4970-2009 fall partially within the subject site;
 - iv. the delineation of all garden beds, paving, grassed area, retaining walls, fences and other landscape works;
 - v. a range of plant types from ground covers to large shrubs and trees;
 - vi. the provision of two trees within the front setback that will reach a minimum mature height of 10 metres and canopy spread of 5 metres at maturity and at least one small tree capable of reaching a height of 5 metres and canopy spread of 3 metres at maturity within the rear private open space of each dwelling with species chosen to be approved by the Responsible Authority;
 - vii. all trees provided at a minimum of 2 metres in height at time of planting, medium to large shrubs to be provided at a minimum pot size of 200mm;
 - viii. no trees with a mature height over five (5) meters are to be planted over proposed or existing easements; and

- ix. the provision of notes regarding site preparation, including the removal of all weeds, proposed mulch, soil types and thickness, subsoil preparation and any specific maintenance requirements.
- b) the window for the grandparents bedroom of Dwelling 2, increased to a minimum sill height of 1.4 metres above the surface level of the common accessway;
- c) overlooking treatment provided for west facing bedroom 3, bedroom 4 and multi-purpose room windows of Dwelling 1 in accordance with Standard B22 (Overlooking) of Clause 55.04-6 of the Kingston Planning Scheme;
- d) overlooking treatment provided for the bedroom 2 and multi-purpose room windows of Dwelling 2 in accordance with Standard B22 (Overlooking) of Clause 55.04-6 of the Kingston Planning Scheme;
- e) overlooking treatment provided for the bedroom 2 (north and south facing), multi-purpose room and bedroom 3 (east and south) windows of Dwelling 3 in accordance with Standard B22 (Overlooking) of Clause 55.04-6 of the Kingston Planning Scheme;
- f) the vertical cladding noted as 'WB1' on the first floors of the development clearly nominated as 'weatherboard' cladding;
- g) the detail of materials and finishes illustrated on the west elevation and a variation of materials used between the west facing ground and first floor walls for each dwelling;
- h) all external heating and/or cooling units for each dwelling nominated and located away from any existing habitable room windows on adjoining properties;
- i) a notation specifying that 'vehicle crossings must be constructed at a 90 degree alignment with the kerb on Janice Avenue and all internal driveways must align with the existing/proposed vehicle crossing;
- j) the internal driveways must be at least 500 millimetres from the side boundary at the front property boundary;
- k) the proposed vehicle crossing kept separate from the neighbours vehicle crossing to create a triangle of grass no less than 1 metre between the infill sections of the vehicle crossings;
- l) the rainwater tanks of each dwelling clearly nominated as having water re-used for toilet flushing;
- m) the provision of a minimum 5.4 metre long on-street parking bay shown between vehicle crossings;
- n) site services, including bin storage, meters and mailboxes shown in a convenient and manageable location;
- o) the surface material of all driveways and car parking spaces nominated in all-weather coloured concrete sealcoat, or similar; and
- p) the provision of a full colour palette, finishes and building materials schedule for all external elevations, fencing and driveways of the development.

Endorsed Plans

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

Drainage and Water Sensitive Urban Design

3. Unless with 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 and 80% tank water supply reliability 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 3 a), b) and c), above must be implemented on-site, unless an alternative agreement is reached with the Responsible Authority.
4. Stormwater/drainage works must be implemented in accordance with the approved stormwater management/drainage plan(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 7.7L/s.
 - c) All stormwater/drainage works must be maintained to the satisfaction of the Responsible Authority.

Infrastructure and Road Works

5. If the existing vehicle crossing is to be reconstructed to current standards and is less than 1 metre from the double side entry stormwater pits, the pit lids must be modified to trafficable lids to the satisfaction of the Responsible Authority.
6. Vehicle crossings must be constructed at a 90 degree alignment with the kerb on Janice Avenue and all internal driveways must align with the existing/proposed vehicle crossing.
7. Property boundary and footpath levels must not be altered without the prior written consent from the Responsible Authority.
8. All reinstatements and vehicle crossings must be constructed to the satisfaction of the Responsible Authority.
9. The replacement of all footpaths, including offsets, must be constructed to the satisfaction of the Responsible Authority.

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

10. All redundant vehicle crossings must be removed (including redundant portions of vehicle crossings) to the satisfaction of the Responsible Authority.
11. All front and side fences must be constructed wholly within the title property boundaries of the subject land.
12. 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.

Parking and Traffic Management

13. Before occupation of the development hereby permitted, areas set aside for parking vehicles, access lanes and paths as shown on the endorsed plans must be:
 - i) Constructed to the satisfaction of the Responsible Authority.
 - ii) Properly formed to such levels that they can be used in accordance with the plans.
 - iii) Surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority.
 - iv) Drained to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times and maintained to the satisfaction of the Responsible Authority.

General amenity conditions

14. 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.
15. 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.
16. 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

17. 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.
18. Prior to the occupation of the dwellings hereby permitted, the landscaping works as shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority. Thereafter, the landscaping must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

Time Limits

19. 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.

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

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

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

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

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

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

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

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

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

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

OR

In the event the Planning Committee wishes to oppose the Officer Recommendation to support 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 – Residential Land Use contained at Clause 21.05 of the Kingston Planning Scheme.
2. The proposal does not satisfy the requirements of Clause 22.11 – Residential Development Policy, of the Kingston Planning Scheme.
3. The proposal fails to satisfy all the requirements of Clause 55 of the Kingston Planning Scheme (ResCode), in particular Clause 55.02-1 (Neighbourhood Character Objective), Clause 55.02-2 (Residential Policy Objective), Clause 55.03-10 Parking Location Objective and Clause 55.04-6 (Overlooking Objective).
4. The proposal fails to provide an acceptable built form outcome having regard to the physical and policy context.

APPENDIX A – RESCODE ASSESSMENT

Standard of the Kingston Planning Scheme

Two or more dwellings on a lot and residential buildings (Clause 55 and Schedule 3 to the General Residential Zone)

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B1 Neighbourhood Character Design respects existing neighbourhood character or contributes to a preferred neighbourhood character. Development responds to features of the site and surrounding area.</p>	Yes	See section 12.3 to 12.8 of the report.
<p>B2 Residential Policy Residential development is consistent with housing policies in the SPPF, LPPF including the MSS and local planning policies. Support medium densities in areas to take advantage of public transport and community infrastructure and services.</p>	Yes	See section 12.9 to 12.15 of the report.
<p>B3 Dwelling Diversity Encourages a range of dwelling sizes and types in developments of ten or more dwellings.</p>	N/A	Less than 10 dwellings proposed.
<p>B4 Infrastructure Provides appropriate utility services and infrastructure without overloading the capacity.</p>	Yes (subject to conditions)	It is recommended that suitable conditions be included in any permit issued to address infrastructure considerations.
<p>B5 Integration with the Street Integrate the layout of development with the street</p>	Yes	<p>The proposed development has been designed to be well presented and integrated with the street. In particular, Dwelling 1 will incorporate a bedroom at ground level and an additional two bedrooms on the upper level, facing the street.</p> <p>Further to this, the front yard will be adequately landscaped to soften the proposed development from the street. A front fence of no more than 1.2 metres is proposed and will continue to allow transparency between the front dwelling and Janice Avenue.</p>
<p>B6 Street Setback The setbacks of buildings from a street</p>	Yes	<p>Required: 5.9 m Proposed: 6 m</p>

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
respect the existing or preferred neighbourhood character and make efficient use of the site.		
B7 Building Height Building height should respect the existing or preferred neighbourhood character.	Yes	Maximum: 9 metres Proposed: 7.5 metres
B8 Site Coverage Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site. Note: Schedule 3 to the General Residential Zone includes a variation to this standard	Yes	Maximum: 50% Proposed: 43%
B9 Permeability Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.	Yes	At least: 20% Proposed: 37%
B10 Energy Efficiency Achieve and protect energy efficient dwellings and residential buildings. Ensure orientation and layout reduces fossil fuel energy use and makes appropriate use of daylight and solar energy.	Yes	The proposed development has been designed to make appropriate use of daylight subsequently reducing reliance of fossil fuel energy use. In particular, north-facing windows have been maximised where possible including for living rooms. Private open space areas will also be well oriented to the north and west providing sufficient sunlight throughout the day. The energy efficiency of existing dwellings on adjoining properties will not be unreasonably reduced. As per standards B19 and B21, there will be no significant shadowing impact to existing habitable room windows and private open space.
B11 Open Space Integrate layout of development with any public and communal open space provided in or adjacent to the development.	N/A	There is no public open space facing the subject site and proposed development.
B12 Safety Layout to provide safety and security for residents and property.	Yes	New windows on the ground and first floor have been designed to face the common driveway where possible to enhance surveillance opportunities within the development. There will be no planting which creates an unsafe space for residents and visitors. The entry to each

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed	
		dwelling will be clearly visible from the street and common driveway.	
<p>B13 Landscaping To provide appropriate landscaping. To encourage:</p> <ul style="list-style-type: none"> • Development that respects the landscape character of the neighbourhood. • Development that maintains and enhances habitat for plants and animals in locations of habitat importance. • The retention of mature vegetation on the site. 	No (variation required)	See section 12.16 to 12.20 of report for discussion.	
<p>B14 Access Ensure the safe, manageable and convenient vehicle access to and from the development. Ensure the number and design of vehicle crossovers respects neighbourhood character.</p>	Yes	It is proposed to retain the existing crossover on the west side of the property frontage for access to Dwelling 1 and construct a new crossover on the east side of the property frontage to provide shared access to Dwelling 2 and 3. The overall width of the access ways onto the site's frontage will be 36.45% which is less than the maximum allowable of 40% (property frontage of less than 20 m).	
<p>B15 Parking Location Provide resident and visitor vehicles with convenient parking. Avoid parking and traffic difficulties in the development and the neighbourhood. Protect residents from vehicular noise within developments.</p>	No (in part)	<p>The proposed development will provide for convenient parking in the form of garages directly adjacent to each dwelling.</p> <p>See section 12.21 to 12.26 of report for discussion in regards to vehicular noise impacts to residents from the proposed development.</p>	
<p>B16 – no longer exists following Planning Scheme Amendment VC90 approved on 5 June 2012.</p>			
<p>B17 Side and Rear Setbacks Ensure the height and setback respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.</p>	Yes	<p>Dwelling 1 Required:</p> <p><u>Ground Floor</u> North (rear): 1 m East (side): 1.03 m South (frontage): N/A West (side): 1 m</p>	<p>Dwelling 1 Proposed:</p> <p><u>Ground Floor</u> North (rear): 33.5 m East (side): 3.9 m South (frontage): N/A West (side): 5.6 m</p>

City of Kingston
Planning Committee Meeting

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed	
		<p><u>First Floor</u> North (rear): 1.69 m East (side): 1.75 m South (frontage): N/A West (side): 1.78 m</p> <p>Dwelling 2 Required:</p> <p><u>Ground Floor</u> North (rear): 1 m East (side): 1 m South (frontage): N/A West (side): 1.72 m</p> <p><u>First Floor</u> North (rear): 1.66 m East (side): 1.72 m South (frontage): N/A West (side): 1.72 m</p> <p>Dwelling 3 Required:</p> <p><u>Ground Floor</u> North (rear): 1 m East (side): 1 m South (frontage): N/A West (side): 1 m</p> <p><u>First Floor</u> North (rear): 1.66 m East (side): 1.69 m South (frontage): N/A West (side): 1.75 m</p>	<p><u>First Floor</u> North (rear): 34.5 m East (side): 4.4 m South (frontage): N/A West (side): 2.5 m</p> <p>Dwelling 2 Proposed:</p> <p><u>Ground Floor</u> North (rear): 20 m East (side): 3.85 m South (frontage): N/A West (side): 5.6 m</p> <p><u>First Floor</u> North (rear): 20.4 m East (side): 4.3 m South (frontage): N/A West (side): 5.6 m</p> <p>Dwelling 3 Proposed:</p> <p><u>Ground Floor</u> North (rear): 3 m East (side): 1.25 m South (frontage): N/A West (side): 1.09 m</p> <p><u>First Floor</u> North (rear): 4 m East (side): 2 m South (frontage): N/A West (side): 3.59 m</p>

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B18 Walls on Boundaries Ensure the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.</p>	Yes	<p>Maximum allowable: 20.6 m for both the east and west (side) property boundaries.</p> <p>Proposed: <i>East boundary</i> – 6.5 m <i>West boundary</i> – 12.02 m</p> <p>Further to the above, the proposed walls on boundary will have an average height of no more than 3.2 m and a maximum overall height of no more than 3.6 m in accordance with the standard. The double garage of Dwelling 1 has been sited to align with the existing garage of the dwelling at 1A Janice Avenue which is encouraged under this Standard to minimise potential amenity impacts.</p>
<p>B19 Daylight to Existing Windows Allow adequate daylight into existing habitable room windows.</p>	Yes	<p>A 1 m clearance to the sky and 3 m² light court will be maintained for all existing habitable room windows facing the subject site, including at no. 1/3 and 2/3 Janice Avenue and the units to the rear of the site at no. 374 Warrigal Road. The proposed upper levels of the development will also be appropriately setback (50% of wall height) from the existing windows.</p>
<p>B20 North Facing Windows Allow adequate solar access to existing north-facing habitable room windows.</p>	N/A	<p>There are no north-facing windows impacted by the proposed development. The area directly to the south of the site is Janice Avenue.</p>
<p>B21 Overshadowing Open Space Ensure buildings do not significantly overshadow existing secluded private open space.</p>	Yes	<p>The majority of the proposed shadowing between 9am to 3pm will fall within the subject land and on existing building envelopes and boundary fencing shadows.</p> <p>At least 40 m² or 75% of the SPOS of adjoining properties will be provided with sunlight for a minimum of 5 hours throughout the day (10am-3pm). Where the minimum amount of sunlight is not already provided for existing SPOS, the proposed development will not further reduce sunlight (i.e. no. 1A Janice Avenue and 1/3 Janice Avenue).</p>

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B22 Overlooking Limit views into existing secluded private open space and habitable room windows.</p>	<p>No (however can comply with conditions)</p>	<p>See section 12.27 to 12.30 for discussion.</p>
<p>B23 Internal Views Limit views into existing secluded private open space and habitable room windows of dwellings and residential buildings within the same development.</p>	<p>Yes</p>	<p>There will be no internal views into the private open space and habitable room windows of each new dwelling.</p>
<p>B24 Noise Impacts Protect residents from external noise and contain noise sources in developments that may affect existing dwellings.</p>	<p>Yes (subject to condition)</p>	<p>There will be no unusual or non-domestic noise sources that may affect the proposed or existing dwellings. Further to this, external services for each dwelling will be sited away from adjoining properties (i.e. within the dwellings). It is recommended to include a condition on any Permit issued to ensure the above.</p>
<p>B25 Accessibility Consider people with limited mobility in the design of developments.</p>	<p>Yes</p>	<p>The development has been designed with consideration to the needs of people with limited mobility. In particular, the entrance to each dwelling will be conveniently accessed and a bedroom will be provided at ground level for each dwelling.</p>
<p>B26 Dwelling Entry Provide a sense of identity to each dwelling/residential building.</p>	<p>Yes</p>	<p>The entrance to each dwelling will be easily identifiable from the accessway and street. A porch will be incorporated to the entries to provide a sense of address and shelter for visitors and residents.</p>
<p>B27 Daylight to New Windows Allow adequate daylight into new habitable room windows.</p>	<p>Yes</p>	<p>All new habitable windows will receive a minimum of 1 m clear to the sky and 3 m² of outdoor space.</p>

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B28 Private Open Space Provide reasonable recreation and service needs of residents by adequate private open space.</p> <p>Note: Schedule 3 to the General Residential Zone includes a variation to this standard</p>	Yes	<p>Required: An area of 40m², with one part of the POS to consist of secluded POS at the side or rear of the dwelling or residential building with a minimum area of 40m², a minimum dimension of 5m and convenient access from a living room. If a dwelling has more than 2 bedrooms an additional ground level POS area of 20m² with a minimum width of 3m is required to be provided for each additional bedroom, with a maximum of 80m² of POS required for the dwelling.</p> <p>Proposed: <i>Dwelling 1 (4 bedrooms)</i> – 44 m² of SPOS with a minimum dimension of 5 m and an additional 40 m² of POS with a minimum dimension of 3 m within the front yard. A total of 88 m² will be provided.</p> <p><i>Dwelling 2 (3 bedrooms)</i> – 65 m² of SPOS with a minimum dimension of 5 m.</p> <p><i>Dwelling 3 (3 bedrooms)</i> – 67 m² of SPOS with a minimum dimension of 5 m.</p>
<p>B29 Solar Access to Open Space Allow solar access into the secluded private open space of new dwellings/buildings.</p>	Yes	<p>The POS of each dwelling will be provided with a reasonable amount of solar access. The POS will be located on the north side of Dwelling 3 and the west side of Dwelling 2 and 3. The distances provided between the north and south boundary of the POS for Dwelling 2 and 3 will be sufficient in providing solar access throughout the day.</p>
<p>B30 Storage Provide adequate storage facilities for each dwelling.</p>	Yes	<p>Each dwelling will be provided with an external storage shed incorporating minimum storage of 6 m³.</p>
<p>B31 Design Detail Encourage design detail that respects the existing or preferred neighbourhood character.</p>	Yes	<p>See section 12.31 to 12.34 of the report.</p>

