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MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Monday 30 October 2017

Released to the public on Thursday 2 November 2017

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**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
THE DAREBIN CITY COUNCIL HELD AT DAREBIN CIVIC CENTRE,
350 HIGH STREET PRESTON ON MONDAY 30 OCTOBER 2017**

THE MEETING OPENED AT 6.05pm

WELCOME

The Chairperson, Mayor, Cr. Le Cerf opened the meeting with the following statement:

"I would like to acknowledge the traditional owners and custodians of the land on which we stand here today, the Wurundjeri people, and pay my respects to their Elders, past and present, as well as to Elders from other communities who may be with us today."

1. PRESENT

Councillors

Cr. Kim Le Cerf (Mayor) (Chairperson)

Cr. Steph Amir

Cr. Gaetano Greco (Deputy Mayor)

Cr. Lina Messina

Cr. Susanne Newton

Cr. Susan Rennie

Cr. Julie Williams

Council Officers

Sue Wilkinson - Chief Executive Officer

Andrew McLeod - Director Corporate Services

Jacinta Stevens - Director Civic Governance and Compliance

Darren Rudd - Manager Planning and Building

John Limbach – Acting Coordinator Statutory Planning

Katia Croce - Coordinator Council Business

2. APOLOGIES

Cr. Tim Laurence and Cr. Trent McCarthy are on an approved leave of absence.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Cr. Le Cerf disclosed a conflict of interest in Item 6.1 General Planning Information: Scheduled VCAT Applications and Significant Applications.

4. CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE

Committee Decision

MOVED: Cr. S Rennie
SECONDED: Cr. L Messina

That the Minutes of the Planning Committee Meeting held on 9 October 2017 be confirmed as a correct record of business transacted.

CARRIED

5. CONSIDERATION OF REPORTS

Darren Rudd, Manager Planning and Building advised the meeting the Arthurton ROW Development Plan Amendment has been removed from tonight’s Agenda. Documentation advertised to the public in relation to this item showed anomalies in the applicant’s information. The anomalies related to the heights shown on some of the buildings being specified differently on the plans when compared to supporting documentation. This report will be presented to Planning Committee at a future meeting upon confirmation of the heights in a revised document.

**5.1 ARTHURTON ROW DEVELOPMENT PLAN AMENDMENT
4, 8, 9-13, 16-18 Arthurton Road and 17 Elm Street,
Northcote Vic 3070**

Author: Principal Planner

Reviewed By: Director Corporate Services

Applicant	Owner	Consultant
MEYDAN GROUP	Luckybay Pty Ltd	Wireframe Architecture Cardno Grogan Richards OneMileGrid WSP Parsons Brinkerhoff Golders and Associates Datum Consulting

SUMMARY

The proponents (Meydan Group) of the Arthurton ROW site (formerly occupied by Australian Horizons) have proposed an amendment to the approved Development Plan.

The revised proposal seeks to amend the approved Development Plan to reflect what was previously approved under the 2011 Plan:

- Remove the provision of a supermarket.
- Number of apartments proposed marginally more than the 2013 plan but less than the 2011 Plan.
- Building layout altered.
- Crossover to Arthurton Road removed.
- Maximum building heights are not to be increased as part of the proposal.

The area affected by the Development Plan is split into two (2) sites; the larger being on the northern side of Arthurton Road (Site 1) and the smaller being on the southern side of Arthurton Road (Site 2). The revised Development Plan does not seek to make any changes to Site 2, which has been constructed under Planning Permit (D783/13) for a four (4) storey building generally in accordance with the approved Development Plan.

The revised Development Plan proposes a redevelopment of the site to accommodate the following for Site 1:

- Up to 400 dwellings (mix of 1, 2 and 3 bedroom apartments);
- Approximately 4,300 square metres of retail and commercial floor space;
- Landscaped shared open spaces for residents;
- Residents' amenities;
- Car parking for approximately 510 cars;
- Basement car parking, bicycle parking, bin storage, storage cages, showers and change rooms for cyclists; and
- A publicly accessible pedestrian link between Elm Street and Arthurton Road.

The Arthurton Row Development Plan is a key tool in providing certainty to the ongoing development of the subject site in an appropriately staged manner. It will set out the overall form of future development and guide the assessment of town planning permits.

BACKGROUND

The scope and framework for the mixed use redevelopment of the site was established through the approval of Amendments C81 and C92 to the Darebin Planning Scheme in March 2011.

The controls applied to the site through the Amendments included the Development Plan Overlay (DPO). The DPO ensures the appropriate and coordinated development of the site by requiring the approval of a Development Plan prior to the issue of planning permits.

The Arthurton Row Development Plan 2011 was approved on 2 May 2012 (referred to as the '2011 Development Plan'). Development of the portion to the site to the south of Arthurton Road has been undertaken in accordance with the 2011 Development Plan, subject to planning permit D/783/2013.

The Arthurton Row Development Plan 2013 'A Retail Strategy' was approved by Council on 17 February 2014 subject to conditions, the conditions were never satisfied and the applicant indicates that the supermarket is no longer being pursued for the site.

- The site is zoned Mixed Use Zone (Schedule 1).
- 37 submissions were received at the time of this report. This includes one (1) petition with 13 signatures.
- The proposal is generally consistent with the Darebin Planning Scheme.
- It is recommended that the application be supported.

CONSULTATION:

- Public notice. Formal notification of amendments to development plans is not a requirement under the *Planning and Environmental Act 1987* (as amended); however the community has been sent notification of the proposal. This was given via the erection and display of three (3) signs posted on site (Arthurton Road frontage, Herbert Street and Elm Street and letters sent to surrounding owners and occupiers see image below:
- It is important to note that additional notification has occurred prior to the receipt of the revised Development Plan, during both the C92 Planning Scheme Amendment that led to the changes in zoning and the Development Plan Overlay – Schedule 10 and during

the processing of the approved Development Plan and Amendment to the Development Plan.