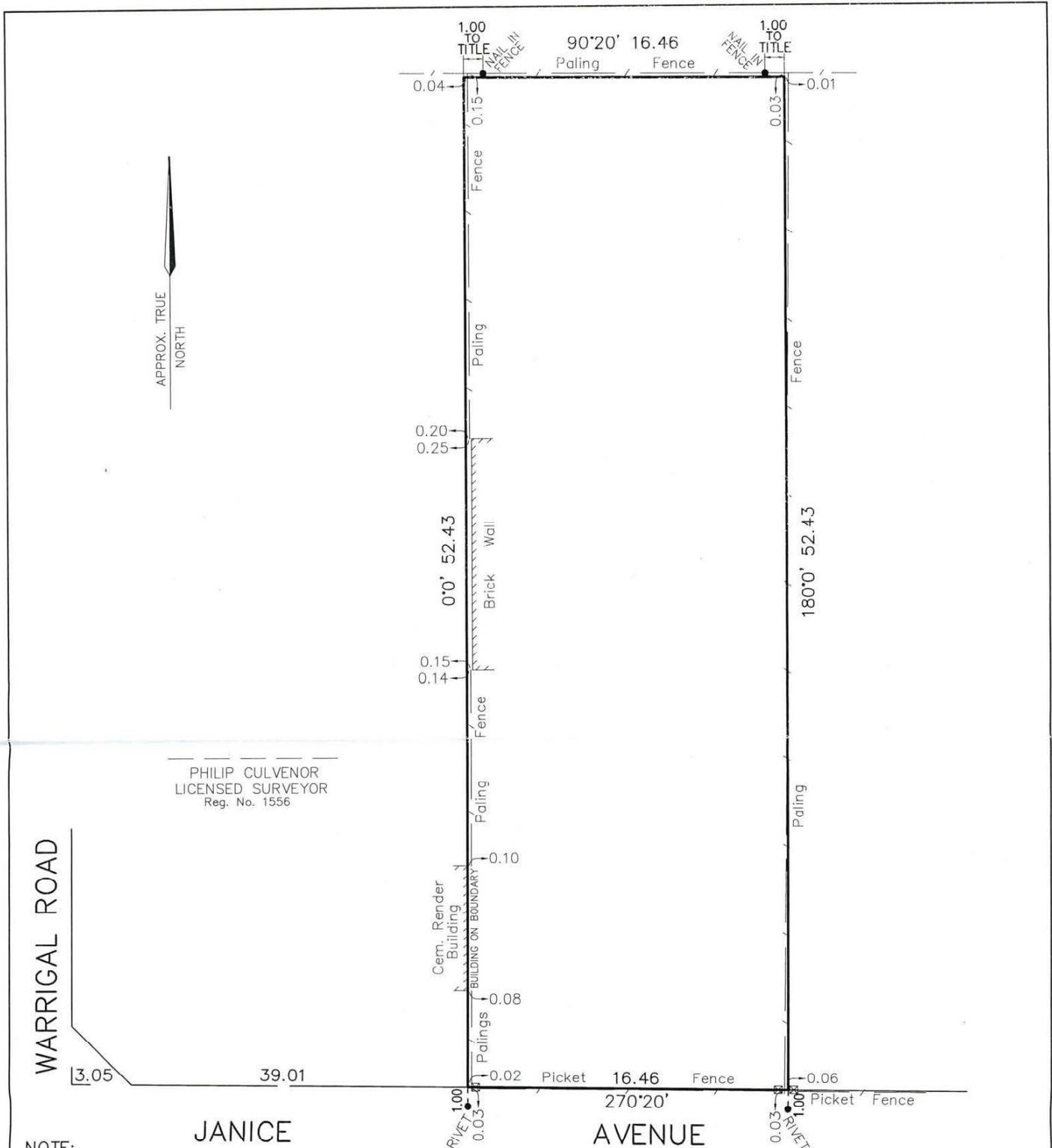
**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B32 Front Fences Encourage front fence design that respects the existing or preferred neighbourhood character.</p> <p>Note: Schedule 3 to the General Residential Zone includes a variation to this standard</p>	Yes	<p>Maximum: 1.2 m Proposed: 1.2 m</p> <p>The proposed 1.2 metre high brick and iron fence has been designed to respect the existing character of the area.</p>
<p>B33 Common Property Ensure car parking, access areas and other communal open space is practical, attractive and easily maintained. Avoid future management difficulties in common ownership areas.</p>	Yes	The proposed shared driveway for Dwelling 2 and 3 will be within common ownership. The common area has been designed to be practical and easily maintained with no foreseeable management issues.
<p>B34 Site Services Ensure site services and facilities can be installed and easily maintained and are accessible, adequate and attractive. Avoid future management difficulties in common ownership areas.</p>	Yes (subject to condition)	It is recommended that a condition be included on any Permit issued to nominate the accessible location of site services, including bin storage, meters and mailboxes.

Author/s: Beau McKenzie, Statutory Planning
 Reviewed and Approved By: Adam Stark, Team Leader Statutory Planning



NOTE:

This survey has been carried out for the exclusive use of the proprietors for the purpose of title re-establishment on the site and should not be used for any other purpose or by any other person or corporation. Structures below the surface level (if any) including footings projecting into the site from adjoining properties have not been located by this survey. We have not excavated the site to determine their existence.

The position of occupation (fences, buildings etc) shown near boundaries are not necessarily plotted to scale and in most instances their positions have been exaggerated for clarity.

Accurate Surveying accepts no responsibility for any loss or damage howsoever suffered to any person or corporation that might use or rely on this plan in contravention of this disclaimer.

ADVERTISED

RECEIVED
09 JUL 2017

PLAN OF RE-ESTABLISHMENT SURVEY

SHEET 1 OF 1 SHEET	ORIGINAL SCALE 1:200
ORIGINAL SHEET SIZE : A3	REF: 10523

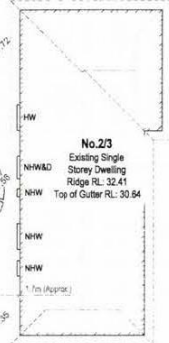
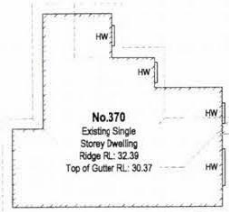
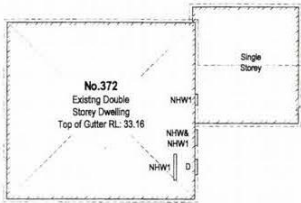
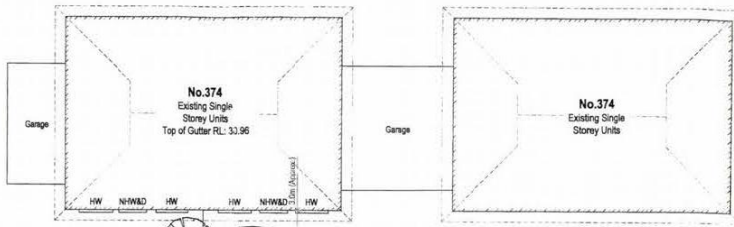


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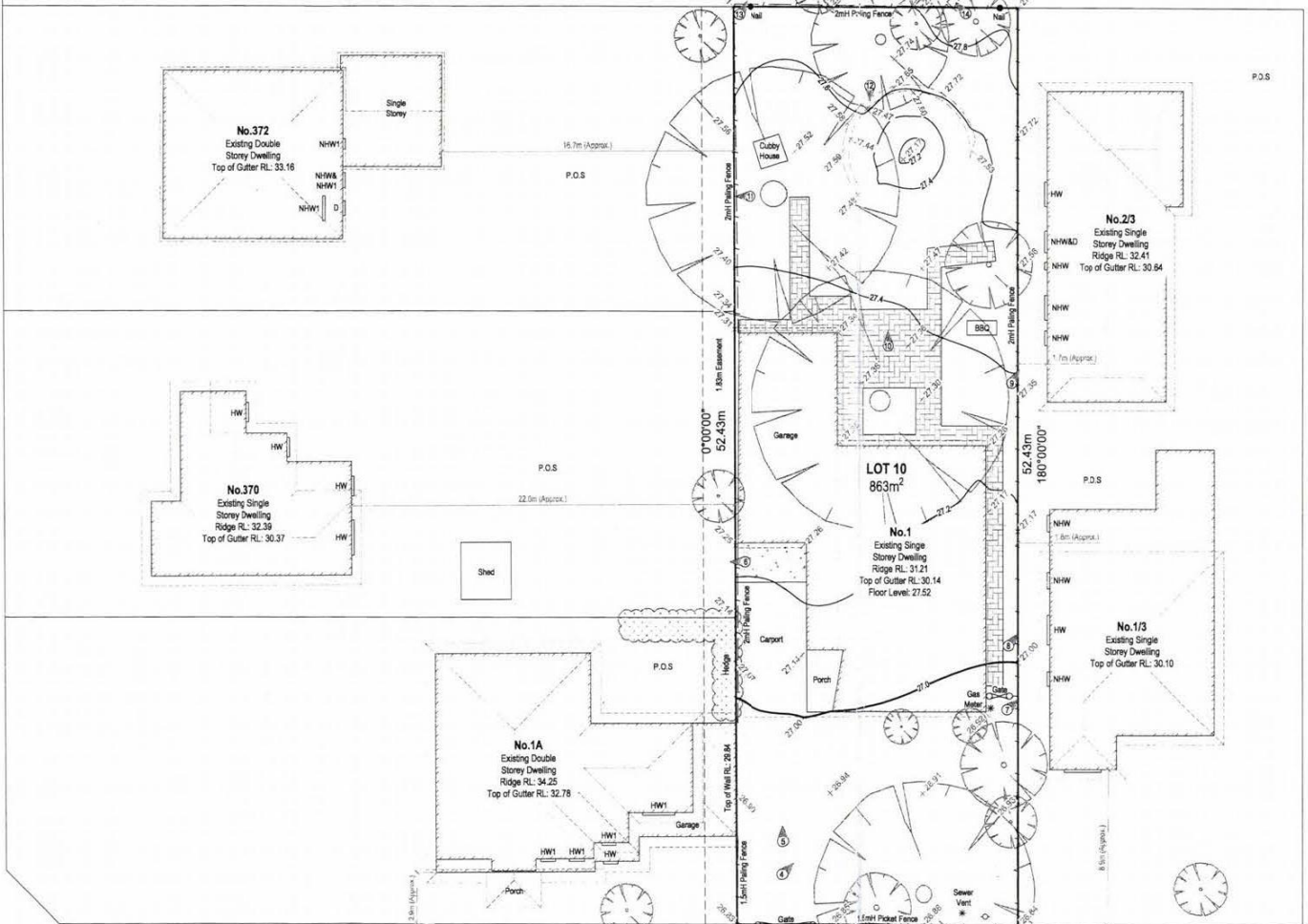
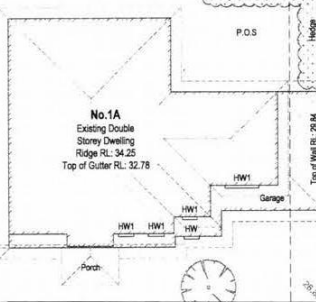
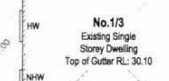
PO Box 290 Prahran VIC 3181
 Phone: 03 5998 9548 Mobile: 0449 859 729
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 www.accuratesurveying.com.au

1 JANICE AVENUE
 CHELTENHAM 3192
 VOL.7438 FOL.564
 LP 17618 (LOT 10)

LENGTHS ARE IN METRES
 DATE OF SURVEY: 28-4-2017
 VERSION: 1



LOT 10
863m²



TBM
Rivet in Concrete
AHD RL:26.49

JANICE AVENUE



ADVERTISED

Legend

- ▲ Site Level Benchmark
- ✱ Tilt Peg
- ☐ Side Entry Pit
- ☐ Stormwater Junction Pit
- ☐ Grated Pit
- ☐ Electricity Pit
- ☐ Sewer Pit
- ☐ Televis Pit
- ☐ Fire Hydrant
- ☐ Stop Valve
- ☐ Unclassified Pit
- Property Inlet
- Water Meter
- W Window - Ground Floor
- W1 Window - First Floor
- H Habitable
- NH Non Habitable
- D Door
- P.O.S Private Open Space
- EP Electricity Pole
- WG Water/Gas Kerb Marker
- HD House Drain Kerb Marker
- Tree
- Fence Line
- Powerline
- Photo Point
- Concrete Pavement
- Brick Pavement
- Brick/Retaining Wall
- Stone Edging/Retaining Wall
- Garden Bed
- Tiled Area

Client:
Cultured Building Designs

Notes:
Levels are to Australian Height Datum based on Moreside PM 381 (RL: 26.40m) determined by GPS (± 20mm Accuracy).
Colour intervals are at 0.2 metres.
Boundaries are unclassified unless noted otherwise.
The bearings and distances of boundaries shown on this plan are from LP 17618 (Ed. 02) and its establishment (Survey Ref 10523).
Refer to site for any encroachments, restrictions, covenants etc.
The locations of surface pits, valves covers etc. shown hereon have been determined by the survey. No underground services have been located unless specially shown. Prior to any excavation or construction, the relevant authority should be contacted to locate possible underground services.
Accurate surveying accepts no responsibility for any loss or damage suffered by any person or corporation that might rely on or rely on this plan in connection to the disclaimer.

DATE	REV	COMMENTS
11/05/17	0	Origin



FEATURE & LEVEL SURVEY

Lot 10 LP 17618
1 Janice Avenue
CHELTONHAM, 3192

Drawn: J.D. Job Number: 10523

Scale: 1:200 Length are in millimetres
0 2 4 6 8 10

Sheet Size: A3 Sheet No: 1 of 2

Date of Survey: 28/04/2017 Melway Ref: 78 C12

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DT: BY:



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

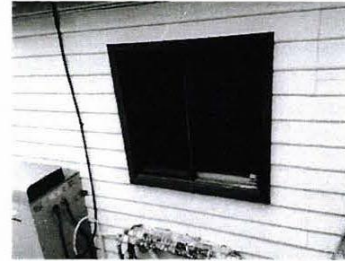


Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14

ADVERTISED

Client: **Cultured Building Designs**

SITE PHOTOGRAPHS

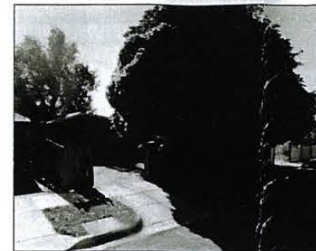
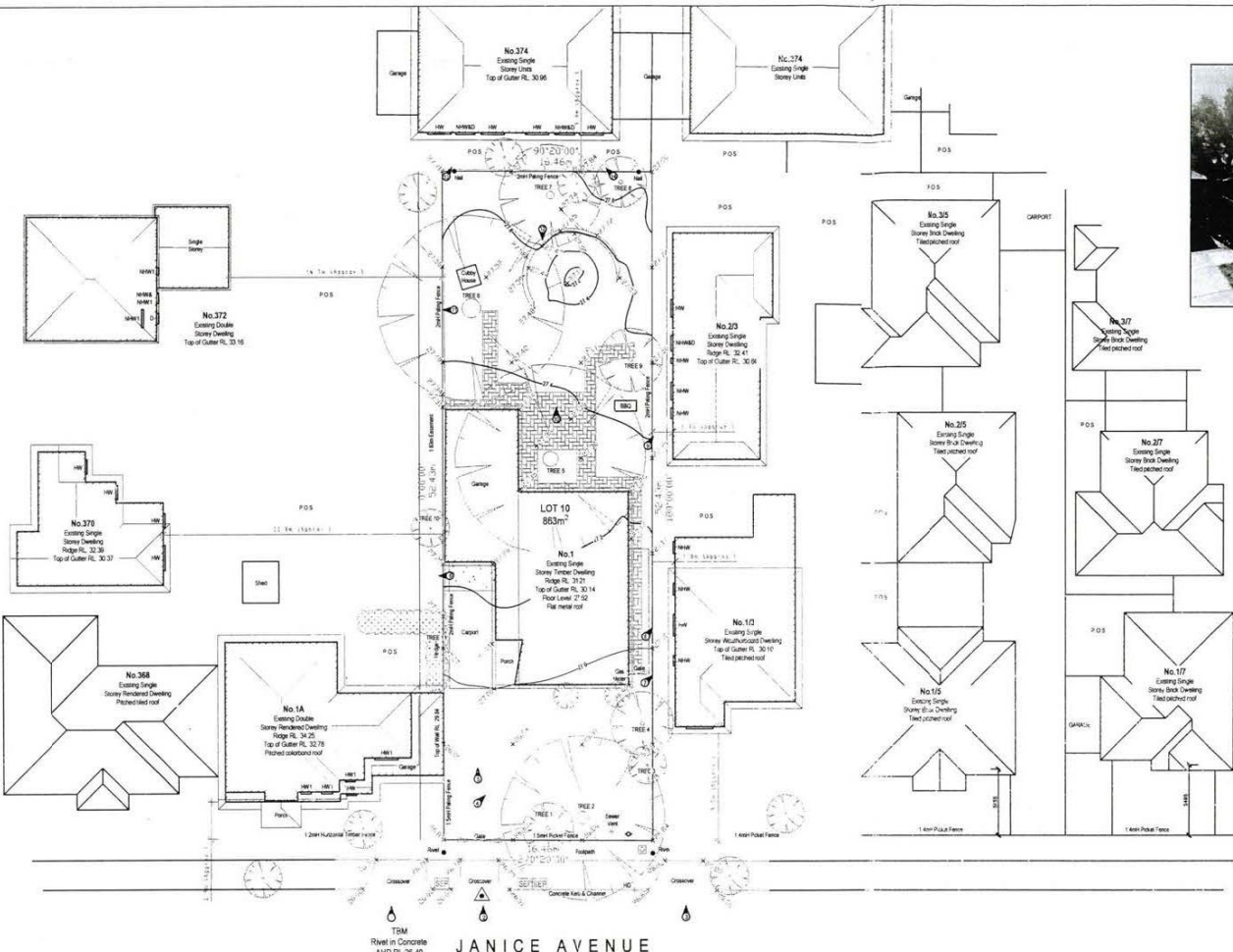
Lot 10 LP 17618
1 Janice Avenue
CHELTENHAM, 3192

Drawn: J.D.	Job Number: 10523
Sheet Size: A3	Sheet No: 2 of 2
Date of Survey: 28/04/2017	Midway Ref: 78 C12

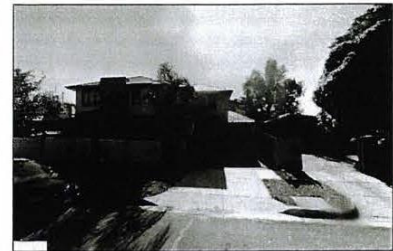
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09 JUN 2017

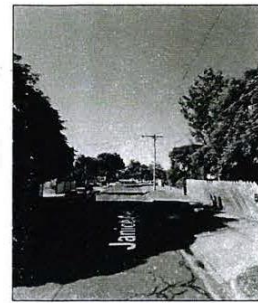
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PROPOSED SITE



1A JANICE



JANICE AVENUE

OPPORTUNITIES

- SITE OF LAND IS 863 SQM, AND HAS AN EXISTING WEATHERBOARD DWELLING FACING JANICE AVENUE, WHICH WILL BE DEMOLISHED FOR THE PROPOSED DEVELOPMENT
- ADJOINING PROPERTY No. 3 HAS IS A SINGLE STOREY BRICK DWELLING WITH A SETBACK OF 8.9 m
- EXISTING VEGETATION ON SITE WHERE POSSIBLE WILL BE RETAIN DEPENDING ON HEALTH OF THE TREE
- ANY NEW VEGETATION AT FRONT OR REAR OF SITE WILL BENEFIT THE DWELLING AND STREETScape
- STREET AND NEIGHBOURHOOD HAS A MIX OF DEVELOPMENT RANGING FROM SINGLE, DOUBLE STOREY DWELLINGS AND EXTENSIVE TOWNHOUSES
- EXISTING VEGETATION ON SITE WHERE POSSIBLE WILL BE RETAIN DEPENDING ON HEALTH OF THE TREE
- EXISTING CROSSOVER TO THE WEST OF STREETScape TO REMAIN, WITH A NEW CROSSOVER TO THE EAST OF STREETScape
- SITE IS LOCATED IN CLOSE PROXIMITY TO FACILITIES AND SERVICES, SUCH AS SHOPS, PARKS, SCHOOLS AND PUBLIC TRANSPORTATION

- TREE 1 PITTOSPORUM EUGENIODES
- TREE 2 PITTOSPORUM UNDULATUM
- TREE 3 VIBURNUM TINUS
- TREE 4 ULMUS x HOLLANDICA
- TREE 5 ULMUS MINOR 'VARIEGATA'
- TREE 6 AGONIS FLEXUOSA
- TREE 7 LOPHOSTEMON CONFERTUS
- TREE 8 LIGUSTRUM LUCIDUM
- TREE 9 MELIA AZEDARACH
- TREE 10 ULMUS x HOLLANDICA
- TREE 11 PITTOSPORUM TENUIFOLIUM

SITE DESCRIPTION

NORTH
WITHIN 5 MIN DRIVE:
BAYSIDE CHURCH
KINGSTON FUNERALS
KINGSTON CENTRE
KARKAROOK PARK
WARRINGAL RD. SHOPPING STRIP

SOUTH
WITHIN 5 MIN DRIVE:
DFO MOORABBIN
MENTONE TRAIN STATION
WOOLWORTHS TRIFT PARK
THRIFT PARK SHOPPING CENTRE
MENTONE PARK CHILD CARE&PRE-SCHOOL

WEST
WITHIN 5 MIN DRIVE:
LE PAGE PARK CRICKET CLUB
LE PAGE PRIMARY SCHOOL
CHELTENHAM STATION
LORNE STREET RESERVE
WESTFIELD SHOPPING CENTRE

EAST
WITHIN 5 MIN DRIVE:
CAPITAL GOLF COURSE
EGETABLE & FRUIT MARKET
DIXONLEY BYPASS
SPRINGALLEY GOLF CLUB PARK
GLAYTON SOUTH PRIMARY SCHOOL

CONSTRAINTS

- ADJOINING PROPERTIES DO NOT HAVE MANY WALLS ON BOUNDARY WHICH MAY BE ADVANTAGEOUS TO NEW DEVELOPMENT OF WHICH THEY CAN ABOUT THEM WITH NO IMPACT ON AMENITY OF THE ADJOINING PROPERTY
- EXISTING STREET TREE TO BE RETAINED IF POSSIBLE
- ADJOINING PROPERTIES TO BE PROTECTED FROM OVERLOOKING AND OVER SHADOWING

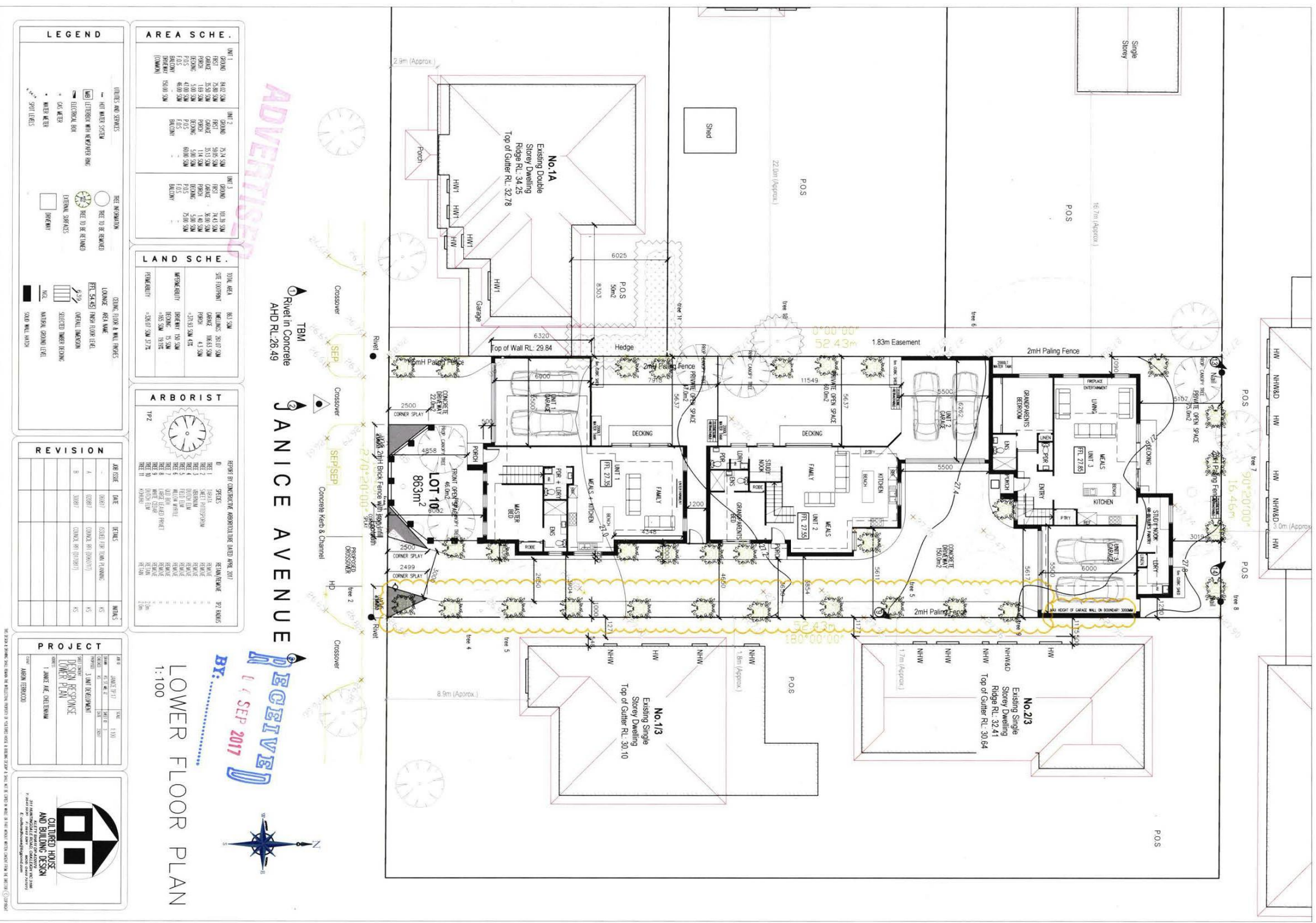
CONTENTS	TP1 DESIGN RESPONSE - SITE DESCRIPTION
TP2	DR LOWER FLOOR PLANS
TP3	DR UPPER FLOOR PLANS
TP4	ELEVATIONS
TP5	SHADOW DIAGRAM 9AM
TP6	SHADOW DIAGRAM 12PM
TP7	SHADOW DIAGRAM 3PM

REVISION	JOB ISSUE	DATE	DETAILS	INITIALS

PROJECT	SCALE
JANICE	1:200
3 UNIT DEVELOPMENT	
NEIGHBOURHOOD & SITE DESCRIPTION	
1 JANICE AVENUE, CHELTENHAM	
AMON FERROCCO	

CULTURED HOUSE AND BUILDING DESIGN
1/144 MOUNTAINVIEW ROAD, CARLETON PLACE 31048
VIC 3104
TEL: 03 9443 0320 F: 03 9443 2891 MOB: 0428 791275
E: culture@culturedhouseandbuilding.com.au

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AREA SCHE.

UNIT	GROUND	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	AREAS
UNIT 1	94.02	94.02	94.02	94.02	94.02	94.02	94.02	94.02	94.02	94.02	94.02	94.02
	24.80	24.80	24.80	24.80	24.80	24.80	24.80	24.80	24.80	24.80	24.80	24.80
	33.50	33.50	33.50	33.50	33.50	33.50	33.50	33.50	33.50	33.50	33.50	33.50
	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00
16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	
18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	
20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	
22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	
24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	
26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	
28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	
30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	
32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	
34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	34.00	
36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	
38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	38.00	
40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	
42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	
44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	
46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	
48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	48.00	
50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	
52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	52.00	
54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	
56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	
58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	
60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	
62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	62.00	
64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	
66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	
68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	
70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	
72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	72.00	
74.00	74.00	74.00	74.00	74.00	74.00	74.00	74.00	74.00	74.00	74.00	74.00	
76.00	76.00	76.00	76.00	76.00	76.00	76.00	76.00	76.00	76.00	76.00	76.00	
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86.00	86.00	86.00	86.00	86.00	86.00	86.00	86.00	86.00	86.00	86.00	86.00	
88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	
90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	
92.00	92.00	92.00	92.00	92.00	92.00	92.00	92.00	92.00	92.00	92.00	92.00	
94.00	94.00	94.00	94.00	94.00	94.00	94.00	94.00	94.00	94.00	94.00	94.00	
96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	96.00	
98.00	98.00	98.00	98.00	98.00	98.00	98.00	98.00	98.00	98.00	98.00	98.00	
100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	

LANDSCAPE

ITEM	QUANTITY	UNIT PRICE	TOTAL
PLANTING	100	10.00	1000.00
LANDSCAPE	50	20.00	1000.00
CONCRETE	10	50.00	500.00
PAVING	20	30.00	600.00
SEWER	5	40.00	200.00
WATER	5	40.00	200.00
STAINLESS	5	40.00	200.00
STEEL	5	40.00	200.00
BRICK	5	40.00	200.00
CONCRETE	5	40.00	200.00
PAVING	5	40.00	200.00
SEWER	5	40.00	200.00
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WATER	5	40.00	200.00
STAINLESS	5	40.00	200.00
STEEL	5	40.00	200.00
BRICK	5	40.00	200.00
CONCRETE	5	40.00	200.00
PAVING	5	40.00	200.00
SEWER	5	40.00	200.00

No.1/3
Existing Single
Storey Dwelling
Top of Gutter RL: 30.10



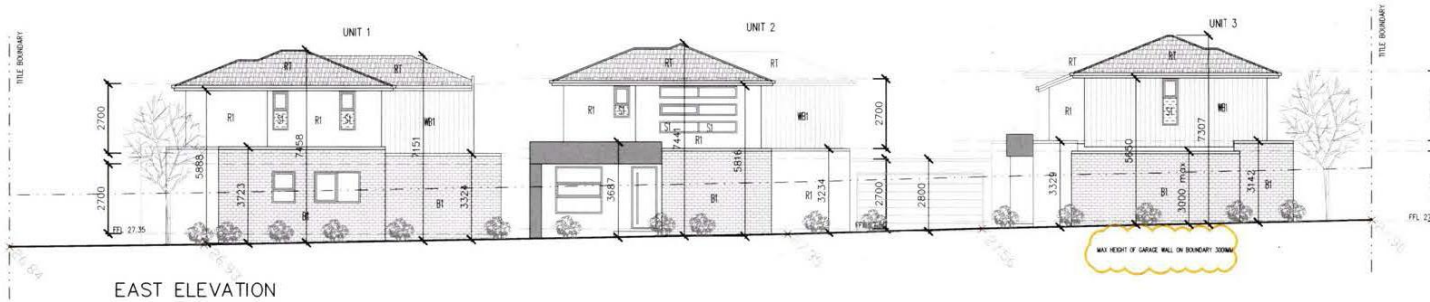
SOUTH ELEVATION – JANICE STREETSCAPE



SOUTH ELEVATION



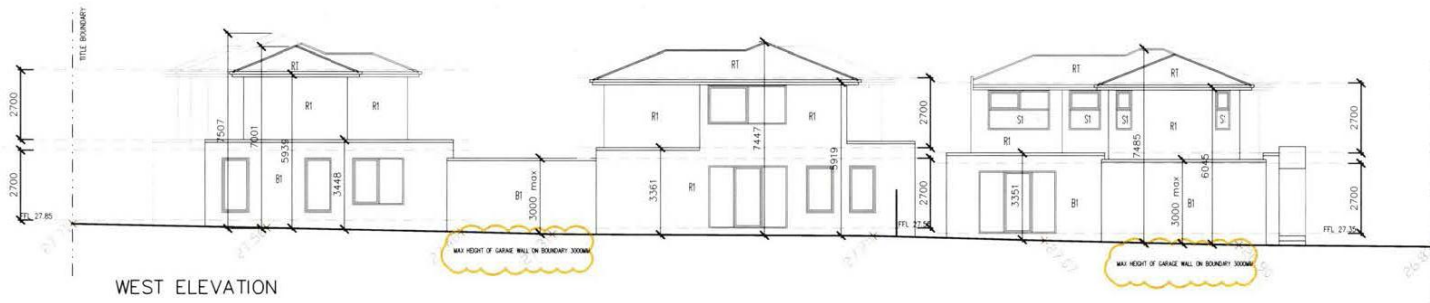
SOUTH ELEVATION – INTERNAL U3



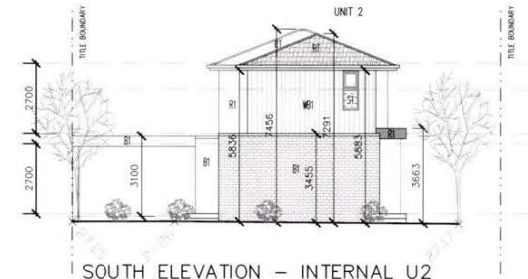
EAST ELEVATION



NORTH ELEVATION



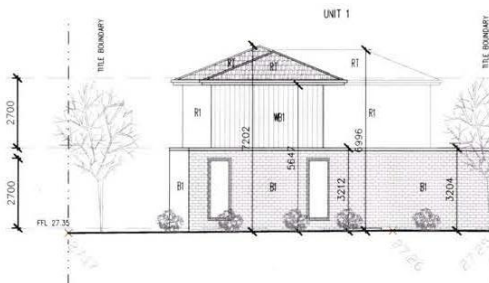
WEST ELEVATION



SOUTH ELEVATION – INTERNAL U2



NORTH ELEVATION – INTERNAL U2



NORTH ELEVATION – INTERNAL U1

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04 SEP 2017
BY:

ADVERTISED

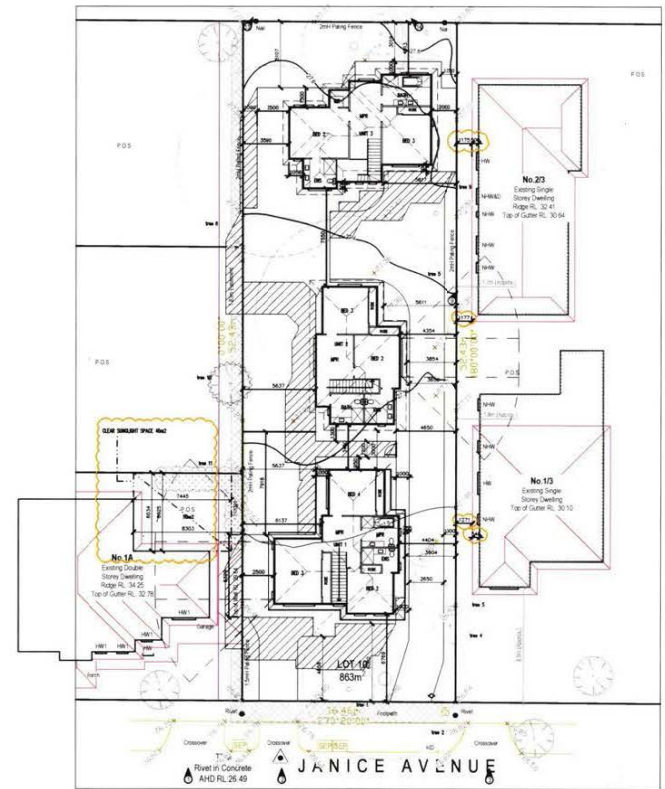
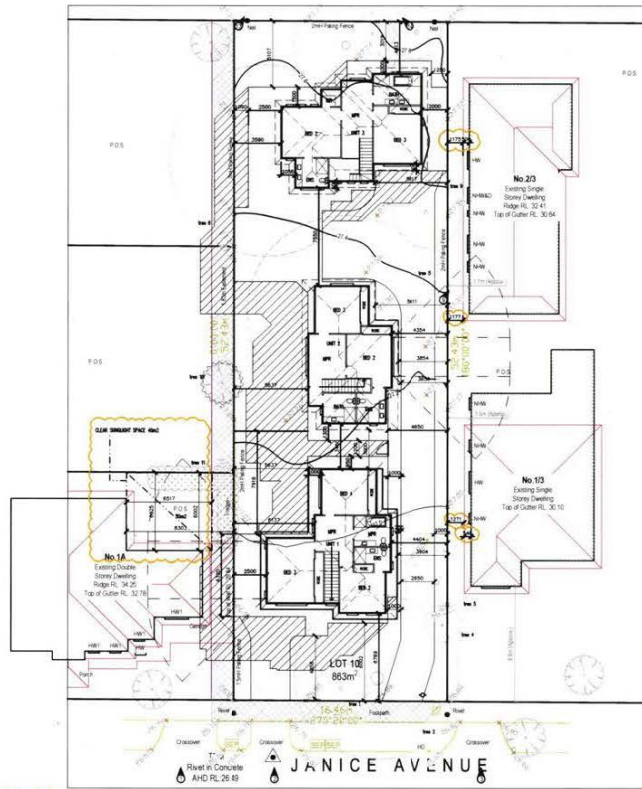
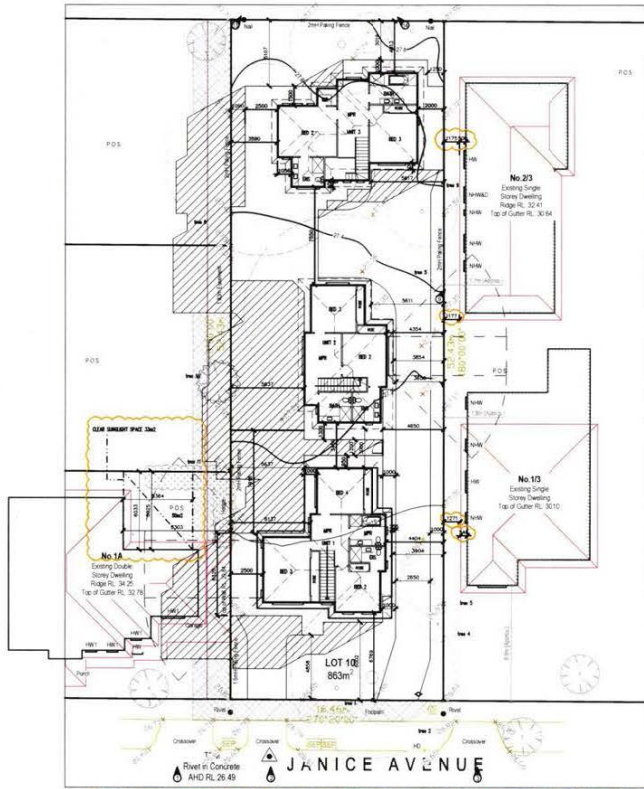
ELEVATIONS
1:100