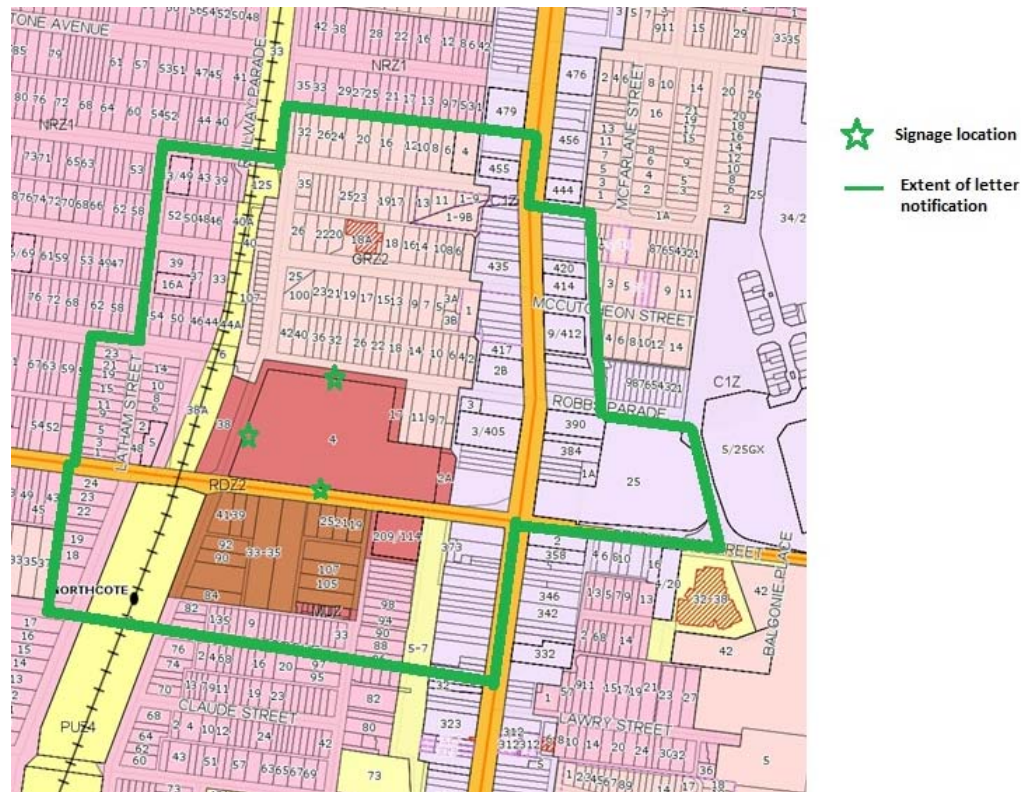


Figure 1. Notification Extent

- This application was referred internally to Capital Works Unit, Economic Development Unit, Environmentally Sustainable Design Officer, Public Realm Unit, Strategic Asset Management Unit, Strategic Planning Unit, Transport Management Unit and Urban Designer.
- This application was referred externally to VicRoads, Melbourne Water and Public Transport Victoria.

Recommendation

That Council approve the development plan subject to the following conditions:

- (1) Submission of an updated acoustic report, generally in accordance with 'Arthurton ROW Development Plan Acoustic Report, dated 20 June 2011 and prepared by Renzo Tonin & Associates.
- (2) Submission of an updated Sustainability Management Plan, generally in accordance with the 'Sustainability Management Plan', dated August 2011 and prepared by Built Ecology, including background documentation (Preliminary Green Star Study and Sustainable Design Scorecard Assessment Report).
- (3) Submission of an updated Construction Management Plan, generally in accordance with the 'approved Construction Management Plan' that forms part of the Arthurton ROW Development Plan document approved on 2 May 2012.
- (4) Submission of an updated Waste Management Plan, generally in accordance with the 'Waste Management Plan' dated 17 August 2011 and prepared by Leigh Design.

- (5) Further details of the developer contributions towards construction and installation of any VicRoads approved Pedestrian Operated Signals in the vicinity of the Herbert Street/Arthurton Road intersection, to the satisfaction of the responsible authority.
- (6) Compliance with VicRoads referral response requirements and conditions dated 4 August 2017 with particular reference to the following requirements:
 - a) Before the development starts, the applicant must submit a Transport and Traffic Management Plan for VicRoads approval. The plan must assess the impact of the development on St George Road, High Street and Arthurton Road and any mitigation works required.
 - b) The works by the Transport and Traffic Management Plan must be completed prior to commencement of use and at no cost to the Roads Corporation (VicRoads).
- (7) Details of any required traffic management measures to be put in place restricting usage of local road network to the satisfaction of the Responsible Authority.
- (8) Tree Planting and Deep Soil Zones to remove the numerical and percentage value.

The Chairperson, Mayor, Cr. Le Cerf disclosed a conflict of interest in the following item (6.1 General Planning Information: Scheduled VCAT Applications and Significant Applications) classifying the type of interest as a direct interest because of a purchase of a property listed as a significant application.

Cr. Le Cerf left the meeting prior to consideration of this item at 6.07pm.

Deputy Mayor, Cr. Greco assumed the Chair.

6. OTHER BUSINESS

6.1 GENERAL PLANNING INFORMATION: SCHEDULED VCAT APPLICATIONS AD SIGNIFICANT APPLICATIONS

The General Planning Information attached at **Appendix A** contains lists of:

- Scheduled VCAT appeals for the information of the Planning Committee. The table includes appeals heard as well as those scheduled for the coming months (but does not include mediations and practice day hearings).
- Where an appeal has been adjourned and a new hearing date not yet set, the details appear with the text “struck out”.
- Applications with a cost of construction of at least \$3,000,000 currently under consideration.

Committee Decision

MOVED: Cr. S Rennie
SECONDED: Cr. J Williams

That the General Planning Information attached as **Appendix A** be noted.

CARRIED

Cr. Le Cerf returned to the meeting at the conclusion of the above item and assumed the Chair at 6.08pm.

7. URGENT BUSINESS

ADMISSION OF AN URGENT BUSINESS

Committee Decision

MOVED: Cr. S Amir
SECONDED: Cr. J Williams

That an urgent business item relating to ‘Application for a Planning Permit – 74-76 Cramer Street, Preston’ be admitted to the agenda and heard at Item 7.1.

CARRIED

**7.1 APPLICATION FOR A PLANNING PERMIT
 74-76 CRAMER STREET PRESTON**

Author: Principal Planner
Reviewed By: Director Corporate Services

Applicant	Owner	Consultant
Renne Marinaccio The Branson Group PO Box 320 MOONEE PONDS VIC 3039	Fatmir Badali 10 Jessie Street PRESTON VIC 3072	Joseph Indomenico Tract Consultants 195 Lennox Street RICHMOND VIC 3121

SUMMARY

- The application was presented to the Planning Committee on 14 August 2017 after receiving two (2) objections from the surrounding area.
- Council overturned officer’s recommendation to approve the application.
- A section 87 appeal has been lodged at the Victorian Civil and Administrative Tribunal to review Council’s decision. A compulsory conference is scheduled for 14 November 2017.
- Amended plans have been circulated to Council for consideration prior to the compulsory conference.
- There are no other parties to the appeal.
- The applicant is seeking a consent order to be settled on papers to facilitate the approval of the amended plans.
- The proposal is generally consistent with the objectives and standards of Clause 55 of the Darebin Planning Scheme.
- Notice of the amended plans was not required to be given.
- It is recommended that the amended plans be supported.

Committee Decision

MOVED: Cr. S Amir
SECONDED: Cr. J Williams

That Planning Permit Application D/184/2017 be supported via a consent order 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. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as: SK01, SK02, SK03, SK04, SK05, prepared by AADARC, dated 15 September 2017 Rev 2) but modified to show:
 - (a) A landscape plan in accordance with Condition No. 4 of this Permit.
 - (b) Modifications in accordance with the Sustainable Management Plan (refer to Condition No. 5 of this Permit).
 - (c) A comprehensive schedule of construction materials, external finishes and colours.
 - (d) The location of all plant and equipment (including air conditioners and the like). These are to be co-located where possible, screened to be minimally visible from the public realm and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building.
 - (e) A single communal antenna for each building. The location of the antennas must be shown on the roof plan and elevations. The height of the antenna must be nominated.
 - (f) Details of bicycle parking in accordance with Clause 52.34 of the Darebin Planning Scheme.
 - (g) Six cubic metres of external storage space to each dwelling.

When approved, the plans will be endorsed and form part of this Permit.

- 2) The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- 3) This Permit will expire if either:
 - The development does not start within three (3) years from the date of this Permit; or
 - The development is not completed within five (5) years of the date of this Permit.

As relevant, the Responsible Authority may extend the times referred to if a request is made in writing:

- Before this Permit expires;
 - Within six (6) months after the expiry date; or
 - Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.
- 4) Before buildings and works start, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and must incorporate:
 - (a) Details of all existing trees to be retained and all existing trees to be removed,

including overhanging trees on adjoining properties and street trees within the nature strip. The genus, species, height and spread of all trees must be specified.