REVISION	JOB ISSUE	DATE	DETAILS	INITIALS
-	050917		ISSUED FOR TOWN PLANNING	KS
A	020817		COUNCIL REF (20461711)	KS
B	300817		COUNCIL REF (0170817)	KS

PROJECT	DATE	SCALE
JANICE TP 17	05/09/17	1:100
3 UNIT DEVELOPMENT		
ELEVATIONS		
ADDRESSES		
1 JANICE AVE, CHELTENHAM		
CLIENT		
AARON FERRICCO		

CULTURED HOUSE
AND BUILDING DESIGN
311 HENTINGDALE ROAD, GLEN EAGLE VIC 3106
T: 09441 5520 F: 09442 3204 M: 0480 797275
E: info@culturedhouse.com.au

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9AM

- majority of the existing fence/hedge is shadowing the pos
- the shadow of the dwelling is casted onto the exist. fence
- clear space of sunlight 33m2

10AM

11AM

ADVERTISED

SHADOW DIAGRAMS 22 SEPT
1:200

RECEIVED
04 SEP 2017
BY:



LEGEND

- PROPOSED BUILDING SHADOW
- EXISTING BUILDING/FENCE/TREE SHADOWS

SHADOWS ARE CAST ON 22nd SEPTEMBER

- 9am - NORTH, 61° EAST AZIMUTH 33° ALTITUDE
- 12pm - NORTH, 5° EAST AZIMUTH 53° ALTITUDE
- 3pm - NORTH, 304° EAST AZIMUTH 36° ALTITUDE

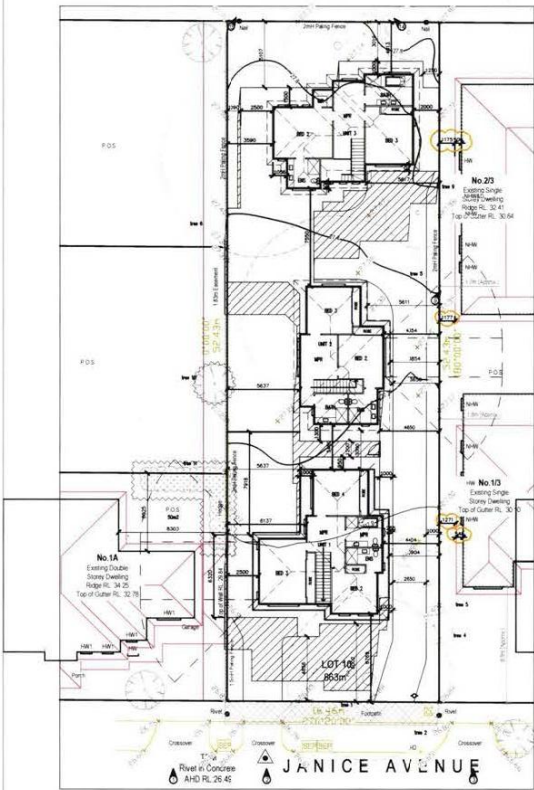
REVISION	JOB ISSUE	DATE	DETAILS	INITIALS
-	050817		ISSUED FOR TOWN PLANNING	KS
A	020817		COUNCIL REF (0952717)	KS
B	300817		COUNCIL REF (0170817)	KS

JOB #	JANICE	SCALE	1:100
DRAWN	KS, MK, ZT	SHEET #	6
DESIGNED	KS	DRAWN	ZSMB
PROJECT	3 UNIT DEVELOPMENT		
SHEET CONTENT	SHADOW DIAGRAMS		
ADDRESS	1 JANICE AVENUE, CHELTENHAM		
CLIENT	AARON FERRUCIO		

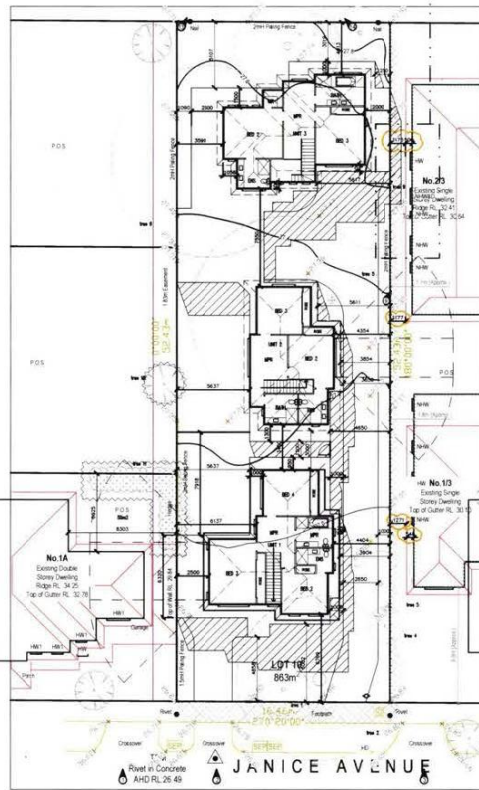
CULTURED HOUSE
AND BUILDING DESIGN

ALETTY SHAW (PRACTISING ARCHITECT)
311 HUNTINGDALE ROAD, CHALMERS VIC 3198
T: 0844 9320 F: 0844 3201 MOB: 0439 792725
E: aaron@culturedhouse.com.au

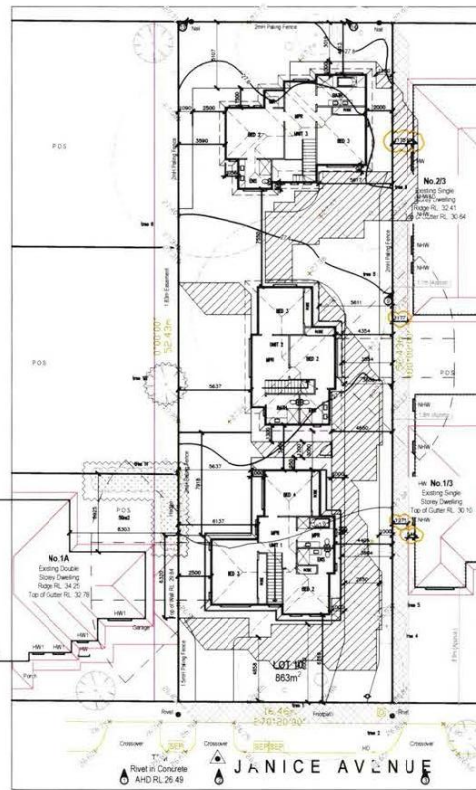
at this moment the h/w achieves
a 5 hour sunlight



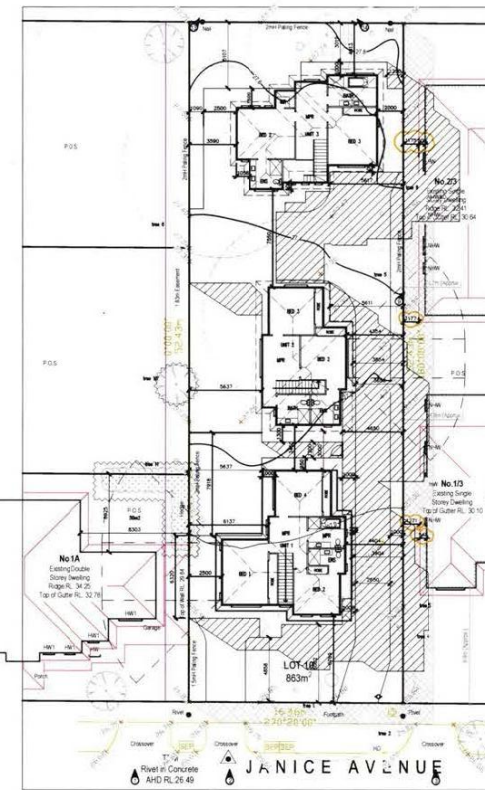
12PM



1PM



2PM



3PM

ADVERTISED

SHADOW DIAGRAMS 22 SEPT
1:200

RECEIVED
04 SEP 2017
BY:



LEGEND

- PROPOSED BUILDING SHADOW
- EXISTING BUILDING/FENCE/TREE SHADOWS

SHADOWS ARE CAST ON 22nd SEPTEMBER

- 9am - NORTH, 61° EAST AZIMUTH 33° ALTITUDE
- 12pm - NORTH, 5° EAST AZIMUTH 53° ALTITUDE
- 3pm - NORTH, 304° EAST AZIMUTH 36° ALTITUDE

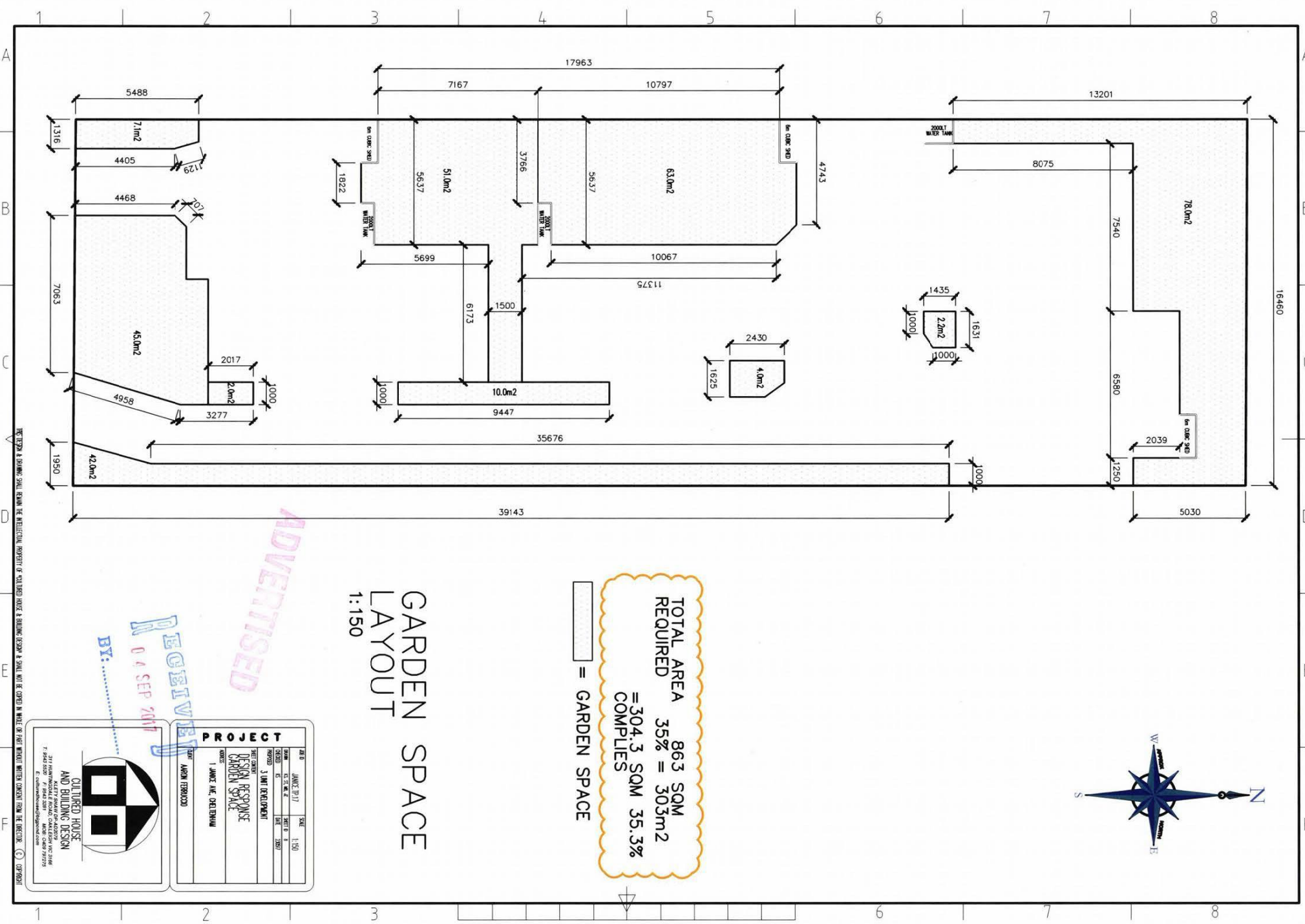
REVISION	JOB ISSUE	DATE	DETAILS	INITIALS
-	050917		ISSUED FOR TOWN PLANNING	KS
A	020817		COUNCIL REF (086077)	KS
B	300817		COUNCIL REF (011087)	KS

PROJECT	CLIENT	SCALE	SHEET #
JANICE	1 JANICE AVENUE, CHELTENHAM	1:100	7
PROPOSED	3 UNIT DEVELOPMENT		
SHADOW DIAGRAMS			
DRAWN BY: ARRON FERRICCO			

CULTURED HOUSE
AND BUILDING DESIGN

311 HEAVYWOODS RD, BUNDOORA, VIC 3083
T: 03 4842 5520 F: 03 4842 3287 M: 03 4842 792275
E: info@culturedhouse.com.au

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TOTAL AREA 86.3 SQM
 REQUIRED 35% = 30.3m²
 = 304.3 SQM 35.3%
 COMPLIES

[Hatched Box] = GARDEN SPACE

**GARDEN SPACE
 LAYOUT
 1:150**

ADVERTISED

RECEIVED
 10 SEP 2017

BY:

PROJECT			
DATE	JANICE 21/17	SCALE	1:150
NAME	CL. ST. 2	SHEET NO.	1
PROJECT	1 UNIT DEVELOPMENT	DATE	2017
DESIGN RESPONSE GARDEN SPACE			
OWNER 1 JANICE MEE CHEEYAW			
DRAWN AMONG FERREDOLO			

**CULTURED HOUSE
 AND BUILDING DESIGN**
 211 HILLVIEW AVENUE, SUITE 101, WILLOWDALE, ONTARIO M2H 1E7
 T. 416-491-1111
 E. info@culturedhouse.com

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Planning Committee Meeting

24 January 2018

Agenda Item No: 4.5

KP85/2482 (MOC) - 128 - 130 BEACH ROAD PARKDALE

Contact Officer: Tim Yildirim, Statutory Planner

Purpose of Report

This report is for Council to consider Planning Permit Application No. KP85/2482 (MOC) - 128 - 130 Beach Road Parkdale.

Disclosure of Officer / Contractor Direct or Indirect Interest

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

OFFICER RECOMMENDATION

That Council determine to support the proposal and issue a Notice of Decision to grant an Amended Permit for the construction of buildings and works on land in common property comprising an extension to the existing residential building at 128 – 130 Beach Road, Parkdale, subject to the conditions contained in this report.

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

- No reason given.

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

PLANNING OFFICER REPORT	
Address	128 – 130 Beach Road, Parkdale
Legal Description	Unit 49 on Strata Plan 027384A
Applicant	Tidak Pty Ltd
Planning Officer	Timur Yildirim
Zoning	Clause 32.08 – General Residential Zone (Schedule 2)
Overlays	Clause 43.02 Design and Development Overlay (Schedule 1)
Particular Provisions	Clause 52.06 – Car Parking Clause 55 – Construction of buildings and works on common property and the construction or extension of a residential building.
Permit Trigger/s	Alterations and additions to an existing residential building
Permit Allows	The erection and construction of buildings and works on land situated at and known as 128 – 130 Beach Road, Parkdale, to be used for the purposes of the Erection of a 30 Unit Retirement Community
What amendment is being made to the permit?	Buildings and works comprising the conversion of an existing spa room into an office and an extension of the residential building into common property.
Reference No.	KP- (MOC)
Objection(s)	Fifteen (15)
Mandatory Garden area requirement	Yes
Mandatory Building Height requirement	Yes
CHMP	Yes - Exempt Activity
Considered Plans	DNB Design; Project No. 12-003; Dated 27.11.17; Issue E; received 29 November 2017.

1.0 RELEVANT LAND HISTORY

- 1.1 Planning Permit KP-2482/1985 was issued by Kingston City Council on 14 April 1986 for the erection of a 30 Unit Retirement Community. Plans were endorsed on 26 June 1986.
- 1.2 A Secondary Consent Amendment was approved in December 2016, involving the replacement of the first floor, Unit 1 decking hand rails and balustrades with steel posts, hand rails and glass balustrade.
- 1.3 The permit expiry condition allowed twelve (12) months to commence works and two (2) years to complete from the date of permit issue. The Owner has acted on the Permit. As the permit has been acted upon and completed, this Section 72 Amendment application can be considered.
- 1.4 The Permit was not a permit issued at the direction of the Victorian Civil and Administrative Tribunal (**Tribunal**) or a permit issued under Division 6 (Powers of Minister in relation to applications) of the *Planning and Environment Act 1987 (Act)*.
- 1.5 The proposed changes sought under this application do not undermine any agreement or offer put forward by the Permit Applicant during the consideration of the original proposal.

2.0 SITE PARTICULARS

- 2.1 The proposed works are to be constructed to a building within the existing retirement village. The village itself occupies an irregular allotment with a frontage to Beach Road of 32.31 metres, an eastern side depth of 99.68 metres, a western side depth of 121.08 metres and a rear (north) length of 75.04 metres, resulting in an overall site area of approximately 5028m².
- 2.2 The site is divided into four (4) main blocks (Blocks A, B C, and Block D). These buildings are constructed of exposed brick with pitched tiled roofing. Remaining external finishes and balcony balustrades are predominately of timber, with the exception of Unit 1, which was amended to glass and steel, as per the previous Secondary Consent approval.
- 2.3 The building subject to the current amendment is known as Block A. Block A has a direct frontage to Beach road. It contains a residents' lounge (with associated kitchen and lavatory amenities), sunroom and spa room at the ground level. A residential Unit at ground floor level and a Manager's Unit at first floor level are also contained within the building. Directly north of Block A is communal open space which is in common ownership. Internal vehicle accessways are located to the east and west.
- 2.4 Adjacent to Block A, beyond the common areas, are the residential Blocks B and C. Block C is located approximately ten (10) metres to the north-east. Block B is located approximately nine (9) metres to the north.
- 2.5 It is noted that the proposed extension to Block A is to be located to the north of the building, and is proposed to be constructed over part of the communal open space to the north.
- 2.6 The land contains a series of small – to – medium spread canopy trees and shrubs, predominately situated on the shared property boundary of abutting allotments, with scattered remnants of vegetation within the site itself.

2.7 The land is not encumbered by any easements.

2.8 No Restrictive Covenants are apparent on title.

3.0 SURROUNDING ENVIRONS

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



3.2 The surrounding area generally comprises of residentially zoned and developed land to the north, east and west of the subject site. Directly to the south is Beach Road, followed by the Foreshore Reserve Boundary and the Bay Trail.

4.0 PROPOSAL

4.1 This Section 72 Amendment proposes to alter the existing 'Spa' room within the Resident Lounge on the ground floor level of Block A as follows:

- Partial demolition of an existing pergola and the northern wall of the existing 'Spa' room to allow for an extension of the ground floor north into Common Property, to create a ground floor office for the use of the site manager.

- The extension to the ground floor will have an overall area of 6.38 square metres and project 2.15 metres north/north-west into the existing common area. It is to have a height of 3.39 metres when measured from the natural ground level.
- Extend the Unit 1 (Manager's Unit) stairwell to the north to match the extension and provide separate, direct access to the dwelling above;
- Create a doorway to allow for external access to the proposed office;
- Relocate an existing air conditioning unit from the ground floor to the roof of the proposed office and provide an additional air conditioning unit to a similar location.

5.0 Legislative provisions

5.1 The amendment has been requested pursuant to section 72 of the Act.

Section 72 of the Act states:

- (1) *A person who is entitled to use or develop land in accordance with a permit may apply to the responsible authority for an amendment to the permit.*
- (2) *This section does not apply to-*
 - (a) *a permit or a part of a permit issued at the direction of the Tribunal, if the Tribunal has directed under section 85 that the responsible authority must not amend that permit or that part of the permit (as the case requires); or*
 - (b) *a permit issued under Division 6.*

It has been established that the Permit:

- was not issued at the direction of the Tribunal;

Section 73 of the Act states that Sections 47 to 62 of the Act apply to the amendment application. This allows the Responsible Authority to apply the abovementioned sections of the Act to the amendment application as if it was an application for a permit. This includes reference to the permit expiry date, allowing the amended permit to be acted upon without needing to amend the expiry condition.

Accordingly, the relevant sections will be addressed in this report.

6.0 PLANNING PERMIT PROVISIONS

Zone

- 6.1 General Residential Zone: Pursuant to Clause 32.08-4-6 of the Kingston Planning Scheme, a planning permit is required to construct or extend a residential building.
- 6.2 General Residential Zone: Pursuant to Clause 32.08-4-6 of the Kingston Planning Scheme, a planning permit is required to construct or extend a dwelling if it is on common property.
- 6.3 Schedule 2 to the General Residential Zone includes a variation to one (1) standard within Clause 55, relating to fence heights.

Overlay

6.4 Pursuant to the Design and Development Overlay (Schedule 1);

The following requirements must be met before a permit can be granted:

- *A single storey building (which may include a basement carpark with a maximum height of 1.2 metres above natural ground level) must not exceed 6.0 metres in overall height.*
- *Works, which do not form part of a building, must not exceed 6.0 metres in overall height.*
- *A building must not be greater than 2 storeys in height (which may include a basement carpark with a maximum height of 1.2 metres above natural ground level).*

As an internal floor to ceiling height of 2.415 metres is proposed and the proposed buildings works do not exceed two (2) storeys or 6.0 metres in height, a planning permit can be granted for the proposal.

Particular Provisions

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

General Provisions

6.6 The Decision Guidelines of Clause 65 of the Kingston Planning Scheme are relevant to this application and require consideration to be given to a variety of matters including planning scheme policies, the purpose of the zone, orderly planning and the impact on amenity.

7.0 RELEVANT POLICIES

7.1 State Planning Policy Framework (SPPF)

Clause 11 Settlement

Clause 15 Built Environment and Heritage

Clause 16 Housing

7.2 Local Planning Policy Framework (LPPF)

Clause 21.05 Residential Land Use

Clause 22.11 Residential Development Policy

8.0 ADVERTISING

8.1 The proposal was advertised by sending notices to adjoining and opposite property owners and occupiers and by maintaining a notice on site for fourteen (14) days. Fifteen (15) objection(s) to the proposal were received. The grounds of objection raised are summarised as follows:

- Owners Corporation consent is required for the proposed extension on common property or disposal of common property;

- Alterations of roof line;
- Overlooking from the proposed office;
- External positioning of the air conditioners;
- External finishes must be consistent with existing character; and
- Lodged plans differ from the plans previously agreed to by the Owners Committee.

9.0 PLANNING CONSULTATION MEETING

9.1 A planning consultation meeting was held on 16 November 2017 with the relevant Planning Officer, Ward Councillor(s), the Permit Applicant and fourteen (14) objector(s) in attendance. The following changes were proposed by the objectors:

- The Unit 1 access point pulled back and reverted to its current conditions so as not to encroach upon common property;
- Details of any noise attenuation measures to the air conditioning unit proposed to be relocated to the roof are to be provided, with additional details of the air conditioning unit on the roof (to be provided on elevation plans, roof plans etc);
- Screening/obscuring the ground floor office windows to a height of 1.7 metres above finished floor level; and
- Correct date of revised plans and deletion of notation on plan regarding laundry and bathroom.

10.0 SECTION 57A – AMENDMENT TO PLANS

10.1 The Permit applicant lodged amended plans on 29 November 2017 to partially respond to objector concerns. The Section 57A amendment incorporated the following changes:

- The first floor plan was amended to:
 - Clearly show the roof style of the proposed office extension; and
 - Show the proposed location of air conditioning units on the first floor.
- Deletion of a redundant notation relating to a bathroom and laundry.
- The inclusion of a notation on the Elevation Plan stating that the proposed extension is to be constructed in 'selected render finish over 100mm foam board cladding or alternative finish in face brickwork to match existing building'.
- A revised elevation plan was submitted also showing the location of the proposed air conditioning units.

No other changes were proposed to address concerns regarding the building footprint, window screening or noise attenuation.

10.2 These plans form the basis of this recommendation and are described at Section 4 of this report.

11.0 REFERRALS

11.1 The application was not required to be referred to any internal and / or external referral authorities

12.0 PLANNING CONSIDERATIONS:

State Planning Policy Framework

- Clause 15.03-2 (**Aboriginal Cultural Heritage**) seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.
 - The Subject Land **is** identified in an area of Aboriginal Cultural Heritage Sensitivity, however the proposed activity is **exempt** from requiring a Cultural Heritage Management Plan.
- The proposal is considered to further the objectives of the relevant State Policy. The buildings and works are minor and have been proposed to improve the functionality of a long-standing existing use. It is noted that if proposed today, the retirement village would enjoy considerable policy support under a State Policy Framework that seeks to encourage a variety of residential uses in areas such as Beach Road, which have access to transport and amenities.

Local Planning Policy Framework

- It is considered that the proposed amendment generally complies, upholds and furthers the Local Planning Policy Framework guidelines which aim to encourage well-designed housing in appropriate locations. This is discussed in the Clause 55 assessment, later within this report.
- It is noted that the proposed works comprise a minor ground floor extension and associated alterations to the stairwell. They are to be constructed to the rear of the site and will not be visible from the streetscape, and therefore will not impact on the existing neighbourhood character.
- The proposal effectively uses the existing capacity of the site without unreasonably impacting on adjoining properties, subject to conditions. Subject to appropriate conditions on any permit issued, the development itself achieves an acceptable design outcome for the site and its immediate abutments, and improves the function of the existing facility.

13.0 CLAUSE 55 (RESCODE ASSESSMENT)

13.1 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.

13.2 The following assessment gives further discussion to that in the attached Appendix. Overall, it is noted that the application achieves a high level of compliance with the ResCode provisions with, subject to conditions on any amended permit issued, no variations sought. None of the applicable thirty-three (33) ResCode standards are sought to be varied.

Clause 55.02 – Neighbourhood Character & Infrastructure

Standard B1 – Neighbourhood Character

- 13.3 The objectives of clause 55.02-1 are *'to ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character'*, and *'to ensure that the design respects the existing neighbourhood character and responds to the features of the site and surrounding area'*. Standard B1 of ResCode suggests that the proposed design should respect the existing or preferred neighbourhood character and respond to the features of the site'.
- 13.4 The proposed works are considered to be minor, given the overall footprint of the extension and the fact that they are located to the rear of the building, away from the streetscape. The proposed extension component is not considered to be contrary to preferred and existing character of the locality and subject site due to its siting, scale and form. As discussed below, in Section 14.6 of this report, the external components of the proposal are considered to complement the current conditions of the building in question.
- 13.5 The proposal exhibits sensitive design by limiting potential off-site amenity impacts, subject to a condition requiring screening to the office windows. The existing common property has capacity to accommodate an office component, without unreasonably impacting upon the amenity of adjoining dwelling within the complex. Amenity impacts associated with the proposal are further discussed in the attached ResCode assessment.
- 13.6 The proposal achieves the objectives of the General Residential Zone as the proposed design and associated built form would be consistent with the existing built form character of the surrounding residential area, subject to a condition ensuring consistency of materials with the adjoining properties.

Standard B2 – Residential Policy

- 13.7 The two (2) objectives of the standard are:
- *To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
 - *To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.*
- 13.8 An assessment against Kingston's MSS and Residential Development Policy has been provided at Section 12 of this report. The proposal is generally in accordance with the relevant policies and provisions of the Planning Scheme.
- 13.9 The proposed development satisfies the main policy directives relating to the provision of new housing under the State Planning Policy Framework (SPPF), Local Planning Policy Framework (LPPF) including Council's MSS (namely Clause 21.11 – Residential Development Policy) and the relevant purposes of the General Residential Zone.
- 13.10 It is considered that the proposed amendment generally complies and satisfies the State and Local Planning Policy Framework guidelines which aim to achieve architectural and urban design outcomes that positively respond to neighbourhood character.

14.0 RESPONSE TO GROUNDS OF OBJECTIONS

14.1 The objector concerns are to be addressed in the below body of this report.

14.2 Objection:

Owners Corporation consent is required for the proposed extension on common property / disposal of common property

Response:

Section 48(1) of the *Planning and Environment Act (1987)* ('the Act') requires the owners of the land (the Common Property) to be notified of the proposal. The Act does not require the owners' consent to the works. The permit applicant has made a declaration that the owners have been notified, in accordance with Section 48(1) of the Act, and therefore Council must accept the application and assess the proposal on its planning merits.

Note that the current application is solely for planning permission for the construction of the extension. In the event that planning permission is obtained for the works, the applicant would need separate approval to both construct the development and dispose of common property under the *Owners Corporation Act 2006* and the *Subdivision Act 1988*. Under both Acts, consent (rather than merely notification) of the Owners Corporation would be required in order to proceed.

14.3 Objection:

Alterations of roof line.

Response:

The amended plans provided by the applicant show a flat roof design associated with the extension area. The proposed flat roof design for the extension area is not considered to be out of character. Throughout the retirement village there are a series of flat roof porches/verandahs adjoining the external envelope of the residential blocks. It is considered that the proposed extension will complement the existing flat roofing components, without adding unnecessary additional height to the extension. Accordingly, the proposed extension upholds neighbourhood character and is deemed site responsive.

14.4 Objection:

Overlooking from the proposed office into adjoining dwellings.

Response:

The proposal is situated beyond nine (9) metres of any secluded private open space within the Retirement Village. However, there is potential for the new office windows to overlook upper storey habitable room windows to the north, within a nine (9) metre, 45 degree arc. In order to comply with Standard B22 of ResCode, new office windows within nine (9) metres of existing habitable room windows will be required to be screened to avoid direct views into existing windows.

It is therefore recommended to include the following conditions on any amended permit issued to address overlooking. Refer to the recommendation for further details of the permit condition.

14.5 **Objection:**

External positioning of air conditioning unit.

Response:

It is noted that air conditioning units are an existing feature of the building. The proposal seeks to locate a unit from the ground to the upper floor, and add a second unit.

The proposed air conditioning units are proposed to be located approximately 8 metres from adjoining dwellings. This is considered to be a reasonable distance given that air conditioning units are a common element of residential built form and as noted, already exist in a similar location.

It should be further noted that the *Environment Protection (Residential Noise) Regulations (2008)* regulate noise generated from residential premises, including domestic heating and cooling equipment.

Objection:

External finishes should be consistent with existing character.

Response:

The amended plans provided by the applicant show external finishes to be, 'selected render finish over 100mm foam board cladding or alternative finish in face brickwork to match existing building'.

A condition of approval on any amended permit will require the provision of a colour palette and external materials schedule to confirm either brick work or render finish. If a render finish is selected, the condition will allow Council to control the colour palette to ensure that the tones selected complement the existing external façade and improve the visual interest of the office component.

14.6 **Objection:**

Plans lodged with the Permit application are different to the plans agreed to by the Owners Committee.

Response:

As noted in Section 14.2, the permit applicant has declared that the owners of the Common Property have been notified of the proposal in accordance with the requirements of the Act.

Council is required to assess the plans submitted with the planning application. These are the plans that form the basis of this recommendation.

CONCLUSION:

- 14.7 On balance, the proposed amendments are considered to substantially comply with the relevant planning policy and therefore should be supported.
- 14.8 Prior to making a recommendation on this application, the matters under section 60(1) of the Act have been considered. The amended proposal does not give rise to any significant social and economic effects.
- 14.9 The proposed amendment is considered to be minor and 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 (subject to conditions) as demonstrated by a high level of compliance with ResCode Standards;
 - An improvement to the functionality of the office area; and
 - A suitable level of compliance with all relevant policies, including Clause 55 of the Kingston Planning Scheme.
- 14.10 Further, given the amendment is considered acceptable, section 74 of the Act requires that an amended permit must be issued.

16.0 RECOMMENDATION

- 16.1 That Council determine to support the proposal and issue a Notice of Decision to grant an Amended Permit for the construction of buildings and works on land in common property comprising an extension to the existing residential building at 128 – 130 Beach Road, Parkdale, subject to the following conditions:
1. This Permit shall have no force or effect until such time as amending plans have been submitted to and approved by the Responsible Authority. Such plans shall be generally in accordance with those submitted with the application but shall make provision for the following :
 - a) Car space numbers 14-22 shall be located so as to achieve a 2.0 m landscaping setback from the Western title boundary.
 - b) The location and names of species of all existing vegetation on site indicating those trees and shrubs to be retained;
 - c) The provision of an updated Site Plan, showing existing habitable room windows and built form within a minimum distance of nine (9) metres of the proposed office in Block A. Where existing habitable room windows are located within a nine (9) metre radius of the proposed built form:
 - i) Windows must be screened or otherwise treated to demonstrate compliance with Clause 55.04-6, Standard B22. Any screening measures proposed must be accompanied by a section diagram demonstrating that views to existing habitable room windows are obscured in accordance with Standard B22;
 - d) The provision of a colour palette and external materials schedule for the proposed works. The proposed colour palette and materials schedule must specify external finishes. Finishes and materials must complement the surrounding built form.

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

2. The layout of the site and the size of the proposed buildings and works as shown on the endorsed plan shall not be altered or modified (whether or not in order to comply with any Statute, Statutory Rule or Bylaw or for any other reason) without the consent of the Responsible Authority.
3. The area set aside for the parking or garaging of vehicles and so delineated on the endorsed plan shall be made available for such use and shall not be used for any other purpose.
4. The boundaries of all vehicle spaces and access lanes shall at all times be designated on the finished surface in accordance with the layout approved on the endorsed plan and such designation shall comprise 50 mm wide white lines painted on the finished surface or an alternative material to the satisfaction of the Responsible Authority.
5. The material used to designate all vehicle spaces and access lanes in accordance with Condition 4 above shall be maintained in good condition at all times so as to be clearly visible to the satisfaction of the Responsible Authority.
6. The surface of all vehicle spaces and access lanes shall be properly formed to such levels that it can be used in accordance with the endorsed plan and such surface shall be sealed or paved with an all-weather seal coat and maintained in good condition to the satisfaction of the Responsible Authority.
7. Where the surface of the car parking area and/or access thereto is to be paved with a bitumen seal or asphalt such surface shall be constructed to a concrete kerb which shall extend around the perimeter of the area so paved to the satisfaction of the Responsible Authority.
8. No new buildings or works shall be erected and no existing buildings shall be enlarged, rebuilt or extended without the consent of the Responsible Authority.
9. Where any development on the land comprised in this Permit requires excavation or fill to a depth of more than 300 mm retaining walls shall be constructed to the satisfaction of the Responsible Authority to protect fences, land and buildings on adjoining properties immediately following such excavations or prior to such filling of the land and drains discharging to an approved outlet shall be installed to prevent drainage or seepage discharging into adjoining properties.
10. The trees shrubs or other vegetation on the site the locations of which are generally indicated on the endorsed plan to this Permit by the word "Retain" shall be suitably marked prior to the construction of any building or works on the site and such trees, shrubs or vegetation shall not be destroyed, felled, lapped or uprooted without the permission of the Responsible Authority. The Responsible Authority shall not be liable for any structural damage which may be attributed to any trees, shrubs or vegetation retained in accordance with this condition.
11. A sign comprising letters not less than 100 mm in height and stating 'Visitor Parking on Site' shall be erected at- the frontage to the site so as to be clearly visible from the street and such sign shall be maintained in good condition to the satisfaction of the Responsible Authority.
12. All pipes and vents servicing the building or buildings on the site shall be concealed in service ducts or* otherwise hidden from view to the satisfaction of the Responsible Authority unless it is practically impossible to achieve this having regard to the structure of the proposed building or the operating requirements of certain pipes and vents.
13. This Permit shall have no force or effect until such time as plans detailing as landscaping proposed have been submitted to and approved by the Responsible Authority.