- (b) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
 - (c) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the Responsible Authority.
 - (d) Where the opportunity exists, an appropriate number and size of canopy trees are to be shown within the secluded private open space areas of each dwelling and within the front setback of the property, commensurate with the size of planting area available. All canopy trees are to have a minimum height of 1.6 metres in 40 litre containers at the time of installation. Canopy trees must have the following minimum widths at maturity: small canopy (4 metres), medium canopy (6 metres), large canopy (10 metres).
 - (e) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.
 - (f) Type and details of all surfaces including lawns, mulched garden beds and permeable and/or hard paving (such as pavers, brick, gravel, asphalt and concrete) demonstrating a minimum site permeability of 20%. Percentage cover of permeable surfaces must be stated on the plan. Where paving is specified, material types and construction methods (including cross sections where appropriate) must be provided.
 - (g) Hard paved surfaces at all entry points to dwellings.
 - (h) All constructed items including letter boxes, garbage bin receptacles, lighting, clotheslines, tanks, outdoor storage etc.
 - (i) Type and details of edge treatment between all changes in surface (e.g. grass (lawn), gravel, paving and garden beds).
 - (j) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences must be shown on the landscape plan. The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.
 - (k) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
 - (l) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.
- 5) Before the development starts, an Sustainable Management Plan (SMP) prepared by a suitably qualified professional, must be submitted to, and approved in writing by, the Responsible Authority.

The SMP must address the 10 key Sustainable Building Categories:

- a) Management.
- b) Energy.
- c) Water.
- d) Stormwater.
- e) IEQ.
- f) Transport.

- g) Waste.
- h) Urban Ecology.
- i) Innovation.
- j) Materials.

It is recommended that a Built Environment Sustainability Scorecard (BESS) or Green Star rating is included in the SMP.

Prior to the occupation of the development, a report from the author of the SMP, approved as part of this permit, or similarly qualified person or company, must be submitted to the Responsible Authority.

The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the SMP have been implemented in accordance with the approved Plan.

- 6) The landscaping as shown on the endorsed Landscape Plan must be completed to the satisfaction of the Responsible Authority before the development is occupied and/or the use starts or at such later date as is approved by the Responsible Authority in writing.

No later than seven (7) days after the completion of the landscaping, the permit holder must advise Council, in writing, that the landscaping has been completed.

- 7) The landscaping as shown on the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the endorsed Landscape Plan to the satisfaction of the Responsible Authority.

- 8) Floor levels shown on the endorsed plans must be confirmed. The confirmation of the ground floor level must take place no later than at the time of the inspection of the subfloor of the development required under the Building Act 1993 and the Building Regulations 2006. This confirmation must be in the form of a report from a licensed land surveyor and must be submitted to the Responsible Authority no later than 7 days from the date of the sub-floor inspection. The upper floor levels must be confirmed before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.

- 9) All dwellings that share dividing walls and/or floors must be constructed to limit noise transmission in accordance with Part F(5) of the Building Code of Australia.

- 10) Before the dwellings are occupied, an automatic external lighting system capable of illuminating the entry to each unit, access to each garage and car parking space and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.

The external lighting must be designed, baffled and/or located to ensure that no loss of amenity is caused to adjoining and nearby land, to the satisfaction of the Responsible Authority.

- 11) The land must be drained to the satisfaction of the Responsible Authority.
- 12) With the exception of guttering, rainheads and downpipes, all pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
- 13) No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.
- 14) Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
- 15) Before occupation of the development, areas set aside for the parking of vehicles and

access lanes as shown on the endorsed plan(s) must be:

- a) Constructed;
- b) Properly formed to such levels that they can be used in accordance with the plans;
- c) Surfaced with an all - weather sealcoat; and
- d) Drained

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

- 16) Before the development is occupied, vehicular crossing must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant crossings, crossing openings or parts thereof must be removed and replaced with footpath, nature strip and kerb and channel to the satisfaction of the Responsible Authority.

NOTATIONS

(These notes are provided for information only and do not constitute part of this permit or conditions of this permit)

- N1 Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- N2 Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- N3 The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed by Council when plans are lodged to satisfy that condition. Any "necessary or consequential" amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If any other modifications are proposed, application must also be made for their approval under the relevant sections of the Planning and Environment Act 1987. They can only be approved once the required and consequential changes have been approved and the plans endorsed. It is possible to approve such modifications without notice to other parties, but they must be of limited scope. Modifications of a more significant nature may require a new permit application.

- N4 This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Darebin City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria to that adopted for the approval of this Planning Permit.
- N5 To complete a satisfactory Sustainable Management Plan (SMP) the Responsible Authority recommends the use of the Built Environment Sustainability Scorecard (BESS) to assess the developments environmental performance against appropriate standards

CARRIED

Proposal

The primary alterations as shown on the amended plans (Revision 02) are as follows:

- Improved mix of dwelling sizes and types comprising eight (8) 3-bedroom and eight (8) 2-bedroom dwellings (previously all 2-bedroom dwellings).
- Provision of 12 reverse living and four (4) non – reverse living dwellings. (Previously all reverse living dwellings).
- Reduction to the height of the eastern block to 2-storeys (previously 3- storeys).
- Setback from east boundary increased from 2.78 metres to 5.7 metres.
- Setback of the west block from Jessie Street increased from 3.07 metres to 3.27 metres.
- Setback of the eastern block from Cramer Street increased.
- Setback from north boundary reduced from 5.64 metres to 2.59 metres (west block only).
- Provision of a basement car park (previously at grade car parking).
- Provision of 31 car parking spaces (previously 16 spaces).
- Relocation of the crossover to Cramer Street (previously to Jessie Street).
- Better integration with Cramer Street with two (2) balconies facing the street.
- Width of each dwelling increased by up to 500mm with a subsequent improvement to internal amenity.
- Provision of landscaping along the northern boundary (previously concrete).

PLANNING ASSESSMENTAddressing the grounds of refusal:

The following is an assessment of the latest plans against Council's grounds of refusal.

1. *The proposal fails to satisfy the objectives of Clause 22.04 (Neighbourhood Character) of the Darebin Planning Scheme and the design objective of the Darebin Neighbourhood Character Study & Precinct Guidelines 2007 in terms of height and building form, siting and lack of landscaping.*

In making an assessment against the neighbourhood character guidelines, it is important to recognise that they must be applied having regard to the particular site context and the extent of change that is being supported by other policies and controls in the Darebin Planning Scheme. For example, although two of the General Residential Zone (Schedule 2) objectives refer to neighbourhood character, another refers to providing a diversity of housing types and housing growth in locations offering good access to services and transport. Yet another requires implementation of State and local policy frameworks including the Municipal Strategic Statement. Even within Precinct E3 the character guidelines will be applied differently because of the different land uses and built forms that exist nearby including the Preston Mosque, Melbourne Polytechnic and Preston West Primary School.

The latest iteration of the proposal provides a very similar architectural form and materiality to the original proposal. The proposal also maintains the 3-storey form at the corner, with the eastern block reduced to 2-storeys with additional setbacks from the eastern boundary. A 3-storey form at the corner, reducing to 2-storeys provides a more respectful transition to the adjacent single storey dwellings at 72 Cramer Street.

Landscaping is introduced along the north boundary. The additional setback of the eastern block from the eastern boundary provides scope for additional landscaping along this edge.

While the west block provides a reduced setback from the north boundary, the interface is with the car park of the adjacent Primary School. Only secondary windows face this property and there is no issue of equitable development given the large size of the Primary School site.

It is concluded that the latest plans provided a much improved outcome in comparison to the original proposal. This proposal represents an acceptable response to the outcomes sought in the neighbourhood character guidelines.