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

14. Landscaping of the site shall be carried out in accordance with the endorsed plans prior to the occupation and use of the proposed buildings and thereafter maintained to the satisfaction of the Responsible Authority.
15. For the purposes of Condition 14 the 'maintenance' of landscape areas shall include the following ;
 - a) The regular cutting of all areas of grass or lawn so as to provide a close mown surface;
 - b) The regular treatment of the landscaped areas with pesticides and fertilisers when required to maintain the grass, lawns, shrubs and trees in a healthy condition and sturdy rate of growth;
 - c) Removal of weeds to reduce competition with trees and shrubs for soil moisture and nutrients;
 - d) The replanting of all trees and shrubs and the resowing of all grass where such grass, trees or shrubs are diseased or dead.
16. There shall be extensive screen planting undertaken along the full extent of the Eastern title boundary to the satisfaction of the Responsible Authority and such planting shall comprise mature species which are not less than 2.0 m in height at the time of planting.
17. The three existing trees adjacent to the Eastern title boundary abutting the rear of 1A Monaco Street and shown on the endorsed landscaping plan as "Retained" shall be so retained and should one or more of such trees die or require removal then a tree or trees with a similar screening effect shall be planted to the satisfaction of the Responsible Authority.
18. Upon completion of the landscaping works carried out in accordance with the endorsed plan Council's Town Planning Officer shall be contacted to arrange an inspection of the site.
19. The building or buildings shall be set out on the land by a Licensed Surveyor and a survey plan showing the location of the foundation trenches with respect to site boundaries signed by such Surveyor shall be submitted to the Council prior to the pouring of footings and construction shall not proceed until such time as the survey plan has been approved by the Responsible Authority.
20. The use hereby permitted shall not cause any nuisance to or prejudicially affect the amenity of the locality by reason of the processes carried on, the materials, goods and machinery used and stored or by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste products, grit or oil, the appearance of the property or otherwise.
21. A Plan of Consolidation of all the allotments comprising the subject land shall be submitted to the Registrar of Titles within 5 months of the date hereof.
22. All light fittings shall be fitted with suitable baffles so that no direct light is emitted outside the site to the satisfaction of the Responsible Authority.
23. All pedestrian paths, walkways, ramps, stairs and vehicular driveways shall be floodlit to the satisfaction of the Responsible Authority and such floodlighting shall be installed so as to be switched on automatically at dusk and shall remain illuminated until 10.30 PM.
24. All paved areas comprising car parking spaces and access lanes thereto within the site shall be drained so as to prevent the discharge of water onto any adjacent property or street other than by means of an underground pipe drain discharged to an approved outlet in a street or to an underground pipe drain that is a lawful point of discharge.

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

25. Drainage constructed in accordance with Condition 7.^ above shall be designed so as to discharge all runoff from buildings, car spaces and accessways into a discharge point located at the Junction of Birdwood Street and Beach Road to the satisfaction of the Responsible Authority.
26. No amplified public address system shall be installed on the subject land.
27. The use hereby permitted is a Retirement Community and all units excluding the Manager's Unit shall be occupied by persons who have attained 60 years of age and are permanently retired persons ab the date of signing any contract or agreement to enter the building.
28. Upon signing any contract or agreement to occupy any unit in the development hereby permitted, the prospective occupant or occupants as the case may be shall provide the Manager of the complex with a copy of their birth certificate and the Manager shall retain such certificate in respect of each occupant and shall make any or all of such certificates available for inspection by Council Officers at any time between 9.00 AM and 5.00 PM Monday - Friday.
29. There shall not be more than one vehicle owned by the occupants of any unit on site excluding the Manager's unit, at any time.
30. The units hereby permitted excluding the Manager's Unit shall not be occupied by more than two persons unless the consent of the Responsible Authority is first obtained. For the purposes of this condition immediate relatives staying for a period not exceeding 28 days shall be exempt.
31. Prior to occupation of the subject land the aforementioned conditions shall be carried out to the satisfaction of the Responsible Authority.
32. This Permit shalt expire if :
 - a) the development is not commenced within t:he period of TWELVE MONTHS from the date hereof;
 - b) the development is not completed within TWO YEARS of the date hereof

Unless the Responsible Authority on application made before or within three months after the expiration of the Permit shall extend the time.

Amendment	Date of Amendment	Description of Amendment	Name of responsible authority that approved the amendment
A		Alterations and additions comprising of buildings and works and an extension to the existing building. Inclusion of the following condition 1 requirements: a) The provision of an updated Site Plan, showing existing habitable room windows and built form within a minimum distance of nine (9) metres of the proposed office in Block A. If habitable room windows are located	City of Kingston

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

		<p>within a nine (9) metre radius of the proposed built form:</p> <p>(i) Windows must be screened or otherwise treated to demonstrate compliance with Clause 55.04-6, Standard B22. Any screening measures proposed must be accompanied by a section diagram demonstrating that views to existing habitable room windows are obscured in accordance with Standard B22;</p> <p>b) The provision of a colour palette and external materials schedule for the proposed works. The proposed colour palette and materials schedule must specify external finishes. Finishes and materials must complement the surrounding built form.</p>	
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OR

In the event that Council wishes to oppose the Officer Recommendation to support the application, it can do so on the following grounds:

1. The proposal is contrary to the Objective of Clause 55.04-6 – Overlooking Objective;
2. the proposal conflicts with the Objective of Clause 55.03-6 – Open Space Objective; and
3. The proposal would detrimentally affect the amenity of adjoining residents.

APPENDIX A – RESCODE ASSESSMENT

Standard of the Kingston Planning Scheme

Two or more dwellings on a lot and residential buildings (Clause 55 and Schedule 2/3 to the General Residential Zone)

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B1 Neighbourhood Character Design respects existing neighbourhood character or contributes to a preferred neighbourhood character. Development responds to features of the site and surrounding area.</p>	Yes	See section 13.3 of the report.
<p>B2 Residential Policy Residential development is consistent with housing policies in the SPPF, LPPF including the MSS and local planning policies. Support medium densities in areas to take advantage of public transport and community infrastructure and services.</p>	Yes	See section 13.7 of the report.
<p>B3 Dwelling Diversity Encourages a range of dwelling sizes and types in developments of ten or more dwellings.</p>	N/A	Existing development
<p>B4 Infrastructure Provides appropriate utility services and infrastructure without overloading the capacity.</p>	N/A	Existing development.
<p>B5 Integration with the Street Integrate the layout of development with the street</p>	N/A	Existing development, no street frontage building modifications proposed.
<p>B6 Street Setback The setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	N/A	Existing development, no street frontage building modifications proposed.
<p>B7 Building Height Building height should respect the existing or preferred neighbourhood character.</p>	Yes	<p>Maximum: 9 metres Proposed extension: 3.39 metres Complies.</p>
<p>B8 Site Coverage Site coverage should respect the existing or</p>	Yes	<p>Maximum: 50% Proposed: 41.89%</p>

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>preferred neighbourhood character and respond to the features of the site.</p> <p>Note: Schedule 3 to the General Residential Zone includes a variation to this standard</p>		Complies.
<p>B9 Permeability Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.</p>	Yes	<p>At least: 20% Proposed: 34.96%</p> <p>Complies.</p>
<p>B10 Energy Efficiency Achieve and protect energy efficient dwellings and residential buildings. Ensure orientation and layout reduces fossil fuel energy use and makes appropriate use of daylight and solar energy.</p>	Yes	<p>Proposed extension component appropriately positions northerly aspect windows to maximise solar penetration. There are no envisaged energy efficiency concerns.</p> <p>‘Operable Solar Cool window’ proposed allows for cooling measures at times where the projected sunlight/heat is high, mitigating ‘first resort’ need for mechanical cooling units.</p>
<p>B11 Open Space Integrate layout of development with any public and communal open space provided in or adjacent to the development.</p>	Yes	<p>The proposal is considered to integrate the existing adjacent communal open space by offering passive surveillance opportunities, and maintaining accessibility and useability. The overall reduction in communal open space is minor (6.38 square metres).</p> <p>Complies.</p>
<p>B12 Safety Layout to provide safety and security for residents and property.</p>	Yes	<p>The layout of the proposed extension is not obscured from internal accessways and adjoining walkways. The development provides for good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Complies.</p>
<p>B13 Landscaping To provide appropriate landscaping. To encourage:</p> <ul style="list-style-type: none"> • Development that respects the landscape character of the 	N/A	No significant vegetation would be removed as part of the proposal and no landscape plan is required.

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>neighbourhood.</p> <ul style="list-style-type: none"> • Development that maintains and enhances habitat for plants and animals in locations of habitat importance. • The retention of mature vegetation on the site. 		
<p>B14 Access Ensure the safe, manageable and convenient vehicle access to and from the development. Ensure the number and design of vehicle crossovers respects neighbourhood character.</p>	N/A	No modification to existing accessways.
<p>B15 Parking Location Provide resident and visitor vehicles with convenient parking. Avoid parking and traffic difficulties in the development and the neighbourhood. Protect residents from vehicular noise within developments.</p>	N/A	No modification to car parking provision.
<p>B16 – no longer exists following Planning Scheme Amendment VC90 approved on 5 June 2012.</p>		
<p>B17 Side and Rear Setbacks Ensure the height and setback respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.</p>	Yes	<p>Proposed wall height: 3.39 metres.</p> <p>Required Setback: One (1) metre</p> <p>The proposed extension component is internally situated within the existing Retirement village. The new building form is setback approximately eight (8) metres from adjoining built form and a minimum of 16 metres from dwellings outside of the retirement village.</p> <p>Complies.</p>

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B18 Walls on Boundaries Ensure the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.</p>	N/A	No walls on boundaries proposed.
<p>B19 Daylight to Existing Windows Allow adequate daylight into existing habitable room windows.</p>	Yes	Existing habitable room windows adjacent to the proposed extension component are offered well beyond the required 3m ² light court at a minimum dimension of one (1) metre.
<p>B20 North Facing Windows Allow adequate solar access to existing north-facing habitable room windows.</p>	Yes	No north facing windows are located opposite the proposed extension. Complies.
<p>B21 Overshadowing Open Space Ensure buildings do not significantly overshadow existing secluded private open space.</p>	Yes	The extension does not adjoin secluded private open space; there is no potential to overshadow existing secluded private open space.
<p>B22 Overlooking Limit views into existing secluded private open space and habitable room windows.</p>	Yes	Refer to Section 14.4 of this report. Complies.
<p>B23 Internal Views Limit views into existing secluded private open space and habitable room windows of dwellings and residential buildings within the same development.</p>	Yes	The location of the extension area, being adjacent to communal open space, vehicle accessways and pedestrian walkways, holds no potential to overlook the secluded private open space of dwellings within the retirement village. Overlooking into adjoining habitable room windows is addressed at Standard B22.
<p>B24 Noise Impacts Protect residents from external noise and contain noise sources in developments that may affect existing dwellings.</p>	Yes	See Section 14.5 of the report.
<p>B25 Accessibility Consider people with limited mobility in the design of developments.</p>	Yes	The proposed extension component is located at ground floor so as to consider those with limited mobility.

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B26 Dwelling Entry Provide a sense of identity to each dwelling/residential building.</p>	Yes	<p>Whilst no considered to be a dwelling in its own right, the proposed extension component is considered to offer a sense of identity, ensuring that it would be visible and easily identifiable from internal open space, walkways and the like.</p>
<p>B27 Daylight to New Windows Allow adequate daylight into new habitable room windows.</p>	Yes	<p>New windows are orientated clear to the sky with a minimum light court of 3m², at a minimum width of one (1) metre.</p>
<p>B28 Private Open Space Provide reasonable recreation and service needs of residents by adequate private open space. Note: Schedule 3 to the General Residential Zone includes a variation to this standard</p>	N/A	<p>The proposed extension relates to an office and therefore no changes to existing open space are proposed. Open space requirements do not apply in this instance.</p>
<p>B29 Solar Access to Open Space Allow solar access into the secluded private open space of new dwellings/buildings.</p>	N/A	<p>No additional open space is proposed or sought to be modified.</p>
<p>B30 Storage Provide adequate storage facilities for each dwelling.</p>	N/A	<p>Existing development.</p>
<p>B31 Design Detail Encourage design detail that respects the existing or preferred neighbourhood character.</p>	Yes	<p>The proposed design includes a contemporary finish to the extension component. Permit conditions will require the proposal to be site-responsive in terms of its materials and potential for overlooking. The proposal limits off-site amenity impacts and will uphold and improve the amenity of the on-site manager to conduct daily tasks and duties. The proposed roof form is responsive to the existing flat roof porch/ verandah components throughout the retirement village as discussed in Section 14.3 of this report. The proposal is not considered to be contrary to the existing or preferred neighbourhood character, and will not be visible from the street.</p>

**City of Kingston
Planning Committee Meeting**

Agenda

24 January 2018

Title and Objective	Complies with Standard?	Requirement and Proposed
<p>B32 Front Fences Encourage front fence design that respects the existing or preferred neighbourhood character.</p> <p>Note: Schedule 3 to the General Residential Zone includes a variation to this standard</p>	N/A	No front fencing forms part of this application.
<p>B33 Common Property Ensure car parking, access areas and other communal open space is practical, attractive and easily maintained. Avoid future management difficulties in common ownership areas.</p>	Yes	<p>There are no envisaged future body corporate management issues associated with the proposed extension on common property.</p> <p>As discussed in Section 14.2 of the Report, the assessment of this proposal is limited to the planning merits of this proposal. Separate permissions are required for construction of works themselves, and any future allocation of common property.</p> <p>The extension does not appear to unreasonably impact on the communal areas in term of their ability to be managed or disposed of in the future. While the proposal will result in a minor reduction in the communal open space, the area is still able to be efficiently managed should it be disposed of in the future.</p>
<p>B34 Site Services Ensure site services and facilities can be installed and easily maintained and are accessible, adequate and attractive. Avoid future management difficulties in common ownership areas.</p>	N/A	No modifications to existing site services pertaining to bin storage facilities, clotheslines and mailboxes.

Appendices

Appendix 1 - MOC2482 - 128-130 Beach Road Parkdale - S57a Plans (Trim No 18/2336)



Author/s: Tim Yildirim, Statutory Planner

Reviewed and Approved By: Jennifer Roche, Team Leader Statutory Planning

4.5

KP85/2482 (MOC) - 128 - 130 BEACH ROAD PARKDALE

1	MOC2482 - 128-130 Beach Road Parkdale - S57a Plans	215
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DRAWING REVISIONS

ISSUE	REVISION	DATE
C	MANAGERS DOOR RELOCATED	20.05.14
D	WINDOW ADDED TO MANAGERS ROOM	20.05.14
E	TOWN PLANNING AMENDMENTS	27.11.17

SITE CLASSIFICATION

SITE CLASSIFICATION AS CLASS: **TBA**
REFER TO SOIL REPORT NUMBER: **TBA**

BY: **TBA**
[ALL FOOTINGS TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED BY THIS SOIL REPORT]

AUTHORITIES/CONSULTANTS

MUNICIPALITY: **KINGSTON CITY COUNCIL**
SEWERAGE AUTHORITY: **SOUTH EAST WATER**
BUILDING SURVEYOR: **RED TEXAS**
STRUCTURAL ENGINEER: **TBA**
GEOTECHNICAL ENGINEER: **TBA**

PROPERTY INFORMATION

FLOOD PRONE LAND: YES NO
DESIGNATED BUSHFIRE AREA: YES **NO**
TERMITE AREA: YES NO
SNOW LOADS: YES NO
WIND CLASSIFICATION: 29 M/s - 33 M/s - 41M/s

BUILDING TIE DOWNS TO BE PROVIDED IN ACCORDANCE WITH A.S.1684 FOR AN ASSUMED DESIGN GUST WIND SPEED/WIND CLASSIFICATION (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO A.S.1684 FOR CONSTRUCTION REQUIREMENTS.

Project:

Proposed Additions & Alterations

Project Address:

128-130 Beach Road, Mentone

Client:

Mr T. Stone

Issue	Amendment	Date
C	MANAGERS DOOR RELOCATED	20.05.14
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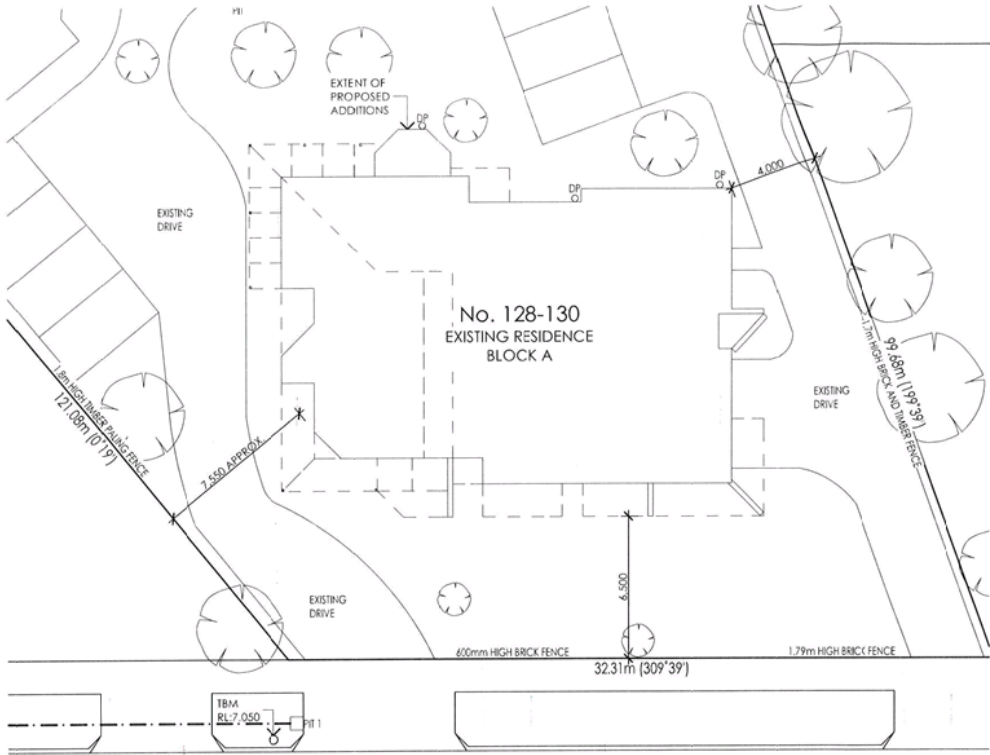
Planning Drawings

Project:	Proposed Additions & Alterations	Author:	NL	Issue No:	DP-AD 28044
Client:	Mr T. Stone	Date:	27.11.17	Sheet No:	A3
Drawing Title:	General Notes	Drawing No:	WDO-00 E	Project No:	12-003