2. *The proposal does not satisfactorily comply with the standards and objectives of Clause 55 of the Darebin Planning Scheme, in particular:*

a) *Clause 55.02–1: Neighbourhood character – The proposal is inappropriate in terms of the, height and building form, siting and lack of landscaping.*

The proposal represents a better fit within the streetscape. This has been achieved by reducing the height of the eastern block to 2-storeys and increasing the setback from the east boundary. This results in a more graduated transition to the adjacent single storey dwellings at 72 Cramer Street.

Landscaping is introduced along the north boundary. The additional setback of the eastern block from the eastern boundary provides scope for additional landscaping along this edge.

b) *Clause 55.02–2: Residential policy – the proposal is contrary to the preferred character of the area, being above the prevailing single storey scale of the area.*

A more graduated transition to the adjacent single storey dwellings at 72 Cramer Street is provided by reducing the height of the eastern block to 2-storeys and increasing the setback from the east boundary.

Clause 55.03–2: Building height – the height of the development will result in an unreasonable level of visual bulk to the street and adjoining properties and is above the prevailing single storey scale of the area.

Refer to the comments above.

c) *Clause 55.03–8: Landscaping – insufficient opportunities within side and rear setbacks to provided landscaping.*

Landscaping is introduced along the north boundary. The additional setback of the eastern block from the eastern boundary provides scope for additional landscaping along this edge.

d) *Clause 55.06–1: Design detail – the design of the development will result in an unreasonable level of visual bulk to the street and neighbouring properties.*

Refer to the comments above.

3. *No visitor car parking is provided contrary to Clause 52.06 (Car Parking) of the Darebin Planning Scheme.*

A full complement of visitor car parking is provided (three (3) spaces).

4. *Inadequate provision for accessibility.*

The accessibility of the dwellings is deemed an improvement over the original proposal given the mix of reverse and non-reverse dwellings. The ground levels of the dwellings can be made accessible for people with limited mobility. Half the dwellings have direct access to a street with the remaining eight (8) dwellings providing pedestrian access via a shared path.

CLAUSE 55 COMPLIANCE SUMMARY

Standard B6: Street Setback

- The front setback of the adjoining dwelling on Cramer Street is 7.67 metres. The standard requires a setback of 7.67 metres to Cramer Street.
- The proposed front setback of 6.72 metres (dwelling 9 and 10) and 3.92 metres (dwelling 1) to Cramer Street does not comply with the standard, however the design response is considered to be acceptable due to the following:
 - The setback addresses the relevant requirements of the Neighbourhood Character Study, in that it allows adequate provision for landscaping.
 - The design provides a graduated and staggered setback leading from the lesser setback to the west to the greater setback of 1/72 Cramer Street to the east.
 - Dwelling 1, 9 and 10's front façades are appropriately articulated.
 - The front setback will not result in unreasonable visual bulk when viewed from the street or adjoining properties.
 - The proposed setback results in an efficient use of the site.
 - The existing streetscape is not consistent and provides for varied setbacks.
 - The front setback to Jessie Street is 3.27 metres where a setback of 3.0 metres is recommended under this standard.

Complies

Standard B28: Private Open Space

The development provides adequate private open space (pos) for the reasonable recreation and service needs of residents. This is achieved through the provision of at least 12.5 square metres with a minimum width of 1.8 metres and convenient access from a living room.

	Total POS	Secluded POS	Minimum dimension of secluded POS
Dwelling 1	13.5 square metres	14.5 square metres	2.2 metres
Dwelling 2	12.5 square metres	13.5 square metres	2.2 metres
Dwelling 3	12.5 square metres	13.5 square metres	2.2 metres
Dwelling 4	12.5 square metres	13.5 square metres	2.2 metres
Dwelling 5	12.5 square metres	13.5 square metres	2.2 metres
Dwelling 6	12.5 square metres	13.5 square metres	2.2 metres
Dwelling 7	12.5 square metres	13.5 square metres	2.2 metres
Dwelling 8	12.5 square metres	14.5 square metres	2.2 metres
Dwelling 9	19.5 square metres	12.5 square metres	1.8 metres
Dwelling 10	12.5 square metres	12.5 square metres	1.8 metres
Dwelling 11	26 square metres	25 square metres	4.6 metres
Dwelling 12	26 square metres	25 square metres	4.6 metres
Dwelling 13	26 square metres	25 square metres	4.6 metres
Dwelling 14	26 square metres	25 square metres	4.6 metres
Dwelling 15	26 square metres	25 square metres	4.6 metres

	Total POS	Secluded POS	Minimum dimension of secluded POS
Dwelling 16	67.5 square metres	40 square metres	5.6 metres

All secluded private open space areas have direct access to a living room.

Complies

Clause 52.06 Car Parking

Number of Parking Spaces Required

Twenty eight resident car parking spaces are provided where 24 spaces are recommended under this standard. Three (3) visitor car spaces are provided in accordance with the standard. The development therefore provides sufficient on site car parking.

CLAUSE 55 COMPLIANCE SUMMARY

Clause	Std		Compliance	
			Std	Obj
55.02-1	B1	Neighbourhood character		
		Please see assessment in the body of this report.	Y	Y
55.02-2	B2	Residential policy		
		The proposal complies with the relevant residential policies outlined in the Darebin Planning Scheme.	Y	Y
55.02-3	B3	Dwelling diversity		
		Eight (8) 3 bedroom and eight (8) 2 bedroom dwellings are proposed.	Y	Y
55.02-4	B4	Infrastructure		
		Adequate infrastructure exists to support new development.	Y	Y
55.02-5	B5	Integration with the street		
		Dwellings appropriately integrate with the adjacent streets.	Y	Y
55.03-1	B6	Street setback		
		Please see assessment in the body of this report.	N	Y
55.03-2	B7	Building height		
		West Block: 9.5 metres East Block: 7.0 metres	Y	Y
55.03-3	B8	Site coverage		
		58%	Y	Y
55.03-4	B9	Permeability		
		24.5%	Y	Y

Clause	Std		Compliance	
55.03-5	B10	Energy efficiency		
		Dwellings are considered to be generally energy efficient and will not unreasonably impact adjoining properties.	Y	Y
55.03-6	B11	Open space		
		The site does not abut public open space.	N/A	N/A
55.03-7	B12	Safety		
		The proposed development is secure and the creation of unsafe spaces has been avoided.	Y	Y
55.03-8	B13	Landscaping		
		Adequate areas are provided for appropriate landscaping and a landscape plan has been required as a condition of approval.	Y	Y
55.03-9	B14	Access		
		Access is sufficient and respects the character of the area.	Y	Y
55.03-10	B15	Parking location		
		Parking facilities are proximate to the dwellings they serve, the access is observable. Basement car parking is deemed to be adequately secure.	Y	Y
55.04-1	B17	Side and rear setbacks		
		With the exception of the north elevation of the western block the development is setback in accordance with the requirements of this standard. The interface is with the car park of the adjacent Primary School. Only secondary windows face this property and there is no issue of equitable development given the large size of the Primary School site. On this basis the reduced setback is deemed appropriate.	N	Y
55.04-2	B18	Walls on boundaries		
		Boundary walls are not provided.	N/A	N/A
55.04-3	B19	Daylight to existing windows		
		Sufficient setbacks exist to allow adequate daylight.	Y	Y
55.04-4	B20	North-facing windows		
		There are no north facing windows within 3.0 metres of the common boundary with the subject site.	N/A	N/A
55.04-5	B21	Overshadowing open space		
		There are no adjacent rear gardens. The shadow cast by the development is within the parameters set out under the standard.	Y	Y