Beach Road Additions

GENERAL NOTES

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2006, THE NATIONAL CONSTRUCTION CODE SERIES 2016 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.
- ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA, WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN PRIOR TO IMPLEMENTATION OR INSTALLATION IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS, STRUCTURAL ENGINEERS DESIGNS & COMPUTATIONS, GEOTECHNICAL REPORTS AND ALL OTHER CONSULTANTS DRAWINGS/ DETAILS.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION
- WINDOWS SIZES ARE NOMINAL ONLY. ACTUAL SIZES MAY VARY ACCORDING TO MANUFACTURER. ALL WINDOW SIZES ARE TO BE VERIFIED BY BUILDER PRIOR TO ORDERING. WINDOWS ARE TO BE FLASHED ALL AROUND.
- GLAZING INCLUDING SAFETY GLAZING SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH:
 - BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3, AND
 - BCA PART B1.4 FOR CLASS 2 TO 9 BUILDINGS
- STEP SIZES (OTHER THAN SPIRAL STAIRS) TO BE:
 - RISERS (R) 190mm MAX & 115mm MIN
 - GOINGS (G) 355mm MAX & 240mm MIN
 - 2R + 1G = 700mm MAX & 550mm MIN
 - 125mm MAX OPENING BETWEEN TREADS
 - MINIMUM 2030mm CLEARANCE ABOVE STAIRS
 ALL TREADS, LANDINGS AND THE LIKE TO HAVE NON SLIP FINISH OR SUITABLE NON SKID STRIP NEAR EDGE OF NOSING.
- BALUSTRADE MUST BE PROVIDED WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BALUSTRADES (OTHER THAN TENSIONED WIRE) TO BE:
 - 1000mm MIN ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE.
 - 865mm MIN ABOVE STAIR NOSING OR RAMP, AND
 - VERTICAL WITH LESS THAN 125mm GAP BETWEEN, AND
 - WHERE CHANGE IN LEVEL EXCEEDS 400mm ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150mm AND 760mm ABOVE FLOOR LEVEL MUST NOT FACILITATE CLIMBING.
- WIRE BALUSTRADES ARE TO COMPLY WITH NCC 2016 BCA VOLUME 2 PART 3.9.2.3
- HAND RAILS TO BE 865MM MINIMUM ABOVE STAIR NOSING AND LANDINGS.
- WHERE THE BUILDING IS LOCATED IN A TERMITE PRONE AREA THE UNDERSIDE AND PERIMETER S TO BE TREATED AGAINST TERMITE ATTACK IN ACCORDANCE WITH A.S. 3460.1
- BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE ALL MASONRY UNITS, MORTAR AND BUILT IN COMPONENTS COMPLYING WITH TABLE 4.1 OF A.S. 4773-2010
- ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE AS DIRECTED BY RELEVANT AUTHORITY
- THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
- THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM AND FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING OR UNDERMINING OF THE BUILDING OR FOOTING SYSTEM.
- ALL STRUCTURAL TIMBER FRAMING, BRACING & TIE DOWNS ARE TO BE IN ACCORDANCE WITH A.S. 1684 & TIMBER FRAMING MANUAL A.S.1684N1/ N2 SUPP 12. F5=PINE, F7=OREGON, F8=HARDWOOD, F17=SEASONED HARDWOOD
- SMOKE ALARMS ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH A.S. 3786 & BCA PART 3.7.2. SMOKE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP.
- WHERE REQUIRED MECHANICAL VENTILATION SHALL COMPLY WITH A.S.1668.2 AND BCA. 3.8.5
- ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH BCA 3.8.2
- FIRE SEPARATION OF BUILDINGS ON BOUNDARY TOBCA 3.7.1
- ALL STRUCTURAL STEEL IS TO BE PROTECTED FROM CORROSION IN MODERATE AND SEVERE ENVIRONMENTS IN ACCORDANCE WITH TABLE 3.3.3.2 IN BCA VOLUME 2. WALL TIES TO BE STAINLESS STEEL TO COMPLY WITH DURABILITY REQUIREMENTS OF A.S. 3700
- PROVIDE CONTINUOUS CAVITY HEAD FLASHING TO WEEP HOLES TO BRICKWORK OVER WINDOWS @1000 CTRS. MAX.
- BASKETBALL RINGS OR OTHER SPORTING EQUIPMENT SHALL NOT BE ATTACHED TO BRICKWORK UNLESS SPECIFICALLY DESIGNED FOR THAT PURPOSE.
- THE DESIGN ENGINEER ADVISES THAT FLOOR TILES SHOULD NOT BE LAID ON CONCRETE FLOORS FOR UP TO 18 MONTHS AFTER THE SLAB HAS BEEN POURED.
- WHERE ANY FOOTINGS ARE TO BE CONSTRUCTED ADJACENT TO EASEMENTS, THESE FOOTINGS SHALL BE FOUNDED AT A DEPTH BELOW ANY ANGLE OF REPOSE FROM THE INVERT OF ANY SERVICES WITHIN THE EASEMENT. (45° FOR CLAY & 30° FOR SAND)



1 Proposed Site Plan 1:200

DIMENSIONS & LEVELS TO BE VERIFIED BY CERTIFIED COPY OF TITLE, APPROVED PLAN OF SUB-DIVISION OR RE-ESTABLISHMENT SURVEY

BUILDER TO CONFIRM ALL SETBACKS & DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS. NOTIFY THE DESIGN OFFICE IMMEDIATELY OF ANY DISCREPANCIES FOR CLARIFICATION AND INSTRUCTION

NOTE: ALL PROPOSED STORMWATER DOWNPIPES TO BE DIRECTED TO EXISTING STORMWATER DRAINAGE SYSTEM TO SATISFACTION OF LOCAL AUTHORITY

BEACH ROAD

SITE/DRAINAGE NOTES

BUILDER SHALL CONFIRM EXACT LOCATION OF LEGAL POINT OF STORM WATER DISCHARGE PRIOR TO COMMENCEMENT OF ANY WORK & SHALL ENSURE THAT ALL NEW SWD IS DIRECTED & CONNECTED TO THE LEGAL POINT OF DISCHARGE ALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITY.

CONNECT ALL NEW WASTE POINTS AND DISCHARGE INTO EXISTING SEWER SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITY.

ALL NEW DP'S WHERE SHOWN SHALL BE 90mm DIA. GALV. METAL IN SELECTED FINISH TO BE CONNECT INTO EXISTING SWD SYSTEM WITH 100mm DIA. UPVC SEWER QUALITY PIPE UNDER CONCRETE AND 90mm DIA. UPVC PIPE ELSEWHERE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITY.

ALL NEW SWD SHALL BE LAID WITH A MINIMUM GRADE OF 1:100. PROVIDE MINIMUM COVER TO ALL SWD AS FOLLOWS:-
100mm UNDER CONCRETE.
200mm ELSEWHERE.



2 Site Plan 1:1000

Project: Proposed Additions & Alterations
Project Address: 128-130 Beach Road, Mentone
Client: Mr T. Stone

Issue	Amendment	Date
C	MANAGERS DOOR RELOCATED	20.05.14
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DNB Design Group Pty Ltd
P.O. Box 5215
Frankston South, Vic. 3199

0421 994 463
dan@dnbdesign.com.au
www.dnbdesign.com.au



Planning Drawings

Project: Proposed Additions & Alterations
128-130 Beach Road, Mentone

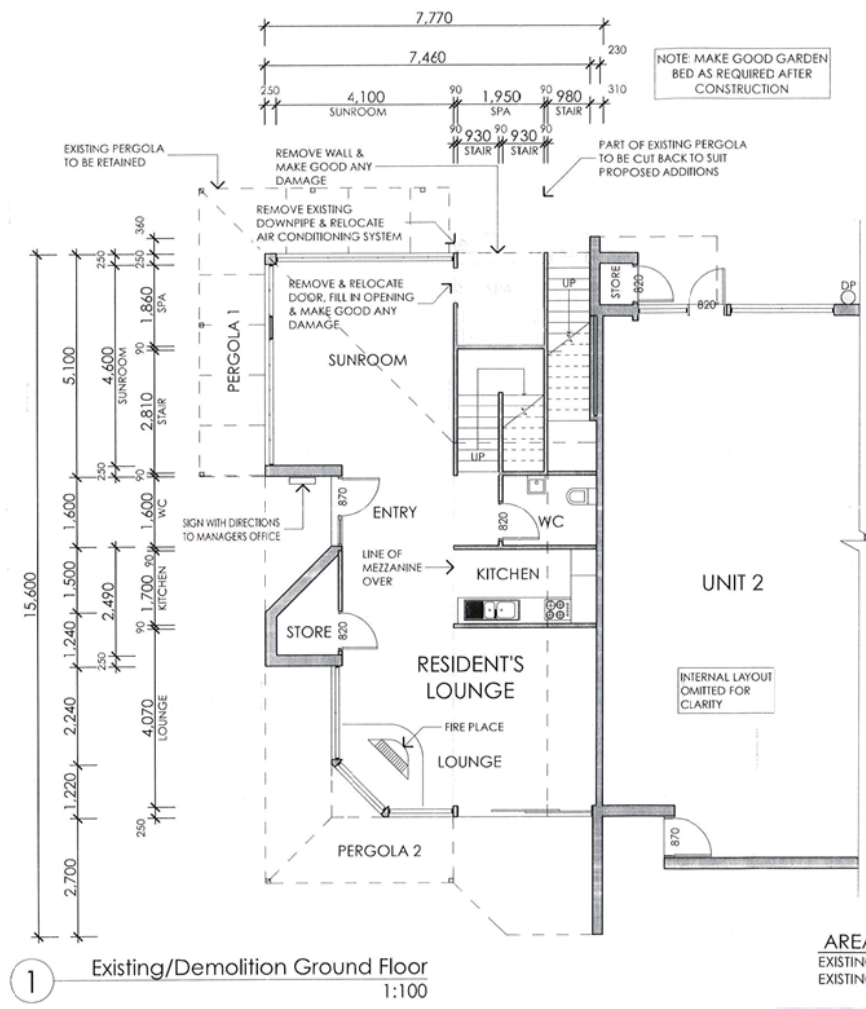
Client: Mr T. Stone
Author: NL
Date: 27.11.17

SPX No: DP-AD 28044
Sheet Size: A3

Scale: 1:100
Drawing Title: Proposed Site Plan

Project No: 12-003
Drawing No: W/D-101-E

Beach Road Additions



DEMOLITION NOTES

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO, THE BUILDING REGULATIONS 2006, THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. THESE SPECIFICATIONS SPECIFY ONLY THE MINIMUM STANDARD OF WORK FOR THE DEMOLITION WORKS ON RESIDENTIAL PROJECTS, AND ALL WORKMANSHIP AND PRECAUTIONS SHALL BE TO BEST TRADE PRACTICE

PRECAUTIONS MUST BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS 2601-2001: DEMOLITION OF STRUCTURES.

DURING THE PROGRESS OF THE DEMOLITION THE WORKS SHALL BE UNDER THE CONTINUOUS SUPERVISION OF THE DEMOLISHER OR OF AN EXPERIENCED FOREMAN, AND DEMOLITION SHALL BE EXECUTED STOREY BY STOREY COMMENCING AT THE ROOF AND WORKING DOWN-WARDS.

PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE MUST BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR.

ALL PRACTICABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED OR PARTLY FRAMED BUILDING IS REMOVED.

DEMOLISHED MATERIAL SHALL NOT BE ALLOWED TO REMAIN ON ANY FLOOR OR STRUCTURE IF THE WEIGHT OF THE MATERIAL EXCEEDS THE SAFE CARRYING CAPACITY OF THE FLOOR OR STRUCTURE. AND SUCH MATERIAL SHALL NOT BE PILED OR STACKED THAT IT WILL ENDANGER WORKMEN OR OTHER PERSONS, AND SHALL BE REMOVED AS SOON AS PRACTICABLE FROM THE SITE.

NO WALL, CHIMNEY OR OTHER STRUCTURE OR PART OF A STRUCTURE SHALL BE LEFT UNATTENDED OR UNSUPPORTED IN SUCH A CONDITION THAT IT MAY COLLAPSE DUE TO WIND OR VIBRATION OR OTHER-WISE BECOME DANGEROUS.

BEFORE DEMOLITION IS COMMENCED, AND ALSO DURING THE PROGRESS OF SUCH WORKS, ALL ELECTRICAL CABLE OR APPARATUS WHICH ARE LIABLE TO BE A SOURCE OF DANGER - OTHER THAN CABLE OR APPARATUS USED FOR THE DEMOLITION WORKS - SHALL BE DISCONNECTED.

ARRANGEMENTS SHALL BE MADE WITH THE RELEVANT ELECTRICAL SUPPLY AUTHORITY FOR THE DISCONNECTION OF ELECTRICAL MAINS SUPPLY EXCEPT THAT, WHERE PARTIAL DEMOLITION IS PROPOSED, THE LICENSED ELECTRICAL CONTRACTOR SHALL SATISFY THE RELEVANT ELECTRICAL SUPPLY AUTHORITY THAT THE PORTION OF THE BUILDING TO BE DEMOLISHED HAS BEEN ISOLATED.

IT IS THE BUILDER'S RESPONSIBILITY TO CARRY OUT AN AUDIT PRIOR TO THE COMMENCEMENT OF ANY WORKS TO DETERMINE IF ASBESTOS IS PRESENT IN THE EXISTING WORKS. WHERE ANY ASBESTOS PRODUCT IS FOUND IN THE PROPOSED WORKS AREA DURING INITIAL INSPECTION OR DURING THE COURSE OF THE DEMOLITION WORKS THE BUILDER SHALL ENGAGE AN AUTHORISED AND REGISTERED CONTRACTOR FOR SAFE REMOVAL AND LAWFUL DISPOSAL.

MATERIALS REMOVED OR DISPLACED FROM THE BUILDING BEING DEMOLISHED OR MATERIALS LEFT STANDING SHALL NOT BE BURNED ON THE DEMOLITION SITE.

REMOVAL OF ALL LOAD BEARING WALLS IS SUBJECT TO STRUCTURAL SURVEY UNDERTAKEN BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER.

BUILDER TO PROVIDE ADEQUATE PROPPING WHERE LOAD BEARING WALLS ARE TO BE REMOVED. PROPPING TO BE KEPT IN PLACE UNTIL NEW WALLS/BEAM ARE INSTALLED.

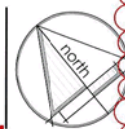
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Planning Drawings

Project:
Proposed Additions & Alterations
128-130 Beach Road, Mentone

Client:
Mr T. Stone

Author:
NL

Issue No:
DP-AD 28044

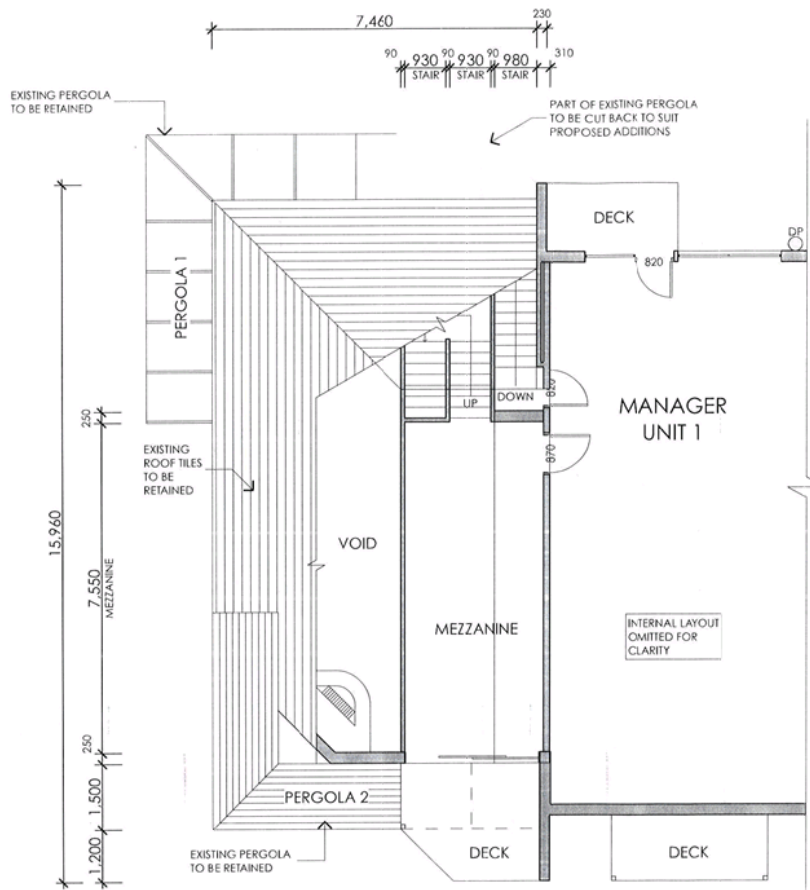
Drawing Title:
Existing/Demolition GF Plan

Date:
27.11.17

Sheet No:
A3

Project No:
12-003

Beach Road Additions



1 Existing/Demolition First Floor Plan 1:100
 NOTE: NO CHANGES MADE TO FIRST FLOOR

AREA STATISTICS
 EXISTING FIRST FLOOR RESIDENCE : 211.30 M²

DEMOLITION NOTES

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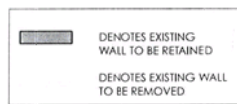
ARRANGEMENTS SHALL BE MADE WITH THE RELEVANT ELECTRICAL SUPPLY AUTHORITY FOR THE DISCONNECTION OF ELECTRICAL MAINS SUPPLY EXCEPT THAT, WHERE PARTIAL DEMOLITION IS PROPOSED, THE LICENSED ELECTRICAL CONTRACTOR SHALL SATISFY THE RELEVANT ELECTRICAL SUPPLY AUTHORITY THAT THE PORTION OF THE BUILDING TO BE DEMOLISHED HAS BEEN ISOLATED.

IT IS THE BUILDER'S RESPONSIBILITY TO CARRY OUT AN AUDIT PRIOR TO THE COMMENCEMENT OF ANY WORKS TO DETERMINE IF ASBESTOS IS PRESENT IN THE EXISTING WORKS, WHERE ANY ASBESTOS PRODUCT IS FOUND IN THE PROPOSED WORKS AREA DURING INITIAL INSPECTION OR DURING THE COURSE OF THE DEMOLITION WORKS THE BUILDER SHALL ENGAGE AN AUTHORISED AND REGISTERED CONTRACTOR FOR SAFE REMOVAL AND LAWFUL DISPOSAL.

MATERIALS REMOVED OR DISPLACED FROM THE BUILDING BEING DEMOLISHED OR MATERIALS LEFT STANDING SHALL NOT BE BURNED ON THE DEMOLITION SITE.

REMOVAL OF ALL LOAD BEARING WALLS IS SUBJECT TO STRUCTURAL SURVEY UNDERTAKEN BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER.

BUILDER TO PROVIDE ADEQUATE PROPPING WHERE LOAD BEARING WALLS ARE TO BE REMOVED. PROPPING TO BE KEPT IN PLACE UNTIL NEW WALLS/BEAM ARE INSTALLED.