Clause	Std		Compliance	
55.04-6	B22	Overlooking		
		The development is designed to limit overlooking.	Y	Y
55.04-7	B23	Internal views		
		There are no internal views.	Y	Y
55.04-8	B24	Noise impacts		
		Noise impacts are consistent with those in a residential zone.	Y	Y
55.05-1	B25	Accessibility		
		The ground levels of the proposal can be made accessible for people with limited mobility.	Y	Y
55.05-2	B26	Dwelling entry		
		Entries to the dwellings are identifiable and provide an adequate area for transition.	Y	Y
55.05-3	B27	Daylight to new windows		
		Adequate setbacks are proposed to allow appropriate daylight access.	Y	Y
55.05-4	B28	Private open space		
		Please see assessment in the body of this report.	Y	Y
55.05-5	B29	Solar access to open space		
		Sufficient depth is provided for adequate solar access.	Y	Y
55.05-6	B30	Storage		
		Sufficient storage areas are provided.	Y	Y
55.06-1	B31	Design detail		
		Design detail of dwellings is appropriate in the neighbourhood setting.	Y	Y
55.06-2	B32	Front fences		
		Front fences are low to allow interaction with the adjacent streetscape.	Y	Y
55.06-3	B33	Common property		
		Common property areas are appropriate and manageable.	Y	Y
55.06-4	B34	Site services		
		Sufficient areas for site services are provided	Y	Y

REFERRAL SUMMARY

Department/Authority	Response
Capital Works	No objection, subject to condition included in recommendation.
Transport Management and Planning	No objection, subject to condition included in recommendation.
ESD officer	No objection, subject to condition.

PLANNING SCHEME SUMMARY

Darebin Planning Scheme clauses under which a permit is required

- Clause 32.08 (General Residential Zone - 2) – construction of two or more dwellings.

Applicable provisions of the Darebin Planning Scheme

Section of Scheme	Relevant Clauses
SPPF	11.02-1, 15.01-1, 15.01-5, 15.02, 16.01, 19.03-1
LPPF	21.05-1, 21.05-2, 21.05-3, 22.02, 22.09
Zone	32.01
Overlay	45.06
Particular provisions	52.06, 55
General provisions	65.01
Neighbourhood Character Precinct	E3

POLICY IMPLICATIONS

Environmental Sustainability

All new dwellings are required to achieve a minimum six (6) star energy rating under the relevant building controls.

Social Inclusion and Diversity

Nil

Other

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

There are no financial or resource implications as a result of the determination of this application.

FUTURE ACTIONS

Nil

DISCLOSURE OF INTERESTS

Section 80C of the *Local Government Act 1989* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

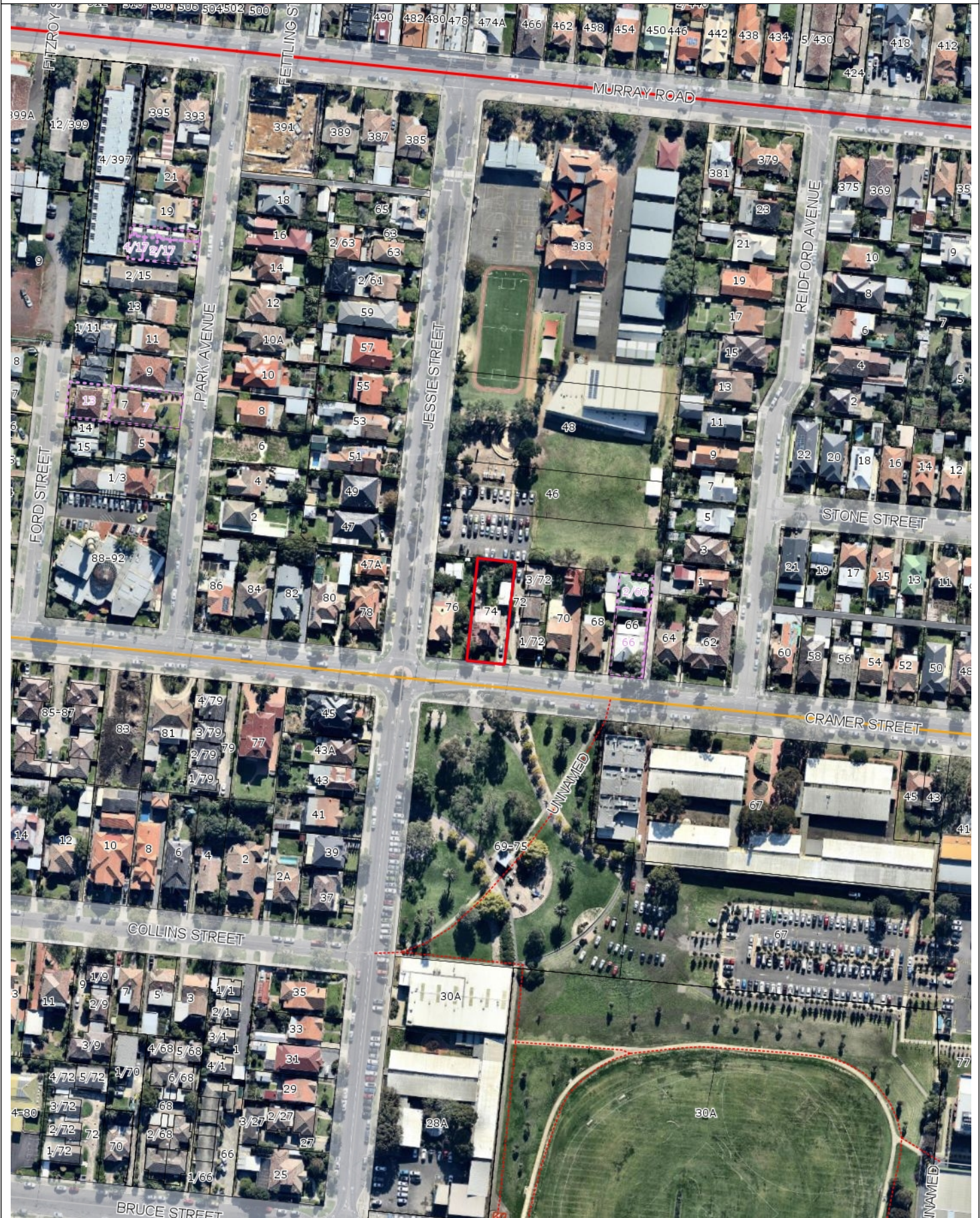
The Manager authorising this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