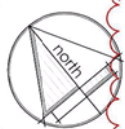
Project: Proposed Additions & Alterations
 Project Address: 128-130 Beach Road, Mentone
 Client: Mr T. Stone

Issue	Amendment	Date
C	MANAGERS DOOR RELOCATED	20.05.14
D	WINDOW ADDED TO MANAGERS ROOM	20.05.14
E	TOWN PLANNING AMENDMENTS	27.11.17

DNB DESIGN
 BUILDING DESIGN AND DRAFTING

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 PO Box 5215
 Frankston South, Vic. 3199

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Planning Drawings

Project: Proposed Additions & Alterations
 128-130 Beach Road, Mentone

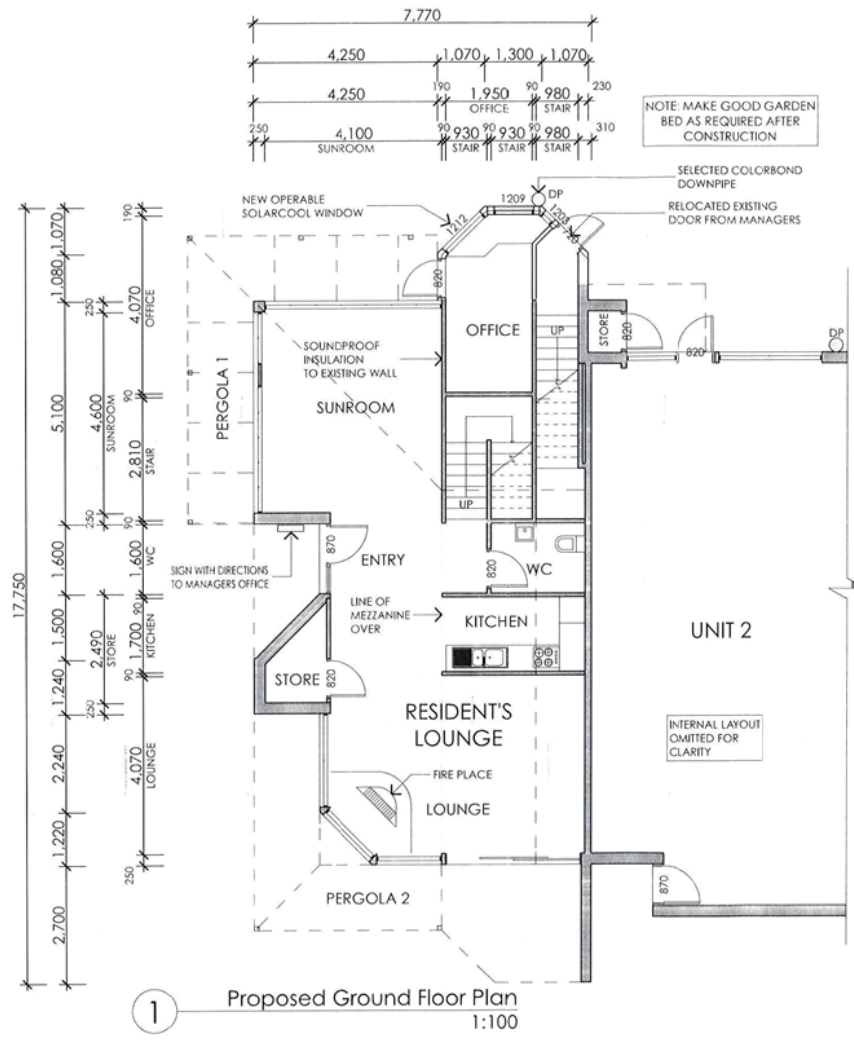
Client: Mr T. Stone
 Drawing Title: Existing/Demolition FF Plan

As-Per: NL
 Date: 27.11.17

DPN No: DP-AD 28044
 Sheet No: A3

Drawn By: WID2-02 E
 Project No: 12-003

Beach Road Additions



FLOOR PLAN NOTES

BUILDER TO ENSURE PROVISION OF SMOKE DETECTORS IN ACCORDANCE WITH BCA PART 3.7.2 AND AS. 3786. ALL SMOKE DETECTORS TO BE LOCATED AS PER BUILDING SURVEYORS REQUIREMENTS.

BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCY TO THE DESIGN OFFICE IMMEDIATELY FOR REVIEW AND INSTRUCTION.

WHERE POSSIBLE EXISTING MATERIALS ARE TO BE RETAINED & RE-USED.

LOCALLY FILL AROUND DOORWAYS TO PREVENT THE NEED FOR STEPS. FILL NOT EXCEED 200MM UNLESS NOMINATED OTHERWISE. NEED FOR STEPS TO BE DETERMINED ON SITE BY CONTRACT VARIATION.

REFER TO ENGINEERS DESIGN AND SPECIFICATION FOR ALL STRUCTURAL DETAILS.

WALL LEGEND:

- DENOTES EXISTING WALL TO BE RETAINED
- DENOTES PROPOSED BRICK VENEER WALL
- DENOTES PROPOSED TIMBER STUD WALL
- DENOTES PROPOSED FOAM BOARD CLADDING

AREA STATISTICS

EXISTING FIRST FLOOR RESIDENCE:	260.13 M ²
PROPOSED GROUND FLOOR ADDITIONS:	6.38 M ²
EXISTING PERGOLA 1:	16.28 M ²

1 Proposed Ground Floor Plan
1:100

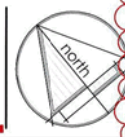
Project:
Proposed Additions & Alterations
Project Address:
128-130 Beach Road, Mentone
Client:
Mr T. Stone

Issue	Amendment	Date
C	MANAGERS DOOR RELOCATED	20.05.14
D	WINDOW ADDED TO MANAGERS ROOM	20.05.14
E	TOWN PLANNING AMENDMENTS	27.11.17

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Planning Drawings

Project:
Proposed Additions & Alterations
128-130 Beach Road, Mentone

Client:
Mr T. Stone

Drawing Title:
Proposed Floor Plan

Author:
NL

Date:
27.11.17

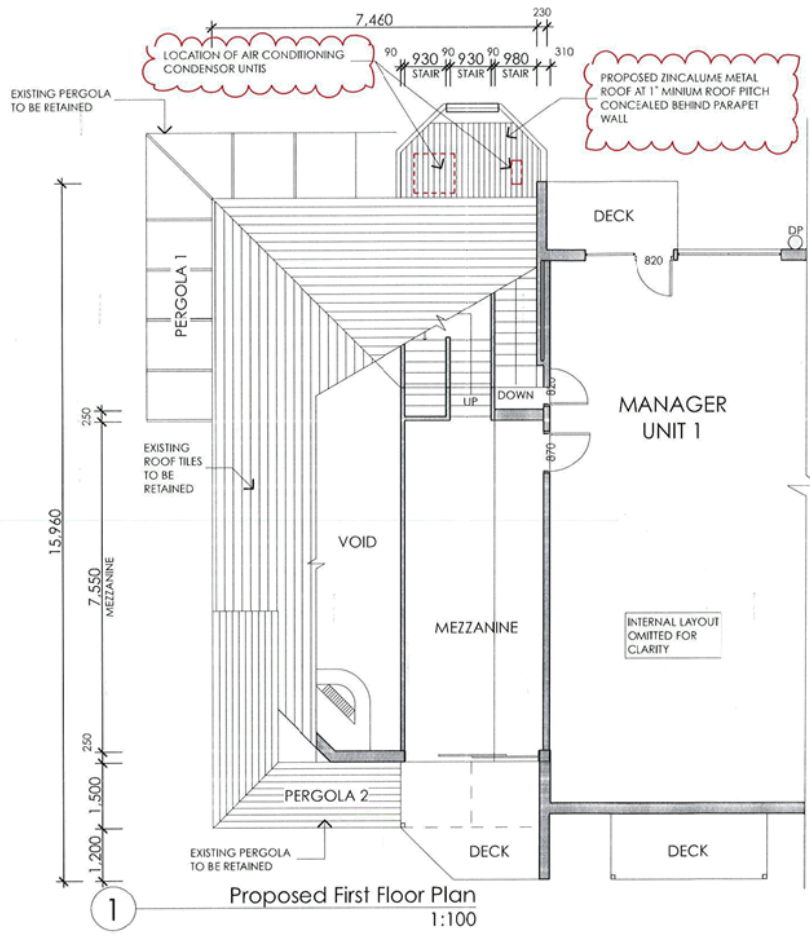
Sheet No:
A3

RFU No:
DP-AD 28044

Book:
WD2-03 E

Project No:
12-003

Beach Road Additions



FLOOR PLAN NOTES

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REFER TO ENGINEERS DESIGN AND SPECIFICATION FOR ALL STRUCTURAL DETAILS.

NOTE: NO CHANGES PROPOSED TO FIRST FLOOR OF EXISTING BUILDING

WALL LEGEND:

	DENOTES EXISTING WALL TO BE RETAINED
	DENOTES PROPOSED BRICK VENEER WALL
	DENOTES PROPOSED TIMBER STUD WALL
	DENOTES PROPOSED FOAM BOARD CLADDING

AREA STATISTICS

EXISTING FIRST FLOOR RESIDENCE:	260.13 M ²
PROPOSED GROUND FLOOR ADDITIONS:	6.38 M ²
EXISTING PERGOLA 1:	16.28 M ²

Project:
Proposed Additions & Alterations

Project Address:
128-130 Beach Road, Mentone

Client:
Mr T. Stone

Issue	Amendment	Date
C	MANAGERS DOOR RELOCATED	20.05.14
D	WINDOW ADDED TO MANAGERS ROOM	20.05.14
E	TOWN PLANNING AMENDMENTS	27.11.17

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Planning Drawings

Project:
Proposed Additions & Alterations
128-130 Beach Road, Mentone

Client:
Mr T. Stone

Author:
NL

SPX No:
DP-AD 28044

Drawing Title:
Proposed First Floor Plan

Date:
27.11.17

Sheet Size:
A3

Scale:
1:100

Project No:
12-003

Revision:
WD2-04 E

Beach Road Additions

ELEVATION NOTES

LOCALLY FILL AROUND DOORWAYS TO AVOID THE NEED FOR STEPS.

GRADE SOIL AWAY FROM HOUSE TOWARDS DRAINS.

EXTENT & NUMBER OF STEPS, LANDINGS & HANDRAILS TO BE DETERMINED ONSITE.

ALL WINDOW SIZES ARE NOMINAL ONLY. HEIGHT & WIDTH DIMENSIONS ARE TO BE CONFIRMED PRIOR TO ORDERING WITH REGARD TO FRAME OPENING SIZES, CLEARANCE FOR WINDOW MOULDINGS, ETC.

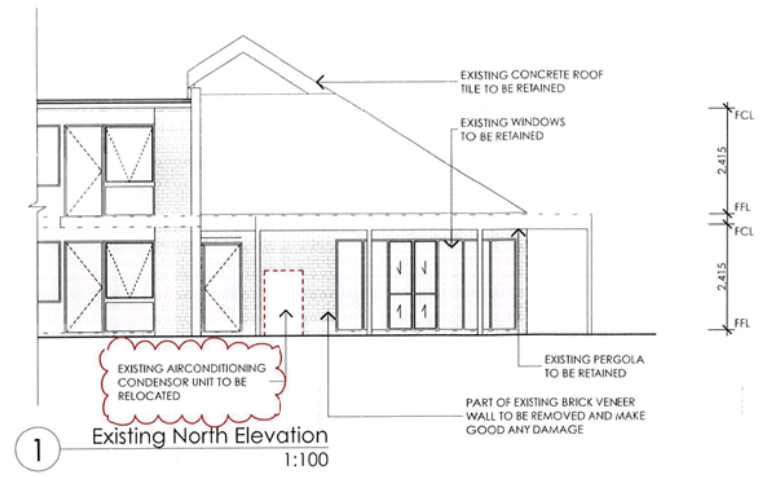
ARTICULATION JOINTS ARE TO BE LOCATED IN ACCORDANCE WITH TECHNICAL NOTES, AND TO THE SATISFACTION OF THE GEOTECHNICAL, STRUCTURAL ENGINEER & BUILDING SURVEYOR.

GARAGE DOORS NOMINAL SIZE. REFER TO SPECIFICATION FOR TYPE & STYLE. GARAGE DOORS SIZES ARE TO BE SITE MEASURED PRIOR TO INSTALLATION.

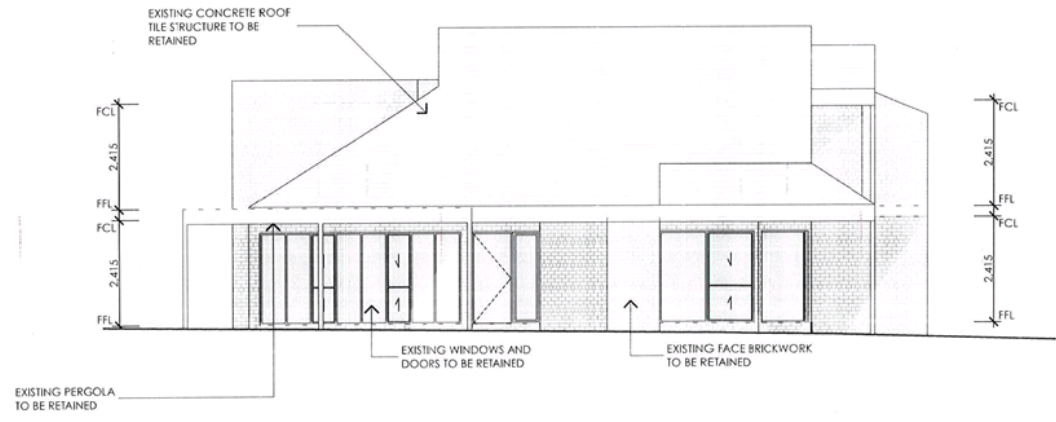
CEILING HEIGHTS ARE FLOOR TO CEILING STRUCTURAL MEMBERS. BUILDERS ARE TO ADJUST WALL HEIGHTS TO ALLOW FOR FLOOR COVERINGS & TOLERANCES.

DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTORS SHALL CHECK AND VERIFY ALL LEVELS & DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ALL FINISHED FLOOR & SURFACE LEVELS REFER TO SITE PLAN. ONLY TO BE VARIED AT BUILDERS DISCRETION.



1 Existing North Elevation 1:100



2 Existing West Elevation 1:100

Project:
Proposed Additions & Alterations
Project Address:
128-130 Beach Road, Mentone
Client:
Mr T. Stone

Issue	Amendment	Date
C	MANAGERS DOOR RELOCATED	20.05.14
D	WINDOW ADDED TO MANAGERS ROOM	20.05.14
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Planning Drawings

Project:
Proposed Additions & Alterations
128-130 Beach Road, Mentone

Client:
Mr T. Stone

Drawing Title:
Existing Elevations

Author:
NL

Date:
27.11.17

RFH No:
DP-AD 28044

Sheet No:
A3

Scale:
A3

Block:
WD3-01

Project No:
12-003

Beach Road Additions

ELEVATION NOTES

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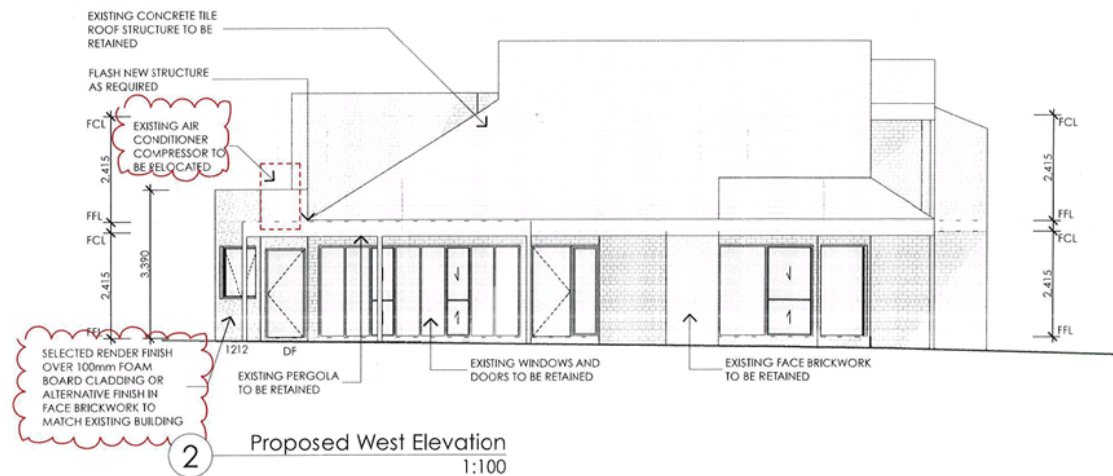
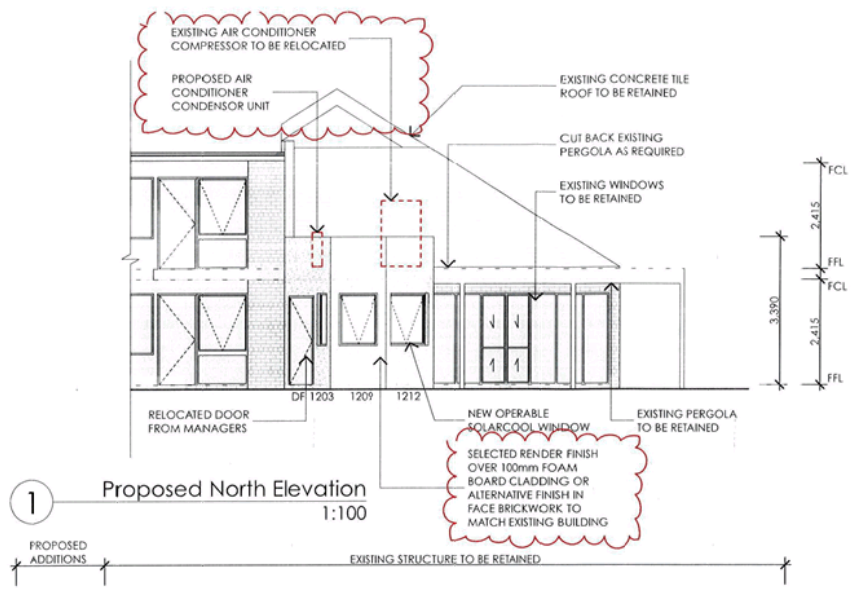
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Project: **Proposed Additions & Alterations**
 Project Address: **128-130 Beach Road, Mentone**
 Client: **Mr T. Stone**

Issue	Amendment	Date
C	MANAGERS DOOR RELOCATED	20.05.14
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Planning Drawings

Project: **Proposed Additions & Alterations**
 128-130 Beach Road, Mentone

Client: **Mr T. Stone**

Author: **NL**

SPN No: **DP-AD 28044**

Drawing Title: **Proposed Elevations**

Date: **27.11.17**

Sheet Size: **A3**

Issue: **WD3-02 E**

Project No: **12-003**

Beach Road Additions