RELATED DOCUMENTS

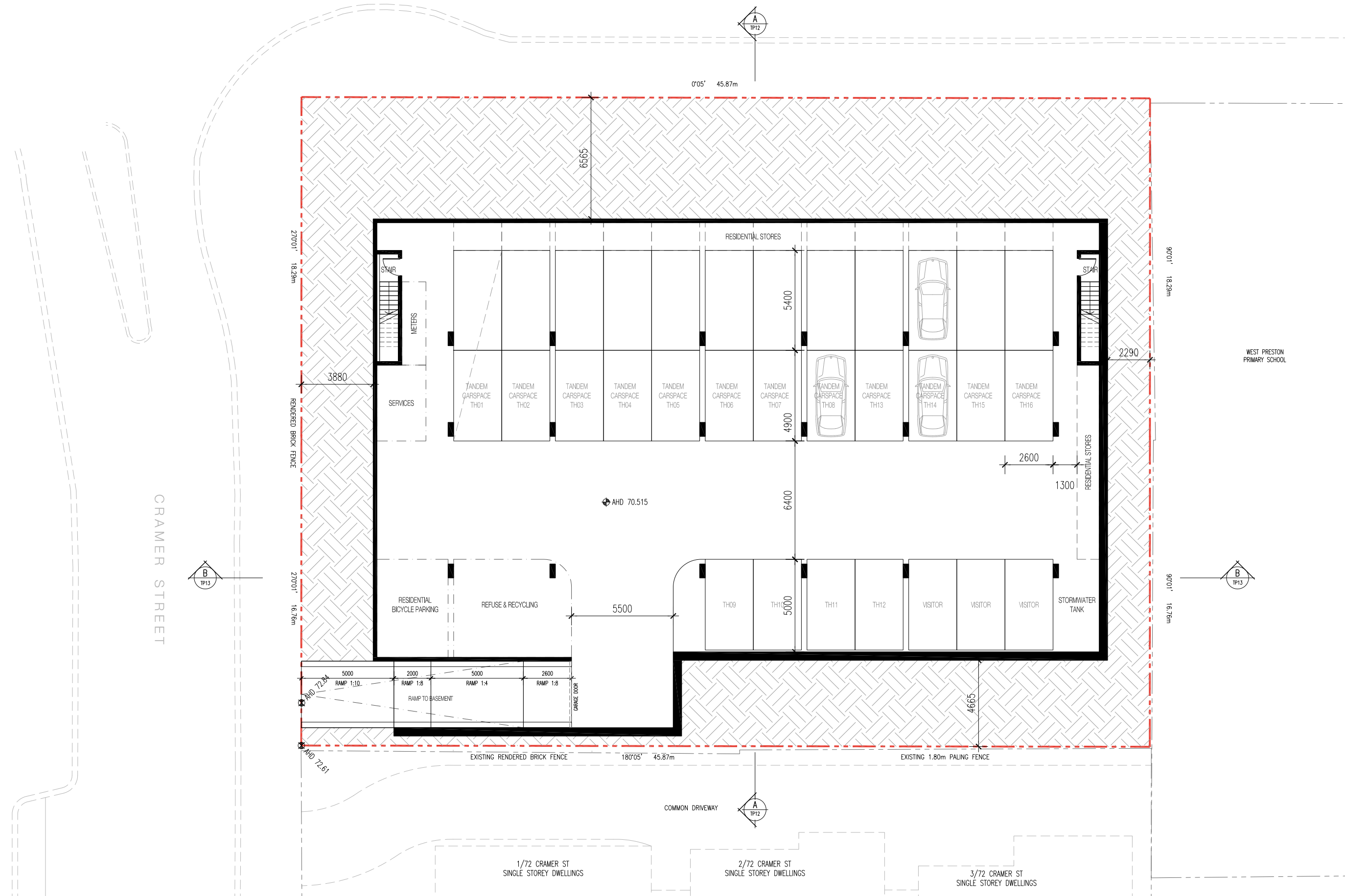
- Nil

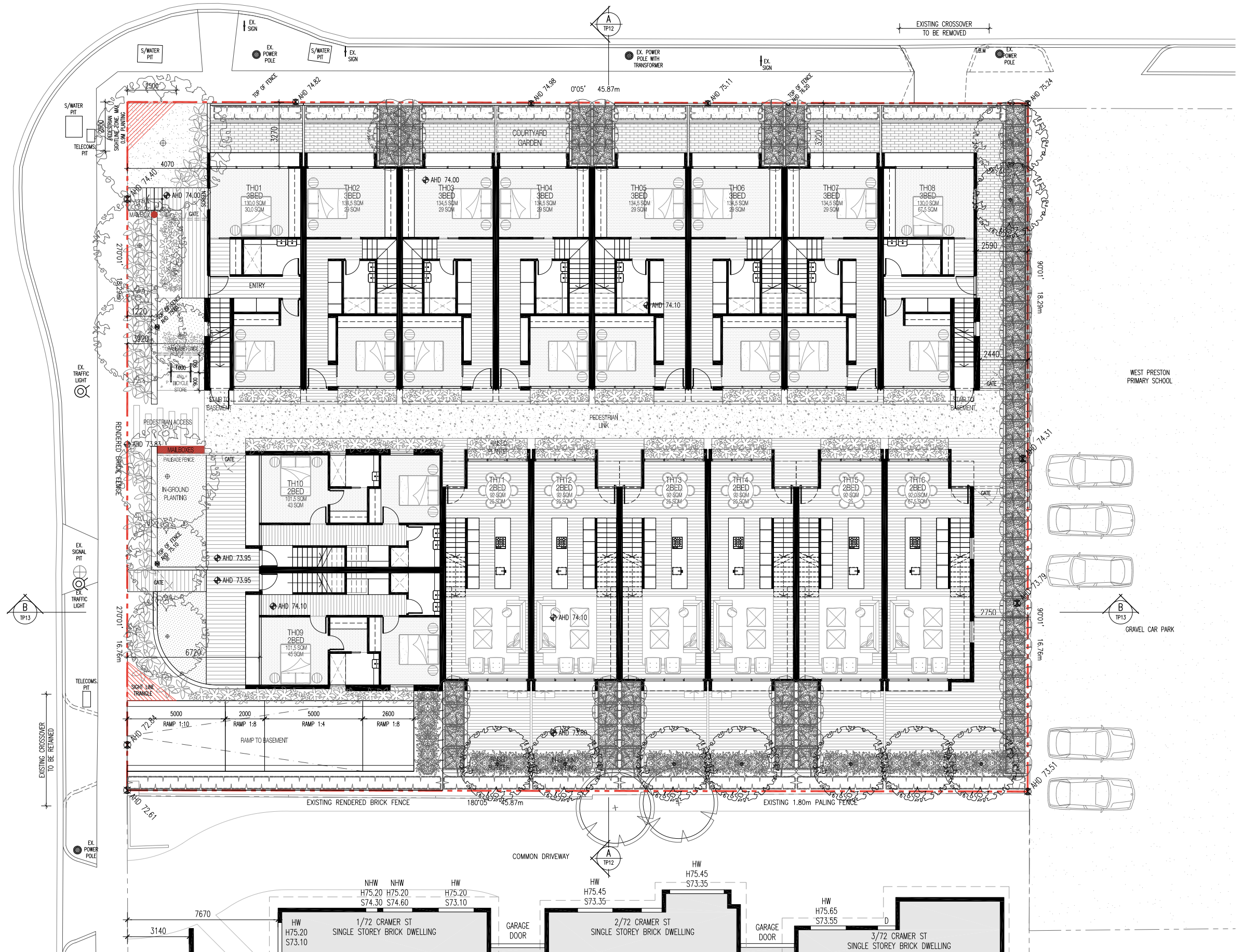
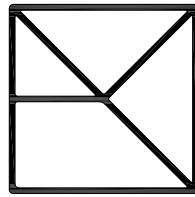
Attachments

- Aerial (**Appendix A**)
- Plans (**Appendix B**)
- 3D View 1 (**Appendix C**)
- 3D View 2 (**Appendix D**)



Whilst every endeavour has been made to ensure that the information in this product is current and accurate, the City of Darebin does not accept responsibility or liability whatsoever for the content, or for any errors or omissions contained therein. © City of Darebin

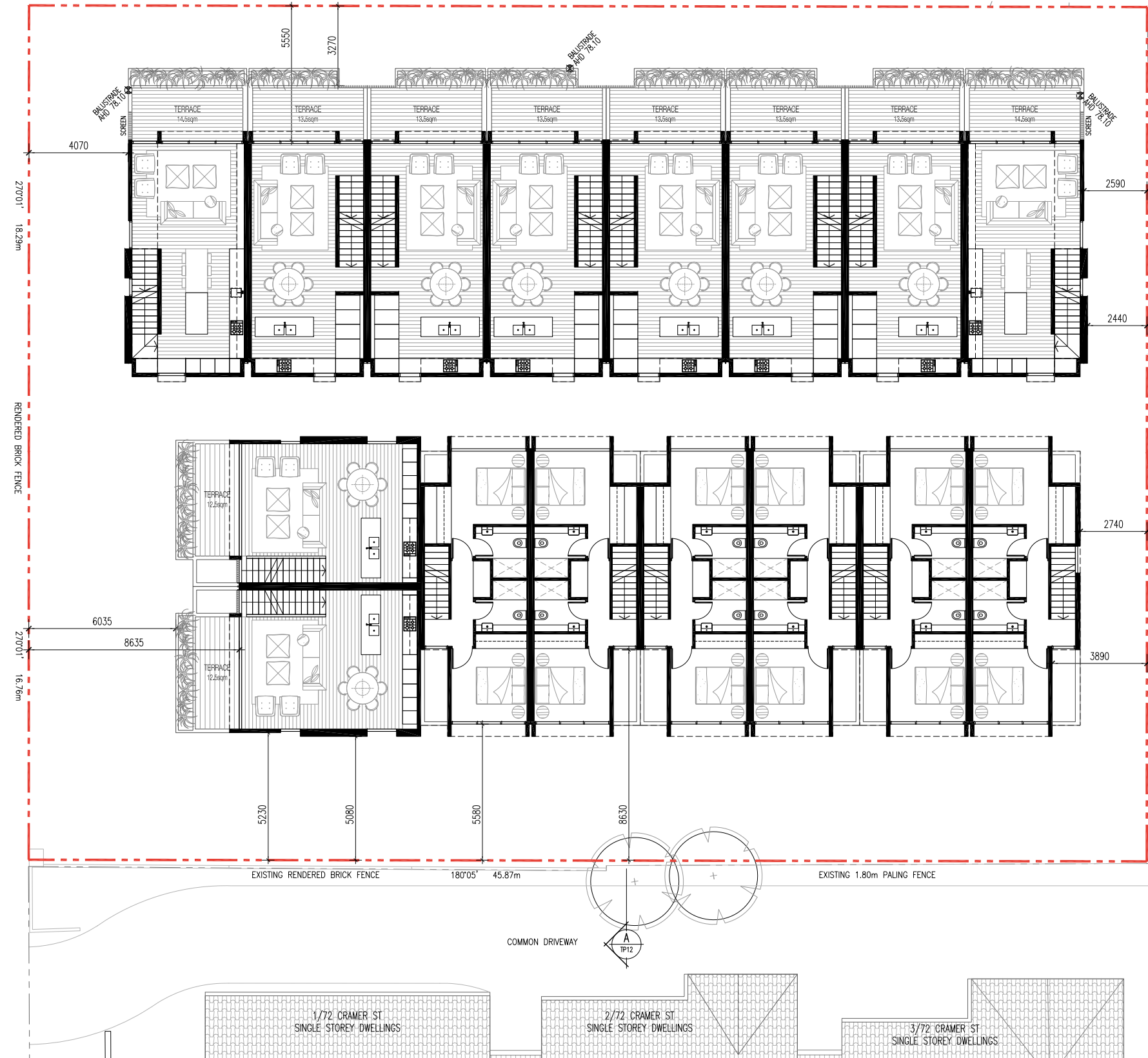
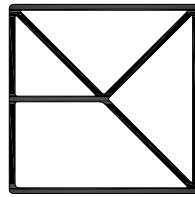




JESSIE STREET



0'05" 45.87m



CRAMER STREET



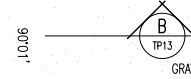
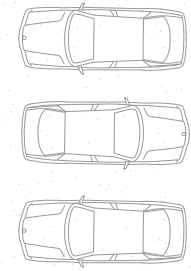
27'00" 16.76m

RENDERED BRICK FENCE

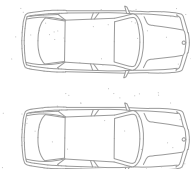
27'00" 18.29m

27'00" 18.29m

WEST PRESTON PRIMARY SCHOOL



GRAVEL CAR PARK



9'00" 18.29m

9'00" 16.76m

1/72 CRAMER ST
SINGLE STOREY DWELLINGS

2/72 CRAMER ST
SINGLE STOREY DWELLINGS

3/72 CRAMER ST
SINGLE STOREY DWELLINGS

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PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
74-76 CRAMER ST, PRESTON

LEVEL 01 FLOOR PLAN
03.10.17 REV 03 ISSUED FOR REVIEW

1:100 @ A1 / 1:200 @ A3

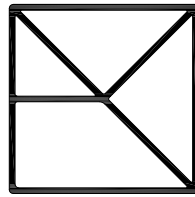


SK03

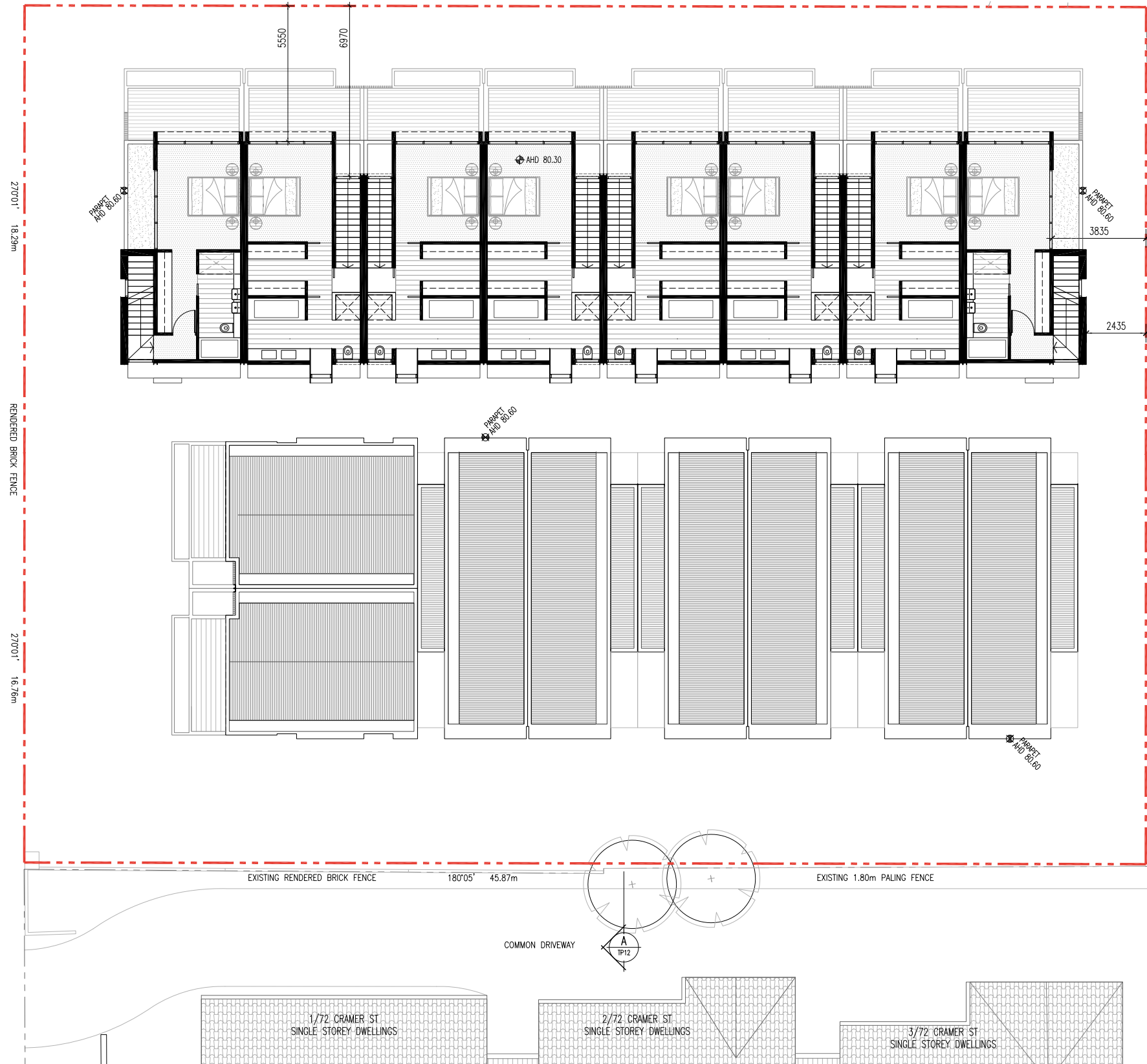
JESSIE STREET



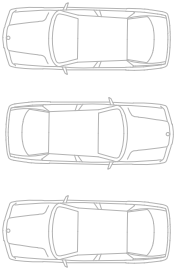
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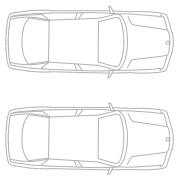
CRAMER STREET



WEST PRESTON PRIMARY SCHOOL



GRAVEL CAR PARK



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PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
74-76 CRAMER ST, PRESTON

LEVEL 02 FLOOR PLAN
03.10.17 REV 03 ISSUED FOR REVIEW

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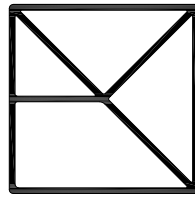


SK04

JESSIE STREET



0'05" 45.87m



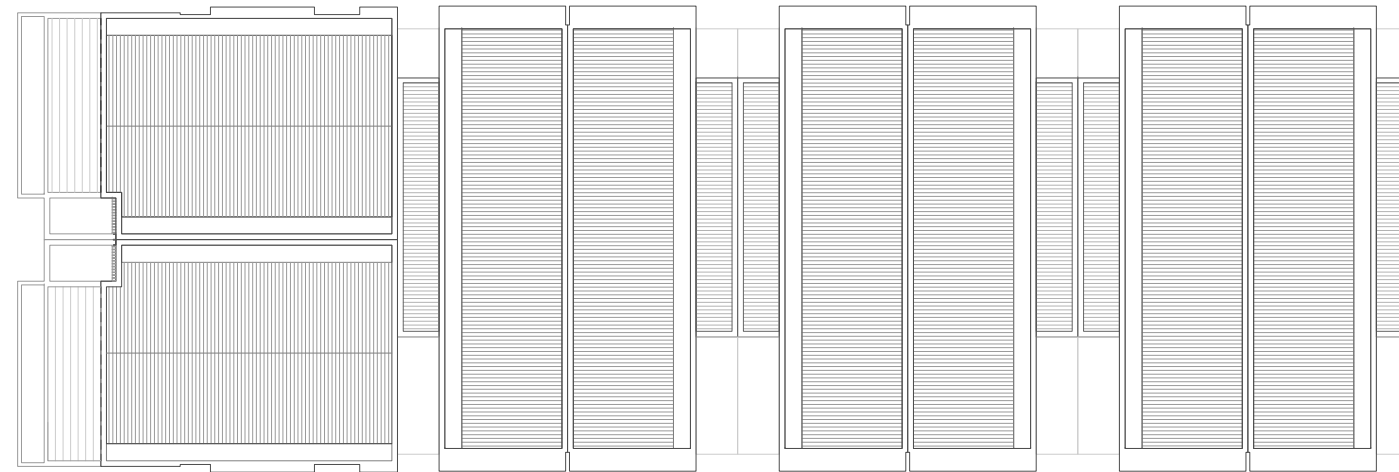
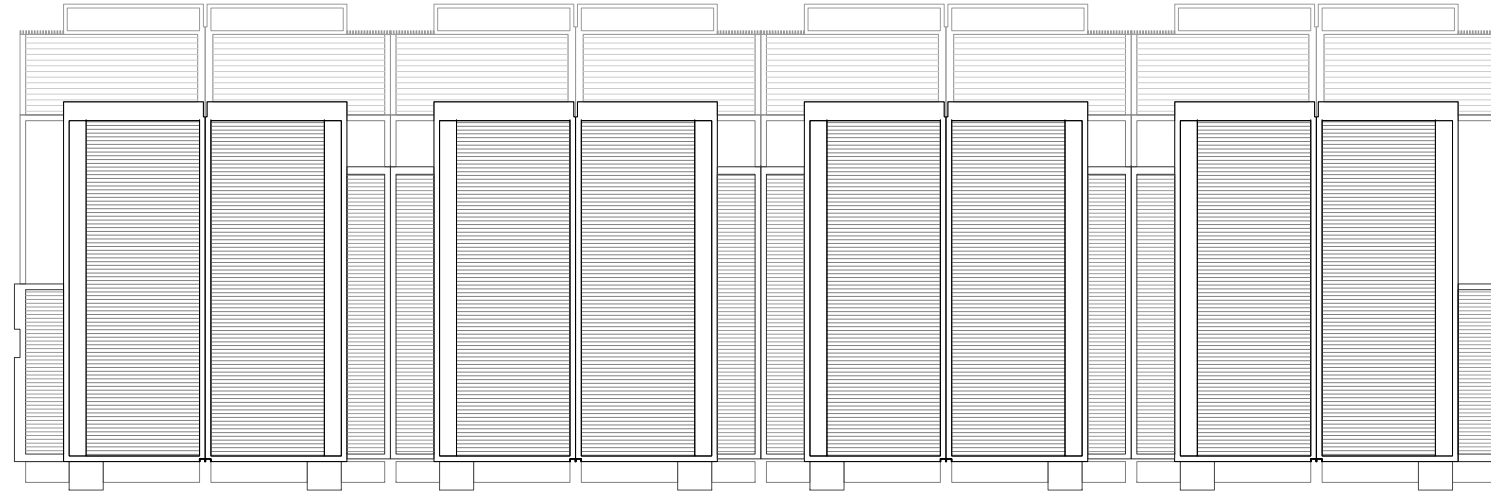
CRAMER STREET



27'00" 18.29m

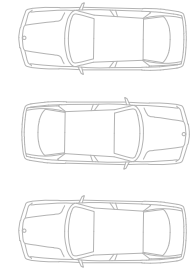
RENDERED BRICK FENCE

27'00" 16.76m



9'00" 18.29m

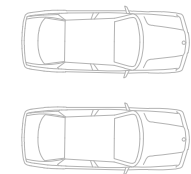
WEST PRESTON PRIMARY SCHOOL



9'00" 16.76m



GRAVEL CAR PARK

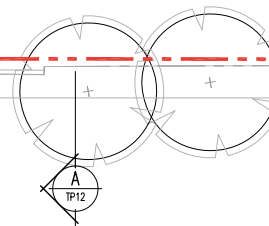


EXISTING RENDERED BRICK FENCE

180'05" 45.87m

EXISTING 1.80m PALING FENCE

COMMON DRIVEWAY



1/72 CRAMER ST
SINGLE STOREY DWELLINGS

2/72 CRAMER ST
SINGLE STOREY DWELLINGS

3/72 CRAMER ST
SINGLE STOREY DWELLINGS

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PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
74-76 CRAMER ST, PRESTON

ROOF PLAN
03.10.17 REV 03 ISSUED FOR REVIEW

1:100 @ A1 / 1:200 @ A3



SK05





8. CLOSE OF MEETING

The meeting closed at 6.17pm.